



**MEETING DATE:** April 14, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 23, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- March 3, 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 a Conditional Use Permit by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at 200 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 HEB to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go.
- The applicant did not consult with the planning staff before signing the lease agreement
- Site access includes (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue.
- The proposed days and hours of operation are Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays
- Staff: 2 employees
- Parking: HEB has a total of 251 parking spaces available that will be shared amongst several businesses.
- The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years.

- The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units.
- The proposed location is 1,276 feet from the existing mobile food unit located at 1931 N Conway.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 denial of the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units.

However, if the board or Council is inclined to approve the request, then staff recommends the following conditions:

- 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP is not transferable to others
- Hours of operation are Monday – Saturday from 7:00 am to 5:00 pm. Closed on Sundays.

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager’s Recommendation:** Approval *JPT*

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**RECORD OF VOTE:**                      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

