



**MEETING DATE:** April 14, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella’s Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 17, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- March 6, 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.
- March 18, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of Shary Road, approximately ¼ mile south of East Business Highway 83, within a commercial plaza. Access to the site is via a 34’ driveway off Shary Road.
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 2,251 square foot suite within a commercial plaza for a Bar & Grill
- This item was previously approved by the City Council on December 9, 2025. However, the applicant has decided to change the name of the business; therefore, a new Conditional Use Permit is required.
- The suite includes a small stage for DJ or Karaoke, 1 VIP area, a photo area, a bar, a kitchen, and a storage area.
- Days & Hours of Operation: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm
- Staff: 10 employees
- Parking: there is a total of 55 seating spaces proposed (10 tables, 1 VIP area, bar), which requires 18 parking spaces (55 seats/1 space for every 3 seats – 18.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with other businesses within the commercial plaza.

- 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 is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The applicant proposes to have security on-site.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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 one (1) year to continue to assess this new business.
2. Comply with all City Codes (Building, Fire, Health, etc.).
3. Waiver of the 300' separation requirement from the residential homes.
4. Compliance with TABC requirements.
5. CUP is not transferable to others
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Hours of operation to be as follows: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm
8. Must comply with the Noise Ordinance.
9. Maximum occupancy to be **82** at all times.
10. Must have two (2) level two licensed security guards/officers from 8:00 pm to 2:00 am
11. The use of signage designating VIP or reserved parking is not permitted.

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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 *JPT*

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

