



**MEETING DATE:** May 12, 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 Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.’s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.’s Sports Bar & Grill, Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 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 7, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road.
- As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business is considered a bar.
- Per Code of Ordinance, the Sale and On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation at this location since May 2014. Access to the site is from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff notes that this would be their 4<sup>th</sup> re-evaluation.
- The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am
- Staff: 3 employees
- Parking: In reviewing the floor plan, the sports bar has 59 total seating spaces, which require 20 parking spaces (59 total seating spaces/3 = 19.6 parking spaces). There are 98 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: There are existing green areas and landscape islands with trees within the parking lot along Griffin Parkway that must be maintained by the property owner or the applicant.
- Sale of Alcohol: The applicant does have a full bar available. Section 1.56(3)(a) states that bars must be at least 300’ from the nearest residence. Staff notes that there is an existing residential subdivision along the north side of the site.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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. 2-year re-evaluation to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. Waiver of the 300' separation requirement from the residential neighborhoods.
4. Uniform Security must be provided only during special events
5. CUP is not to be transferable to others.
6. Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *MRP*

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_