



**MEETING DATE:** February 10, 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 – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #\_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 31, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 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.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 565 feet North of 1<sup>st</sup> Street along the West side of North Shary Road
- Access to the site is off North Shary Road via a 34-foot driveway.
- 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.
- On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window.
- The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
- **Staff:** 10 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 no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.

