



**MEETING DATE:** January 13, 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 Drive-Thru Service Window – Taqueria Oviedo 2 in a property zoned (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame, Adoption of Ordinance # \_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- November 05, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- November 20, 2025 – 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.
- December 03, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.
- Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There is an existing 20’ x 40’ (800 sq. ft.) Taqueria Oviedo 2 Restaurant at the site. The applicant is proposing a drive-thru service window to take care of the customers. Access to the site is provided off N. Inspiration Road with a 30’ driveway. The proposed service window will be located approximately 40’ from the first parking stall in front of the building, which provides stacking for approximately two vehicles.
- The proposed days and hours of operation are Monday–Sunday from 11:00 am to 12:00 am
- Staff: 7 employees
- Parking: the 800 sq. ft. suite requires 5 parking spaces. It is noted that the parking area is held in common (14 existing parking spaces) and is shared with other businesses.
- The last conditional use permit approved for the drive-thru service window for this location was on January 13, 2021, for a period of 1 year. Since then, the Bakery at the North end of the plaza has no longer used the drive-thru window
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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 approval of the request, subject to compliance with the following conditions:

1. 2 years with the understanding that the permit can be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am
5. The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building prior to the issuance of a building permit for the requested window

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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 *JP7*

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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