



**MEETING DATE:** April 14, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance #\_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 25, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 5, 2026 – 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.
- March 18, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive.
- Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a conditional use permit renewal to keep an 8’x22’ mobile food unit underneath the carport to sell Mexican food. His menu includes tacos, enchiladas, papas asadas, and menudo, among other items.
- The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am
- Staff: 3 employees
- Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash.
- The last conditional use permit approved for the mobile food unit for this location was on April 28, 2025 for a period of 1 year. Staff notes that this would be the first renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.

