



**MEETING DATE:** January 27, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey, Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 8, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- January 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Southwest corner of W. 20<sup>th</sup> Street and N. Conway Avenue.
- The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos.
- This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year.
- The applicant has 3 picnic tables to allow their customers to sit and enjoy their food.
- Access to the site is provided off of Conway Avenue and W. 20<sup>th</sup> Street.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm,
- Staff: 1 employee
- Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.
- The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements.

