

ITEM# 1.6

CONDITIONAL USE PERMIT: Mobile Food Truck- Rincon Tapatio
2509 Colorado Street, Ste. 208
Lot 1, Block 2, Santa Lucia Development
C-3
Rincon Tapatio, LLC
c/o Crystal A. Zavala

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 leasing a space in Mobile Food Park and would like to keep her mobile food truck to offer a variety of tortas, tostadas, hamburgers, hotdogs and more. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways. The last CUP approved for the mobile food truck was on December 18, 2023 for a period of 1 year after obtaining their business license.

- **Days & Hours of Operation:** Monday – Sunday from 8:00 am to 12:00 am
- **Employees:** 4
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord 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 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. Staff notes that there have been no issues with this conditional use permit, therefore would not object to a 2 year re-evaluation.

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.

1-B LOT 4 5-C

5-B

5-A

1-A
MART STORE

SHARYLAND
TERRACE
LOT A

165

NAVIN
1

COLORADO STREET

LUCIA DR.
(PRIVATE)

MOVIES 17 - MISSION

SANTA LUCIA

1

- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

LOT 2
SANTA LUCIA
DEVELOPMENT

TAYLOR ROAD

167

SITE
LOCATION

55

156

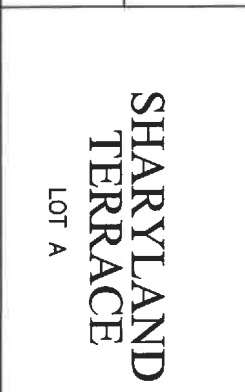
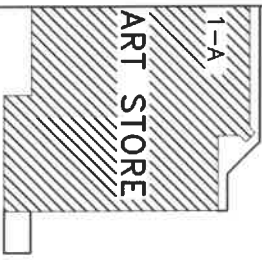
157



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-6680

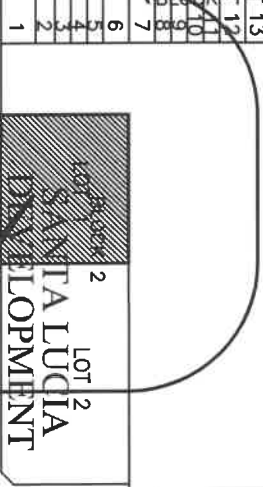
No.

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



COLORADO STREET

LUCIA DR.



SANTA LUCIA

INSEL TOWN
MOVIES 17 - MISSION

TAYLOR ROAD

167

55 156 157

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.





THE MIX



RINCON TAPATIO

MON - SUN 8 AM - 12 AM

TORTAS SENCILLAS

TORTA DE JAMON	\$9.75
TORTA DE PIERNA	\$10.99
TORTA DE MILANESA	\$10.99
TORTA DE ADOBADA	\$10.99
TORTA DE POLLO	\$10.99

TORTAS ESPECIALES

TORTA CHILANGA	\$12.99
TORTA CUBANA	\$12.99
TORTA LOCA	\$14.99
TORTA LA CHICKEN	\$12.99
TORTA DE PANELA	\$12.99
TORTA LA PURISIMA	\$13.99
TORTA LA TEJANA	\$12.99
HAMBURG - TORTA	\$12.99

HAMBURGUESAS

HAMBURGUESA SENCILLAS	\$9.99
HAMBURGUESA MEXICANA	\$12.99

HOT DOGS

HOT DOG MEXICANO	\$9.99
HOT DOG SENCILLO	\$9.99

CALDOS DE LA CASA

CALDO DE RES	\$12.75
CALDO TLAPENO	\$12.75
MENUDO	\$12.75
BARBACOA	\$12.75
BIRRIA	\$12.75

TOSTADAS

TOSTADA DE CUERITO	\$9.99
TOSTADA DE PATATA	\$10.99
TOSTADA DE LOMO	\$10.99
TOSTADA DE POLLO	\$9.99
TOSTADA MIXTA	\$12.99

TACOS

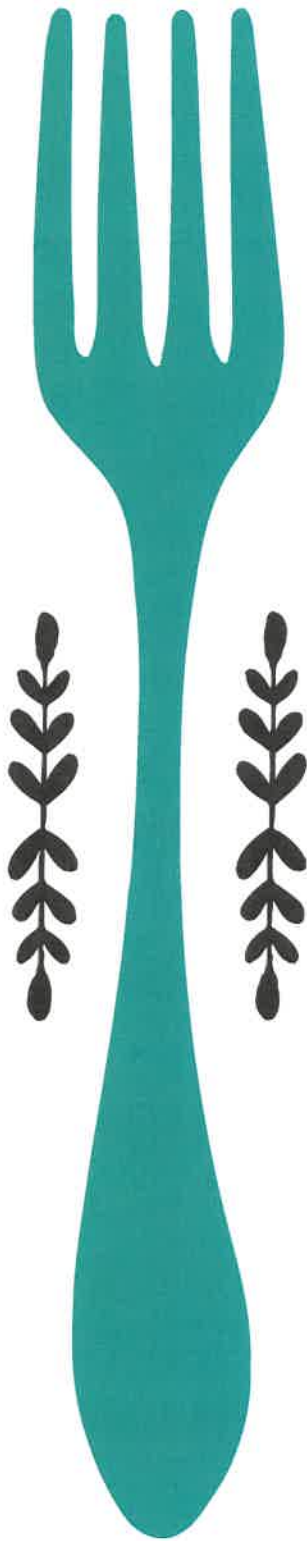
TACOS DE BIRRIA	\$12.75
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COMPLEMENTOS

PAPAS FRITAS
CHETOS CON QUESO
ENSALADA DE COL
PURE DE PAPA
COL DULCE

BEBIDAS

REFRESCOA DE LATA	\$2.00
REFRESCOS MEIXANOS	\$3.50
AGUAS FRESCAS	\$4.50
BOTELLA DE AGUA	\$2.00



Tortas sencillas

Torta de jamon

***Mayonesa,jamon,queso
Americano,lechga,tomate,cebolla
,aguacate***

Torta de pierna

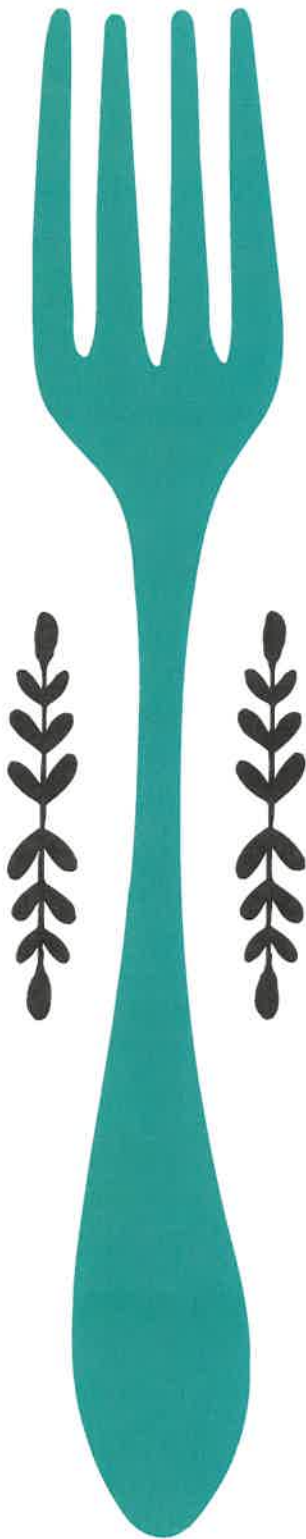
***Frijol,mayonesa,pierna de
Puerco.lechuga,tomate,cebolla,a
guacate***

Torta de milanesa

***Frijol, mayonesa, milanesa de
res, lechuga, tomate, cebolla,
aguacate***

Torta de adobada

***Frijol, mayonesa, carne de
Puerco adobada,lechuga, tomate,
cebolla, aguacate***



Torta de pollo

***frijol, mayonesa, pollo, lechuga,
tomate, cebolla, aguacate***

tortas especiales

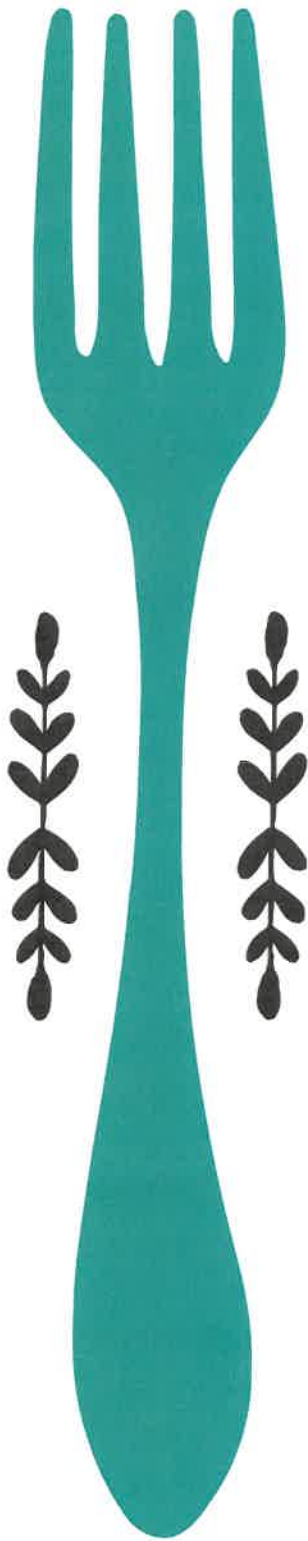
torta chilanga

***frijol, mayonesa, jamon, queso
mozzarella, chorizo, bisteck***

torta cubana

***frijol, mayonesa, queso
mozzarella, carne adobada,
jamon, lechuga, tomate,
cebolla, aguacate, piña***

***torta loca frijol, mayones,
queso Americano, milanese,
pierna, jamon, salchicha, chorizo,
huvo, lechuga, tomate, cebolla,
aguacate***



torta la chicken

***milanesa de pollo, queso panela,
mayonesa, cebolla asada, chile
habanero, aderezo chipotle***

torta de panela

***queso panel, frijol,
mayonesa, lechuga, tomate,
cebolla***

Torta la purisima

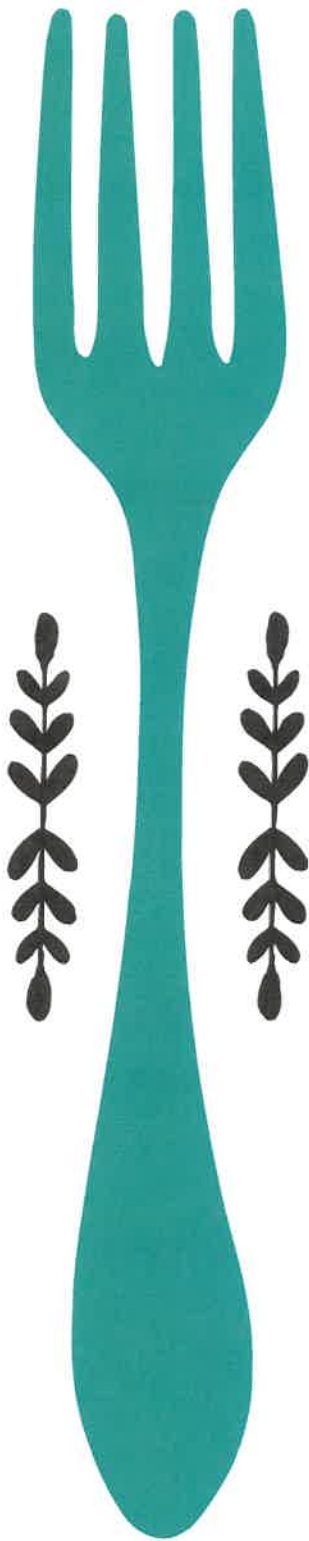
***Aguacate, jamon, queso de
Puerco, fiambre, queso panela,
tomate, cebolla***

Torta La tejana

***Brisket, salsa bbq, ensalada de
col, pepinillos, mayonesa***

hamburg torta

***frijol, mayonesa, queso
Americano, carne de
hamburguesa, tocino huevo,
lechuga, tomate, cebolla,
aguacate.***



Hamburguesas

Hamburguesa sencilla

*Carnede haburguesa, queso,
Tomate, lechuga,cebolla*

Hamburguesa Mexicana

*Carne de
hamburguesa,queso,jamon
Tocino,huevo,lechuga,tomate,
Cebolla,aguacate*

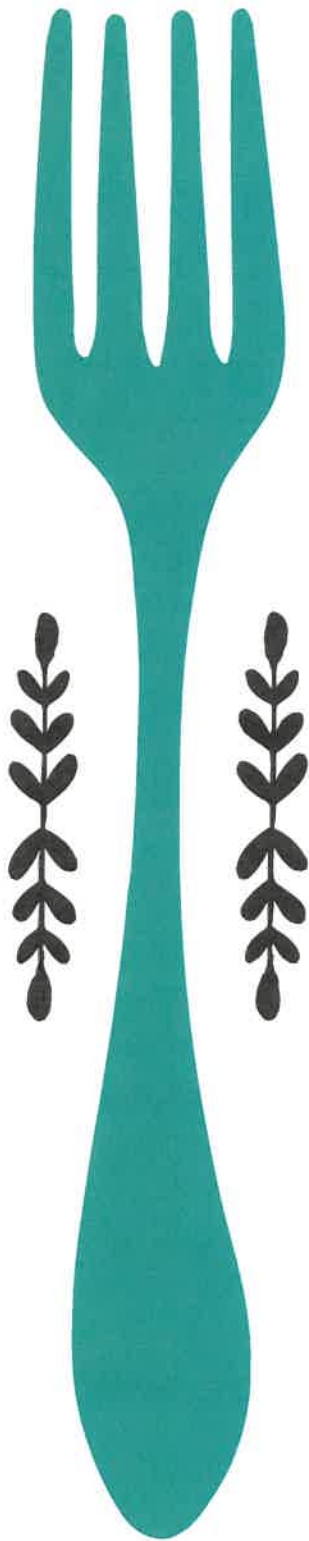
Hot dog

Hot dog mexicano

*Salchicha,tocino,tomate,
Cebolla*

Hot dog semcillo

Salchicha,tomate,cebolla



Complementos

Papas fritas

Pure de papa

Chetos con queso

Ensalada verde

Ensalada de coditos

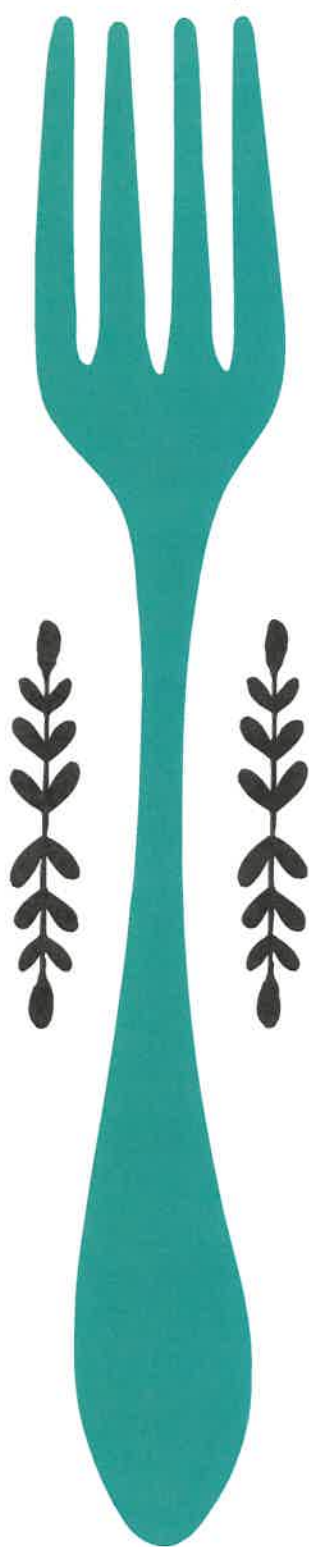
Ensalada de col

Sopa del día

Elote mexicano

Ensalada de uva

***Todas las tortas van
acompañadas de un
complemento a elegir y
salsa***



Refrescos

Aguas fresca

Salsa verde

Salsa roja

Salsa de semilla

Caldos de la casa

Caldo de res

Caldo tlapeño

Menudo

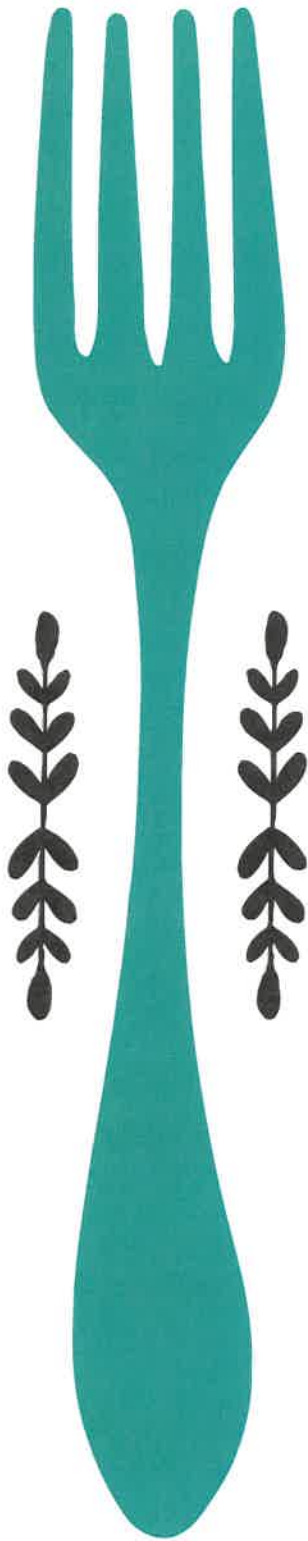
Barbacoa

BIRRIA

Tostadas

Tostada de cuerito

***Frijol, cueritos de Puerco,
lechuga, tomate, cebolla, salsa de
tomate, crema , queso fresco***



Tostada de pata

Frijol, pata de Puerco, lechuga, tomate, cebolla, salsa de tomate, crema , queso fresco

Tostada de lomo

Frijol, lomo de Puerco, lechuga, tomate, cebolla, salsa de tomate, crema , queso fresco

Tostada de pollo

Frijol, pollo, lechuga, tomate, cebolla, salsa de tomate, crema , queso fresco

Tostada mixta

Frijol, lomo , cuerito, pata , lechuga, tomate, cebolla, salsa de tomate, crema , queso fresco

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 ASSOCIATIC
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