



MEETING DATE: July 1, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM - Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lakeview Coffee in an (AO-I) Agricultural Open Interim District, being a 1.68 acre tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 W. Mile 2 Road, Applicant: Azucena Bastida – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 11, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of West Mile 2 and Compton Road.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site.
- The proposed location follows the city’s minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away.
- Staff: 3 employees
- Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m.
- The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements.
- Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1-year approval to continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Restrooms must be accessible to the employees and patrons at all times
4. Must provide a minimum of 5 parking spaces at all times.
5. Acquire a business license prior to occupancy
6. CUP is not transferable to others
7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m.
8. Maximum occupancy is 30 based on 10 parking spaces provided

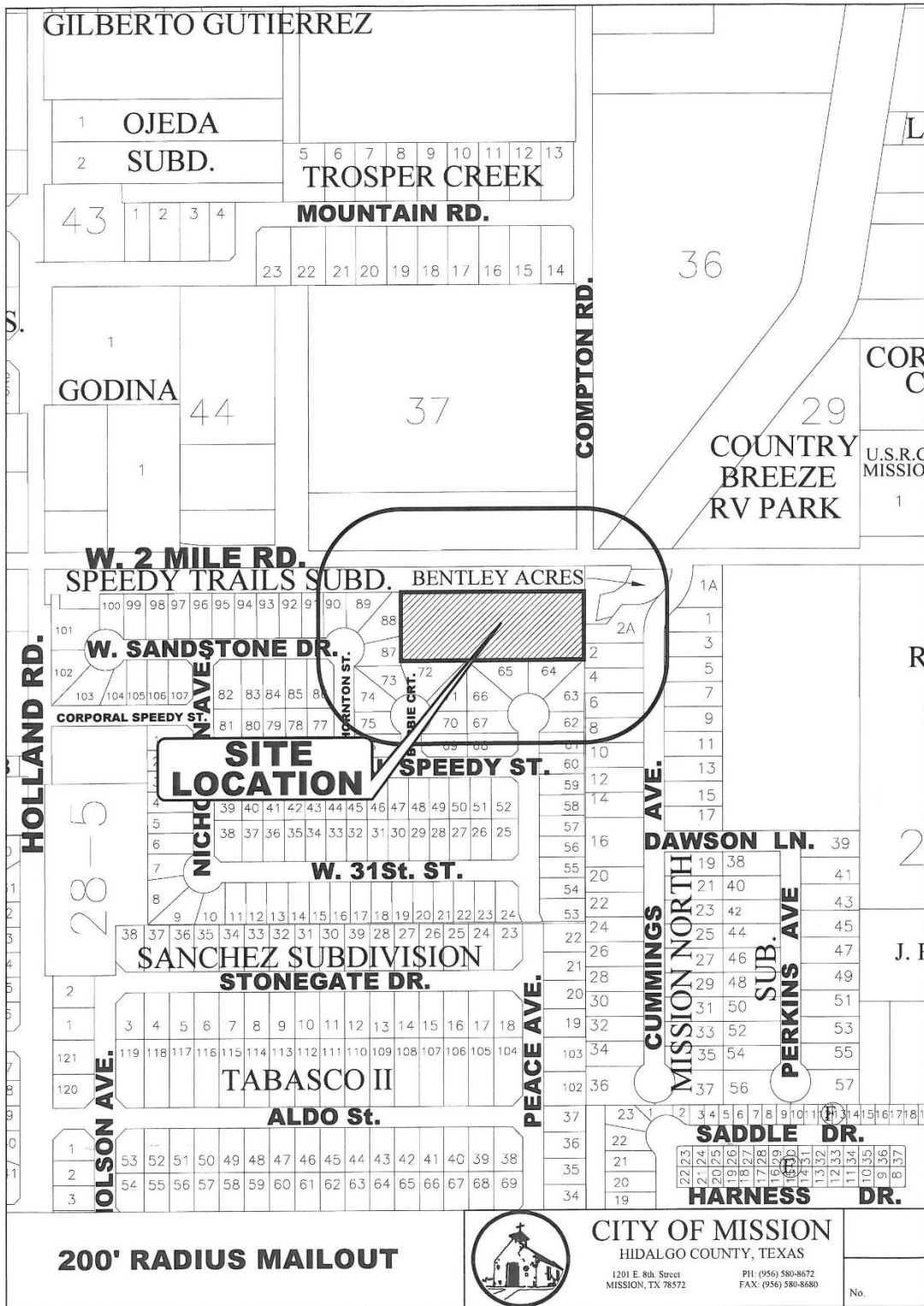
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

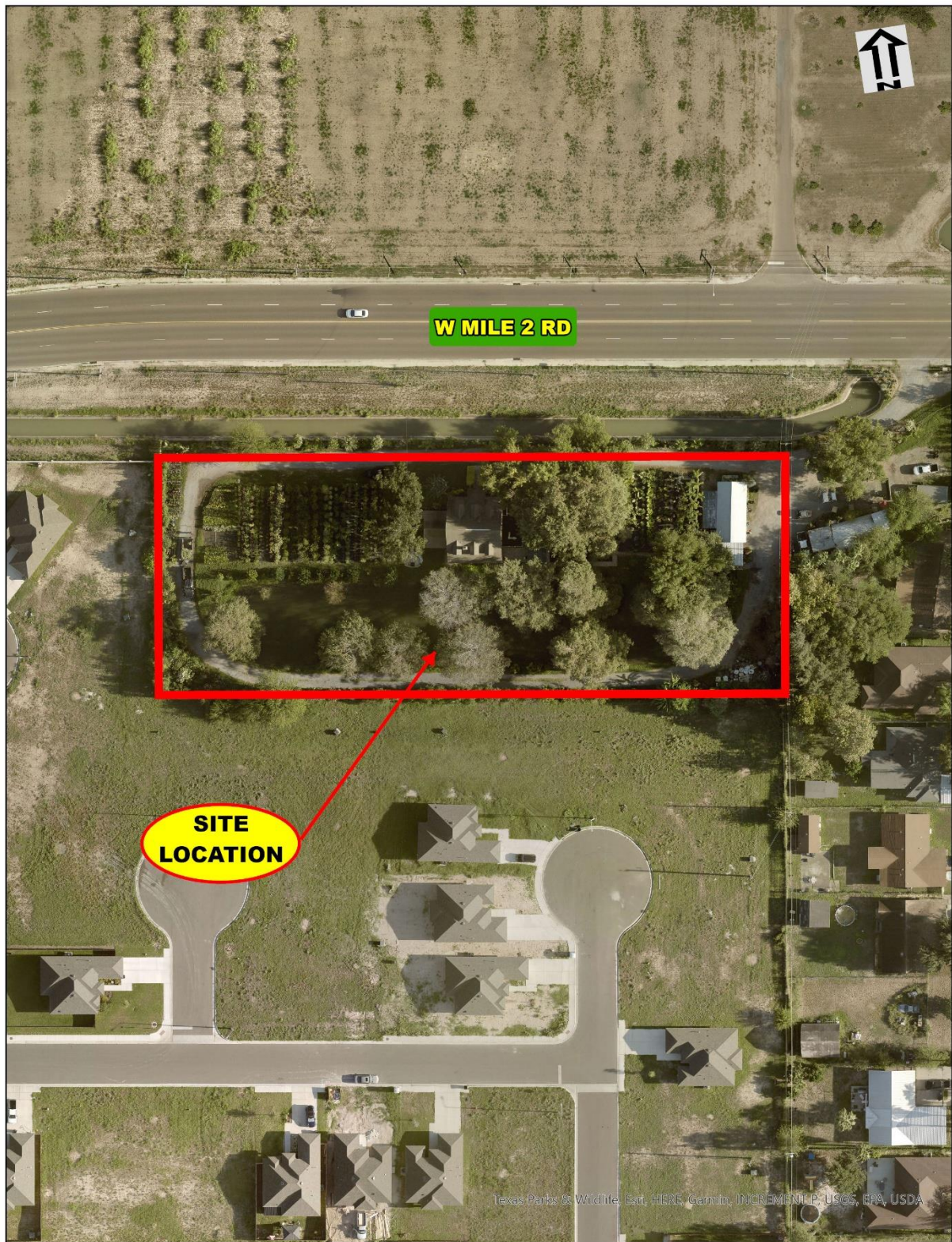
_____ NAYS

_____ DISSENTING _____

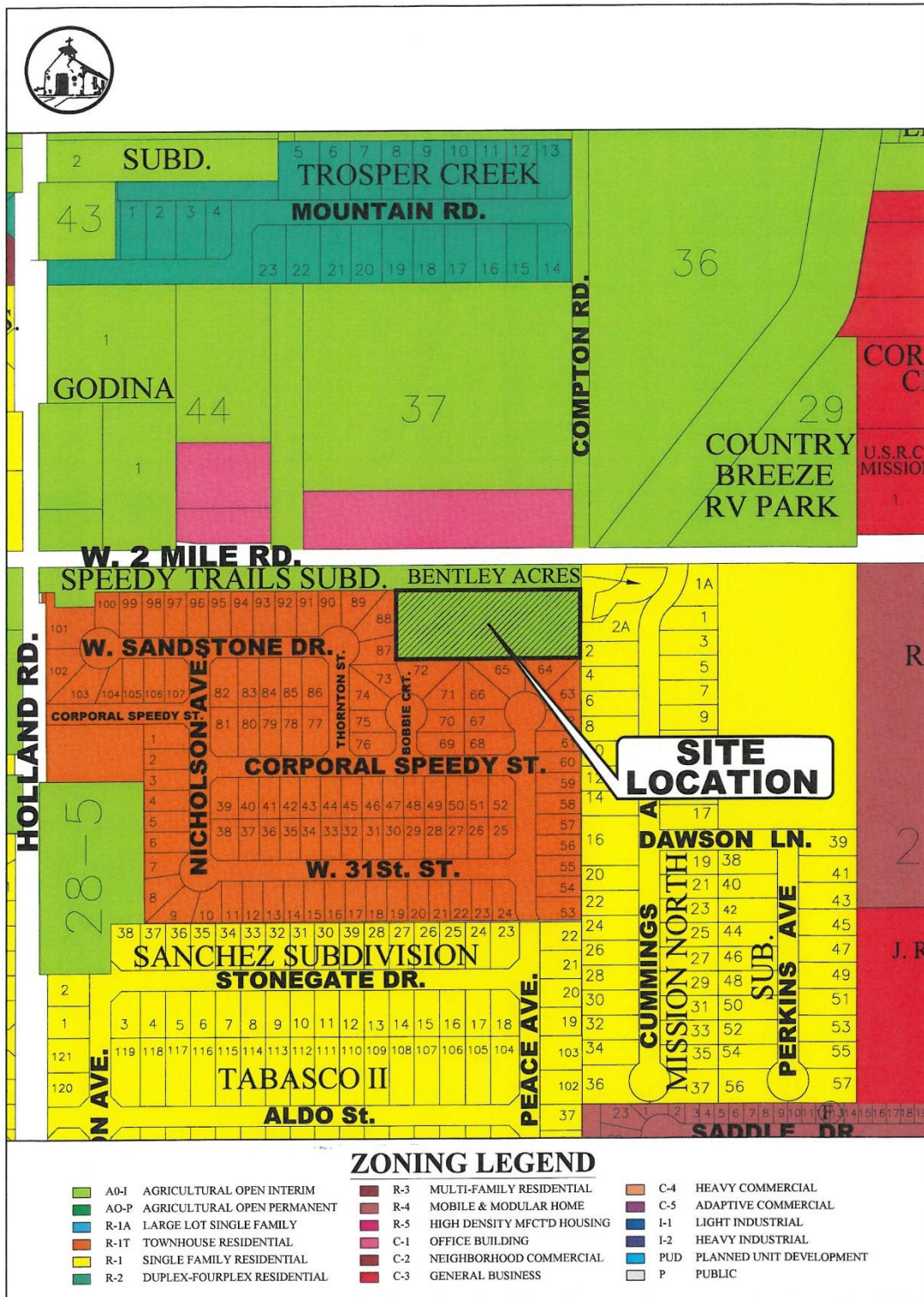
LEGAL NOTICE MAP



ARIEL MAP



ZONING MAP



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



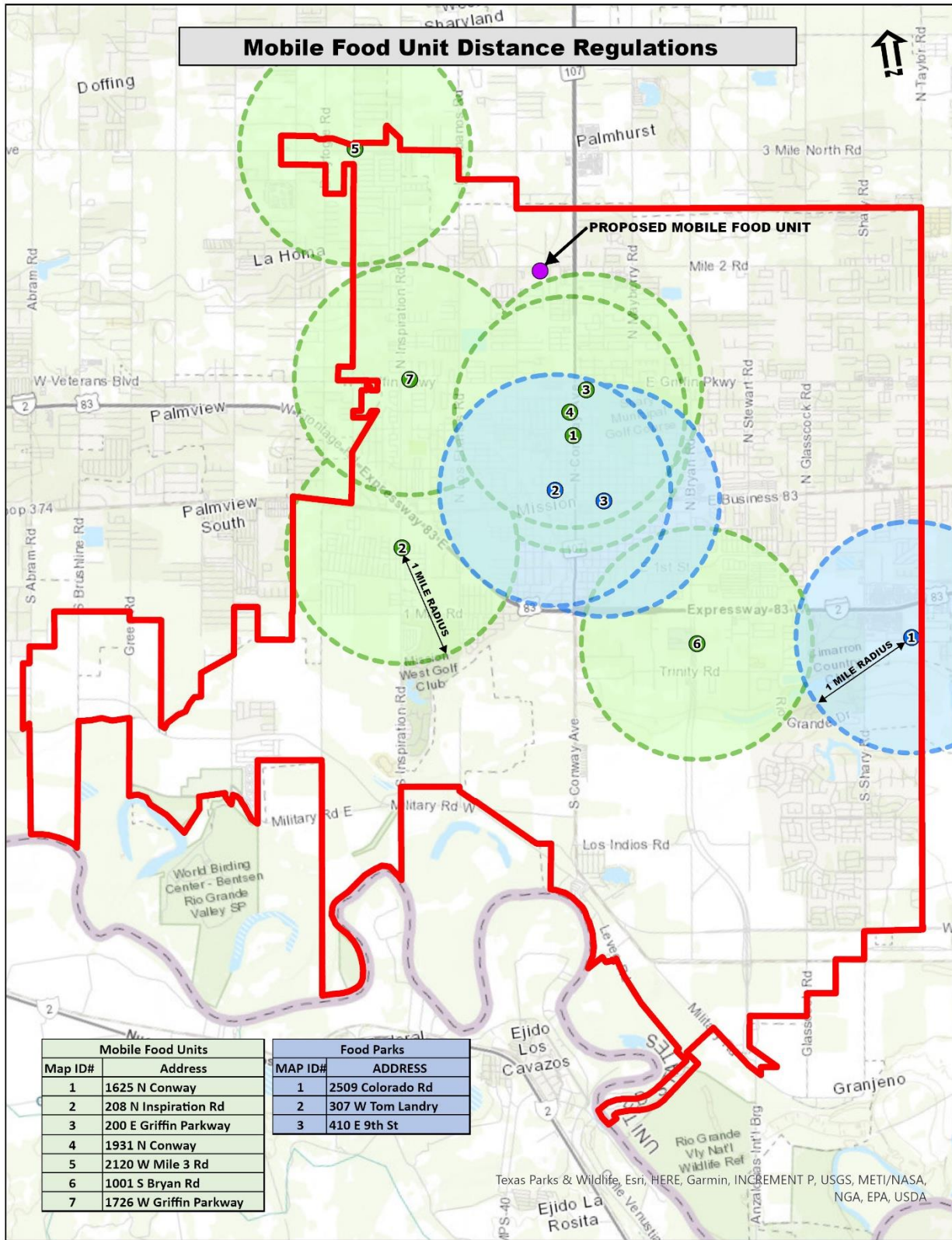
ATTACHMENTS



SITE PLAN



ATTACHMENTS



MENU

COFFEE
• MOMENTS •
MEMORIES



Hot Drinks

1. **Caffè Latte** \$5.50
Espresso, steamed milk
2. **Caramel Macchiato** \$6.00
Vanilla syrup, milk, espresso, caramel drizzle
3. **Cappuccino** \$5.25
Espresso, steamed milk foam
4. **Caffè Mocha** \$6.00
Espresso, chocolate sauce, steamed milk
5. **White Chocolate Mocha** \$6.25
Espresso, white chocolate sauce, steamed milk
6. **Chai Tea Latte** \$5.50
Black tea, spices, steamed milk



BUSINESS HOURS
MONDAY – SUNDAY
9:00 AM – 6:00 PM



Cold Drinks

1. **Cold Brew** \$4.75
Slow-steeped coffee over ice
2. **Vanilla Sweet Cream Cold Brew** \$5.75
Cold brew, vanilla sweet cream
3. **Brown Sugar Oatmilk Shaken Espresso** \$6.25
Blonde espresso, brown sugar syrup, oat milk, ice
4. **Caramel Cream Cold Brew** \$5.95
Cold brew, caramel cream
5. **Iced Matcha Latte** \$5.75
Matcha green tea, milk, ice
6. **Pink Drink** \$5.95
Strawberry acai, coconut milk

SANDWICHES



- 1 **Turkey Bacon Egg White Sandwich**
Turkey bacon, egg whites, cheese on wheat bread
\$8.91



- 2 **Grilled Cheese**
Cheddar cheese on sourdough bread
\$7.48



- 3 **Caprese Sandwich**
Fresh mozzarella, tomato, basil pesto on ciabatta
\$8.63



- 4 **Chicken Salad**
Chicken salad, lettuce on wheat bread
\$8.63



- 5 **Garden Sandwich**
Ham, avocado, tomato, mayo, cheese, romaine on whole grain bread
\$9.14



- 6 **Ham & Avocado Croissant**
Ham, avocado, mayo on a butter croissant
\$10.06

BAKERY



SIDES



- Waffle Fries**
..... \$4.03
Crispy waffle cut fries, perfect on the side.



- 1 **Assorted Cookies**
Fresh-baked daily assortment.
\$3.16



- 2 **Chocolate Donut**
Classic donut with chocolate glaze.
\$3.16



- 3 **Muffin**
Moist and delicious baked muffin.
\$4.03



- 4 **Cornbread**
Buttery, slightly sweet cornbread.
\$3.74



- 5 **Chocolate Croissant**
Buttery croissant with chocolate.
\$5.18

Thank you for supporting local! ♥

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
238703	MUNOZ JOSE G & BELMA	3110 N CUMMINGS AVE	MISSION	TX	78574-2109
238701	MARTINEZ CARLOS	3112 N CUMMINGS AVE	MISSION	TX	78574-2109
238702	ARRIOLA JESSE & ALMA R	3111 N CUMMINGS AVE	MISSION	TX	78574-2110
238704	GARCIA JAVIER JR & BERNICE ARLENE VARELA	3109 N CUMMINGS AVE	MISSION	TX	78574
238706	ARRIOLA JESSE & ALMA ROSA	3111 N CUMMINGS	MISSION	TX	78574-2110
238700	SAENZ JOSE S & KARLA L	3113 N CUMMINGS AVE	MISSION	TX	78574-2110
238697	GONZALEZ DEBRA LYNN	705 SINATRA DR	EDINBURG	TX	78542-1503
238696	OVANDO EVELYN	3118 CUMMINGS AVE	MISSION	TX	78572
453614	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123516	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
238699	BARRIENTOS HECTOR & IRMA Y	3115 N CUMMINGS AVE	MISSION	TX	78574
1016256	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
695076	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
458291	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
238698	BRAVO ELIGIO S & BLANCA V	3117 N CUMMINGS AVE	MISSION	TX	78574-2110
1238644	UNITED IRRIGATION DISTRICT	PO BOX 687	MISSION	TX	78573
1560595	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560586	AFFORDABLE HOMES OF SOUTH TEXAS INC	700 CORPORAL SPEEDY ST	MISSION	TX	78574
1560570	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560571	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560572	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560573	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560574	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560575	CASILLAS IRIS MARLEN	3121 PEACE AVE	MISSION	TX	78574
1560576	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560577	AFFORDABLE HOMES OF SOUTH TEXAS INC	3117 PEACE AVE	MISSION	TX	78574
1560578	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560579	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560580	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560581	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560582	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560583	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560584	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560585	GONZALEZ MEGAN RAE	3117 BOBBIE CT	MISSION	TX	78574-1600
1560596	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560597	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560598	SOSA KIMBERLY YESENIA	3126 THORNTON ST	MISSION	TX	78574
1560599	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560600	VASQUEZ ANAYSSSE	702 W SANDSTONE DR	MISSION	TX	78574-2490