

ITEM# 1.5

CONDITIONAL USE PERMIT: Designate an Area as a Mobile Food Park & Open-Air Market
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
MDM Commercial Properties

REVIEW DATA

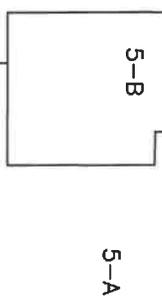
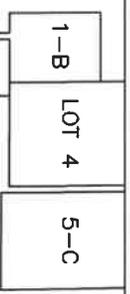
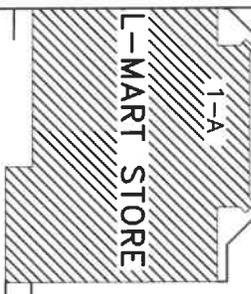
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant proposal includes 8-Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways. The last CUP approved for this location was on June 12, 2023 for a period of 1 year after obtaining their business license.

- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12am
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Each mobile food unit requires their own conditional use permit and business license.

RECOMMENDATION: Staff recommends approval subject to:
1) 2 yr. re-evaluation in order to continue to assess this operation,
2) Must comply with all City Codes (Building, Fire, Health, etc.) and
3) CUP not transferable to others

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.

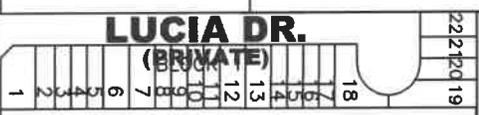


165
NAVIN

SHARYLAND
TERRACE
LOT A

COLORADO STREET

LUCIA DR.
(PRIVATE)



TINSEL TOWN
MOVIES 17 -MISSION

SANTA LUCIA



TAYLOR ROAD

167

155

156

157

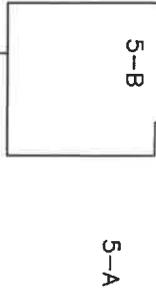
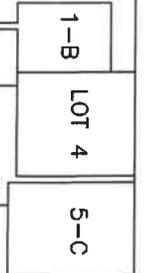
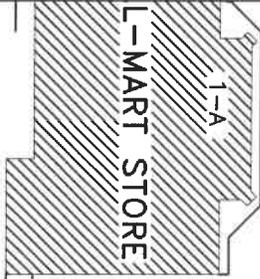
**SITE
LOCATION**



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78172
PH: (956) 580-8672
FAX: (956) 580-8680

No.

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.

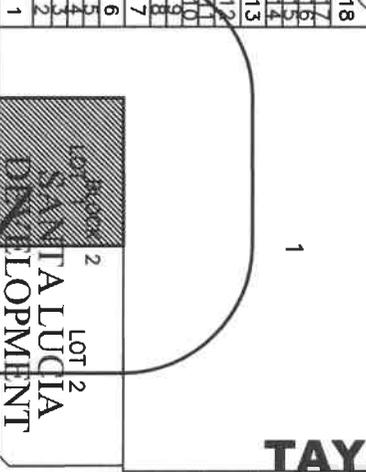


165
NAVIN 1

SHARYLAND
TERRACE
LOT A

COLORADO STREET

LUCIA DR.
(PRIVATE)



TINSELTOWN
MOVIES 17 -MISSION

SANTA LUCIA

TAYLOR ROAD

167

155

156

157

200' RADIUS MAILOUT MAP

**SITE
LOCATION**



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th, Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



COLORADO STREET

TAYLOR RD.

**SITE
LOCATION**



PROJECT TITLE:
FOOD TRUCK SANTA LUCIA

PROJECT ADDRESS:
2515 COLORADO ST.

REVISION DATE: REVISED BY: COMMENTS:

OWNER:
 NSC

DESIGNER:
 YDDMM

DATE:
 01/07/2023

PROJECT NUMBER:
 1.G. & J.T.

SCALE:
 SITE PLAN

PROJECT TITLE:
FOOD TRUCK SANTA LUCIA

PROJECT ADDRESS:
2515 COLORADO ST.

REVISION DATE: REVISED BY: COMMENTS:

MDM
 Development + Construction



El Conquistador
HOT DOGS
HAMBURGUESAS
CALDO DE RES
TORTAS AHOGADAS
CARNE EN SU JUGO

For Lease
MDM
1-800-443-4430



FIRE LANE

NO PARKING

NO PARKING FIRE LANE

PARK & RIDE

PARK & RIDE

S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS
ASSOCIATION INC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501