

**Started: 6:32 p.m.**

**Ended: 6:39 p.m.**

**Item #2.0**

**Conditional Use Permit:**

**Designate an Area as a Mobile Food Park  
& Open-Air Market**

**2515 Colorado Street**

**Lot 1, Block 2, Santa Lucia Development**

**C-3**

**MDM Commercial Properties**

Ms. Dimas went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant is proposing to have 8 Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12pm
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

**REVIEW COMMENTS:** Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. If request is approved each mobile food unit has to obtain a conditional use permit and their business license.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new business at which time they will have to renew their CUP and TABC License,
- 2) Must continue to comply with all City Codes (Building, Fire, etc.), and
- 3) Must comply with Noise ordinance

Chairwomen Izaguirre asked if there was any input in favor or against the request.

Mrs. Jeanette Gutierrez the applicant stated that she was excited to bring a food park to the community. She added that the food park will consist of different type of food and snack vendors. She mentioned that the purpose of the open-air market was to give our local farmers and local small businesses a platform to sell their products.

Chairwomen Izaguirre entertained a motion to close the public hearing. Mr. Sanchez motioned to close the hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Mrs. Connie Garza asked that what are the requirements for restrooms?

Ms. Irasema Dimas stated that restrooms are being proposed in the floor plan.

Mrs. Connie Garza asked how many restrooms are required?

Ms. Irasema Dimas stated two.

Mrs. Connie Garza asked if the applicant planned to have live entertainment?

Mrs. Jeanette Gutierrez stated that the goal right now was mainly the food trucks.

There being no further discussion, Chairwomen Izaguirre entertained a motion. Mr. Sanchez moved to the approve the conditional use permit. Mr. Alanis seconded the motion. Upon a vote, the motion passed unanimously.