



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 to allow a Mobile Food Unit – Lu's Coffee Shop in a property zoned General Business District (“C-3”), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerdá-Davila, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 10, 2025 – Application for a conditional use permit submitted for processing.
- November 20, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- December 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting a conditional use permit to operate a mobile food unit at the site located along the East side of S. Bryan Road approximately 1,300 feet South of US Expressway 83. The applicant is leasing a green space from the owners of the Missionville Plaza.
- Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council.
- The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is at 801 N. Bryan which is 1.2 miles away.
- The proposed hour of operation is Every day from 7:00 a.m. to 6:00 p.m.
- The business owner of Suite C (Skin Room) has granted access to the business restrooms for the employees and customers.
- Staff: 3 employees
- Parking: There is a total of 18 parking spaces available that will be shared among the plaza businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to four (4) surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

- Permit for one year to re-evaluate this new operation.
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license is required prior to any coffee sales.
- Hours of operation is Every day from 7:00 a.m. to 6:00 p.m.
- The conditional use permit is not transferable to others.

Departmental Approval: N/A**Advisory Board Recommendation:** Approval**City Manager's Recommendation:** Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____