

Texas Mobile Food Vendor Regulations Updates:

What It Means for Lewisville



July 20, 2026



PURPOSE

- Introduce the legislative changes that took effect on July 1, 2026, impacting the regulation of mobile food vendors in Texas.
- Provide an overview of a remaining regulatory framework and options for land use regulation.



What is a Mobile Food Vendor

Definition

- **Mobile Food Vendor MFV**
 - A use meeting the state definition of “mobile food vendor” **Any person who dispenses food or beverages from a food vending vehicle for immediate service or consumption.**





Texas HB 2844

LEGISLATIVE CHANGES

Official Name: Mobile Food Vendor Regulatory Consistency Act

- Creates statewide consistency for regulation of mobile food vendors in Texas.
- Limits the ability of cities and counties to require separate local permits or additional health regulations when a vendor already holds a valid state permit.
- Transfers primary regulatory authority for mobile food vendors to the Texas Department of State Health Services (DSHS).
- Prevents local governments from imposing requirements that conflict with state standards.



MUNICIPAL CODE UPDATES

- Provisions found in Chapter 7 of the Lewisville Code of Ordinances must be amended, specifically Sections 7-240, 7-241 and 7-245 of the Lewisville Code of Ordinances.



Impact of HB 2844 on Local Regulation

- Current Concerns
 - DSHS permit regulation enforcement
 - Mobile Food vendor can remain on any commercially zoned lot for an unspecified amount of time
 - Owner authorization and restroom access
- If regulations are adopted to address these concerns, include exceptions where needed.



CONTINUATION OF REGULATIONS

- Mobile Food Vendor still has to comply with:
 - Zoning - Unified Development Code (UDC) -
 - not allowed in a residential districts
 - Two or more, must have a SUP for food truck park
 - Required Parking - UDC – Off-Street Parking and Loading Standards
 - Fire lane - Chapter 5 – Fire Prevention and Protection, adopting the 2021 International Fire Code
 - Right of Way Use - Chapter 13 – Streets, Sidewalks and Certain Other Public Ways and Property.
 - Property Maintenance Code - International Property Maintenance Code (IPMC).



CONTINUATION OF REGULATIONS

- Mobile Food Vendor still has to comply with:
 - Distance from a school
 - Proximity to a special event regulations
 - Signage - Chapter 11 – Signs
 - Waste/ Grease (Generator) Disposal - Chapter 16 – Utilities



PROPOSED ADDITIONAL REGULATIONS

- Required to post DSHS License
- Required to post owner Authorization with restroom access
- Create a mobile food vendor use in UDC - clarify prohibiting in all residential districts including OTMU-1
- Consideration of a Special Use Permit (SUP) requirement



Consideration of an SUP Requirement

- Require SUP after a certain duration on a site?
 - What an SUP does - site plan, zoning process, input from neighbors, adjacency impacts, conditions
 - Requirement applies to the property owner and not the Mobile Food Vendor
 - Appropriate time by which to trigger an SUP?



Consideration of an SUP Requirement

- Adopt exceptions to the SUP requirement for the following:
 - Create exceptions for construction sites - w active building permit
 - Create exceptions for ice cream trucks and push carts to sell in ROW if not stationary for more than 15 minutes.
 - Create exceptions for special events - w permit
 - Create exceptions for companies that bring in mobile food vendors for their employees for designated event.

COUNCIL DISCUSSION

