



MEETING DATE: March 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 – Ricardi Café, LLC in a property zoned General Business (C-3) District, being Lot 15, Block 3, Shary Gardens Subdivision, located at 1601 E. Griffin Parkway, Suite A. Applicant: Ricardi Café, LLC c/o Lourdes Lerma, Adoption of Ordinance # _____ and Adoption of Wet Zone Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 03, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- February 20, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- March 4, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at 1601 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza.
- Per the 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 1,368 square foot suite within a commercial plaza for a Café Shop.
- This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals.
- The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events.
- According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related.
- The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.
- Staff: 4 employees in different shifts
- Parking: There are a total of 61 seating spaces available, which require 20 parking spaces. It is noted that the parking is held in common, and there are 119 parking spaces that are shared with the 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.

