



MEETING DATE: May 27, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro, Adoption of Ordinance #_____ –Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 8, 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.
- May 21, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 27, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business has been in operation since April 25, 2024. Access to the site is via a 30' access driveway off Shary Road. The last conditional use permit approved for this location was on April 8, 2024 for 1 year.
- The proposed hours of operation are as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces ($13 \text{ total seating spaces} / 3 = 4.33 \text{ parking spaces}$). There are 58 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: Staff notes that additional landscaping will need to be added along Shary Road and must be maintained by the property owner or the applicant.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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. Life of the use contingent on the additional landscaping with a drip irrigation system along Shary Road.
 2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
 3. Restrooms must be accessible to employees and patrons at all times.
 4. CUP is not to be transferable to others.
 5. Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays
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Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____