



MEETING DATE: October 28, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units “M”, “N”, “O”, “P”, and “Q”, Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M. Applicant: Royal Water LLC, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the South side of 1st Street approximately 200 feet East of Bryan Road.
- Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council.
- This business has been in operation without a business license since August, 2025.
- The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite.
- A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite.
- The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m.
- Staff: 3 employees
- Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others.
4. Must comply with the noise ordinance.
5. Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m.
6. No water to be sold from the suite.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____