



MEETING DATE: July 28, 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, Adoption of Ordinance #_____ - 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

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____