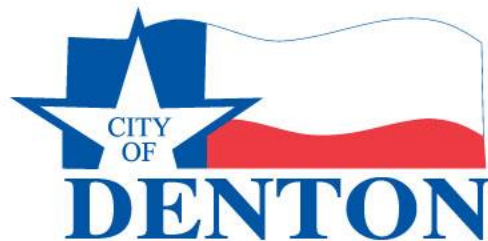


Mobile Food Establishments

April 1, 2025



File ID: 25-561

04/01/2025

Reason for Today's Discussion

- The City is seeing an increase in the number of food truck operations
- City Council questions
 - How are these allowed to operate?
 - Where are food trucks permitted?
 - Does the City collect sales tax?
- Operational / Implementation challenges
 - **How are single mobile food units permitted?**
 - **Should there be a limit on the number of mobile food units permitted?**
 - **How does the City see the use of mobile food establishments?**

Agenda

- Introduction to Mobile Food Establishments
- Zoning & Land Use
- Permitting & Operations
- Discussion

Defining Terms

- **Mobile Food Establishment** – a food establishment that serves, sells, or distributes any food or beverage from a **mobile food unit** that is not operating at a permanent fixed location and is a commercially manufactured vehicle from which food is prepared, served, or provided for the public with or without charge (Ord. 22-699)
- **Mobile Food Court** – the lot or parcel where mobile food truck(s) or trailer(s) can be located for the business of selling food; (referring to a lot where this is the primary use)
- **Commissary** (central preparation facility) – a site approved by the City Health Officer at which food preparation, storage, and cleaning or servicing of vehicle occurs.



Mobile Food Truck



Mobile Food Court



Mobile Food Trailer

Zoning

- DDC requires a Specific Use Permit (SUP) for mobile food court
- DDC does not specifically address mobile food establishments operating as an accessory use
- Administrative interpretation for single mobile food establishments:
 - May not be the primary use without an approved SUP
 - Property must have nonresidential zoning (MN, MD, MR, SC, HC, GO, LI, HI)
 - Zoning must permit restaurant land use

Land Use & Design Standards

- **Health inspections & permitting required**
- **Activities restricted to private property**
- Must not obstruct access for pedestrians, vehicular traffic, nor public services
- Live music must comply with noise standards
- 2,000 sq. ft. minimum lot size for mobile food court
- Must adhere to zoning setbacks
- Must be on an approved surface
- Must not obstruct required parking for other businesses
- Permitted within active construction zones
- **May operate on City property with City permission**
- 12 ft. minimum spacing

Permitting

- Listed sales locations must comply with Zoning
- Restroom agreement
- Commissary information
 - Location
 - Log of visits
- Inspections
 - Vehicle
 - Food related equipment
 - Initial inspection, follow up, at least 2 random inspections, & inspections based on complaints

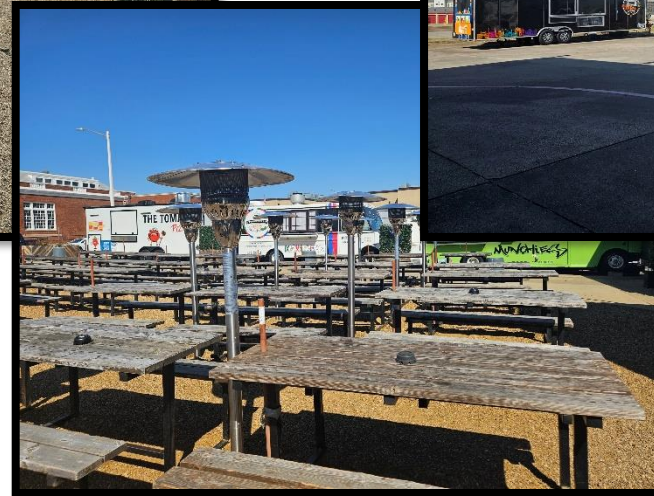
Operations

- Permit valid for 12 months
 - Nontransferable
 - Posted in the public view inside the vehicle
- Once per week commissary visits
- Daily interior cleaning
- Utilities
 - Electrical cords must be out of the way and weather protected
 - No separate water, sanitary sewer, or fuel gas taps
- Readily available commissary visit log
- Food trucks are to report sales tax income based on the business' registration



Mobile Food Establishments in Denton

- 129 mobile food establishments registered as of March 2025
- Approx. 10 mobile food truck host spots have been identified



Recommendations

- **Mobile Food Business**

- A business that serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, and is readily movable, without disassembling, for transport to another location. Such use shall be accessory to a primary business on the same lot if the lot is not an approved mobile food court.
- Use Permission
 - P+ as accessory use in MN, MD, MR, SC, HC, GO, LI, HI, & PF
 - Reference use-specific standards
- Use Specific Standards
 - Require the same permitting, health, and owner authorization information
 - Design
 - Require that the total operational area (parking + seating area + shade structures) not exceed 50% of the area of the primary use
 - Restrict parking and operations from required parking of principal business, and pedestrian, vehicular, and public service access
 - Require compliance with zoning setbacks, but allow within front yard

- **Mobile Food Court**

- The lot or parcel where mobile food truck(s) or trailer(s) can be located for the business of selling food as the primary use of the lot.

Discussion

- **Does Council concur with this interpretation?**
 - **Staff will move forward with recommended DDC amendments**

- **If City Council does not concur:**
 - **Need feedback/concerns on what has not worked.**
 - **Staff will begin to retool recommendations.**

Next Steps

- Council direction