



MEETING DATE: August 25, 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 Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 221 Del Mar Street. Applicant: Crown Point Construction, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 15, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 221 Del Mar Street.
- Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone requires the approval of a Conditional Use Permit.
- The applicant is proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market.
- This project will be a 1-story building measuring a total of 4,000 square feet.
- There will be 9 parking stalls (2 designated as handicapped) allocated to this development.
- Landscaping is to comply with the City’s regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Staff: 4 employees.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Life of use permit with the understanding the permit can be revoked for non-compliance.
- Must comply with all City Codes (Building, Fire, Health, etc.)

- Acquire a business license before occupancy
- CUP is not transferable to others.
- Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Must comply with the noise ordinance
- Must obtain a health permit with the City

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____