



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 Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 19, 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 200 feet South of 4th Street along the East side of Shary Road.
- 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.
- The applicant is requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024
- The applicant is also requesting extended hours of operation and to be allowed to play live music.
- The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year.
- Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property.
- **Parking:** There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses.
- **Days/Hours of Operation:** Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday – Saturday from 7:00 a.m. to 2:00 a.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 no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.

