



**MEETING DATE:** February 24, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- January 13, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – 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.
- February 04, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway.
- Access to the site is via a 30-foot access driveway off of Griffin Parkway
- Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit.
- The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Sunday from 11:00 a.m. to 11:00 p.m.
- **Staff:** 5 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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. Permit for two (2) years to continue to assess this operation
2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
3. Must comply with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with noise ordinance.
7. Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

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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 *JP7*

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**RECORD OF VOTE:**

<b>APPROVED:</b>	_____
<b>DISAPPROVED:</b>	_____
<b>TABLED:</b>	_____

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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