

PZ-2025-24
Specific Use Permit Request
6400 Bandera Road Unit 6418-1

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
November 19, 2025

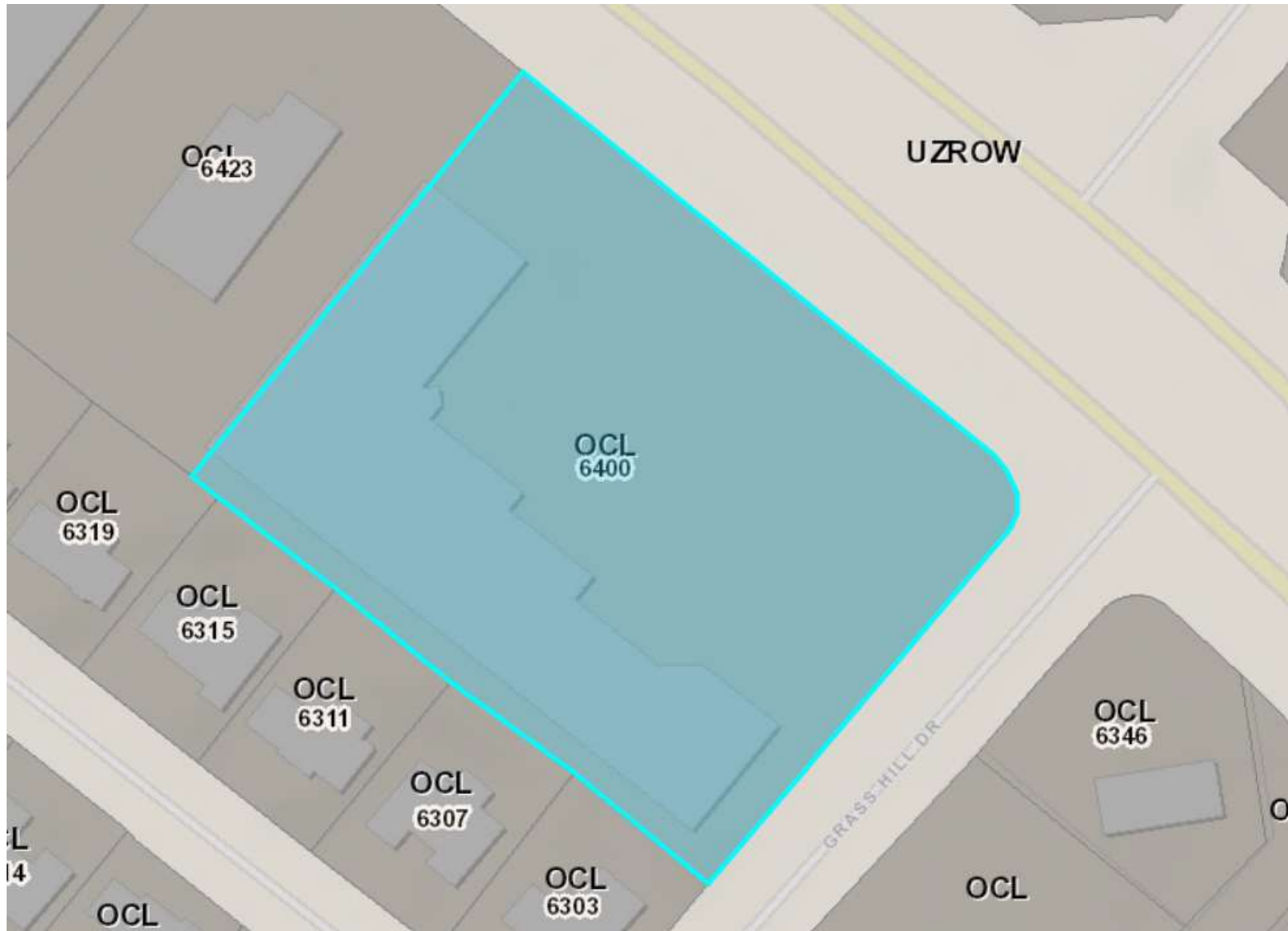
Summary

- Question
 - The Commission was being asked to consider a Specific Use Permit Request to allow a Coffee Shop and Hookah Lounge in a B-2 Retail District on approximately 2.5 acres of land
 - However, Section 15.02.381 – Permitted Use Table, allows a Restaurant and/or Food Establishment in a B-2 Retail District without an SUP
- Options
 - 1. None - no action will be taken

Purpose

- There is **NO** action on this item; it remained on the agenda because we advertised the Public Hearing.
- Applicant is proposing the operation of a coffee shop and hookah lounge
- Total leased area is approximately 1,820 sq. ft. within the 2.5-acre parent tract
- Sec. 15.02.381 – Permitted use table, allows a Restaurant and/or Food Establishment in a B-2 Retail District without an approved Specific Use Permit

Location Map



Aerial View



Staff Comments

- Staff thought the proposed use was a “Bring Your Own Booze” hookah establishment, which requires an SUP
 - Applicant does propose to sell liquor in the future, but that use doesn’t require an SUP
 - The use “coffee shop and hookah lounge” is classified as a restaurant, which doesn’t require an SUP
 - Proposed Coffee Shop and Hookah Lounge must comply with all code requirements & regulations in Chapter 6 Health & Sanitation, Sec. 6.05.005 Smoking Regulations
 - A building permit will be required prior to renovation of the space

Notification

• Letters mailed to property owners within 200'	25
• Letters received in favor	0
• Letters received in opposition	3
• Letters returned undeliverable	0

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request, which will be refunded

Recommendation

- No action is required, and case will be voided