



MEETING DATE: September 23, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Café Allegro, in a (C-1) Office Building District, being a 0.56 of an acre tract of land being a portion of Lot 25-10, West Addition to Sharyland Subdivision, located at 1001 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 7, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- August 21, 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.
- September 3, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- September 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 300’ east of E. Palm Circle along the north side of E. Griffin Parkway.
- Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go. Access to the site is provided off Griffin Parkway through an existing 22’ concrete driveway.
- The proposed days and hours of operation are Monday–Saturday from 7:00 am to 7:00 pm, closed on Sundays
- Staff: 2 employees
- Parking: There is a total of 8 parking spaces available that will be shared amongst the two businesses. Staff notes that the Chiropractic Clinic operates by appointment only.
- The last conditional use permit approved for the mobile food unit for this location was on October 28, 2024 for a period of 1 year. Staff notes that this would be the 1st renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 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. Permit for two (2) years to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Saturday from 7:00 am to 7:00 pm

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____