



Public Hearing

CUP-22-04

Olive Garden

Hold a public hearing and consider a request from LEEANNE CALDERON, on behalf Olive Garden Holdings, LLC, for a renewal of an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1305 South Interstate 35. (D. Dueitt)



Property Information

- Approximately 2.43 acres
- Located south of the intersection of Interstate 35 and Highway 123

CUP-22-04
400' Notification Buffer
Olive Garden — 1305 South IH-35



★ Site Location

▨ Subject Property

▨ 400' Buffer

▨ Parcel

▨ City Limit

0 125 250 500
Foot

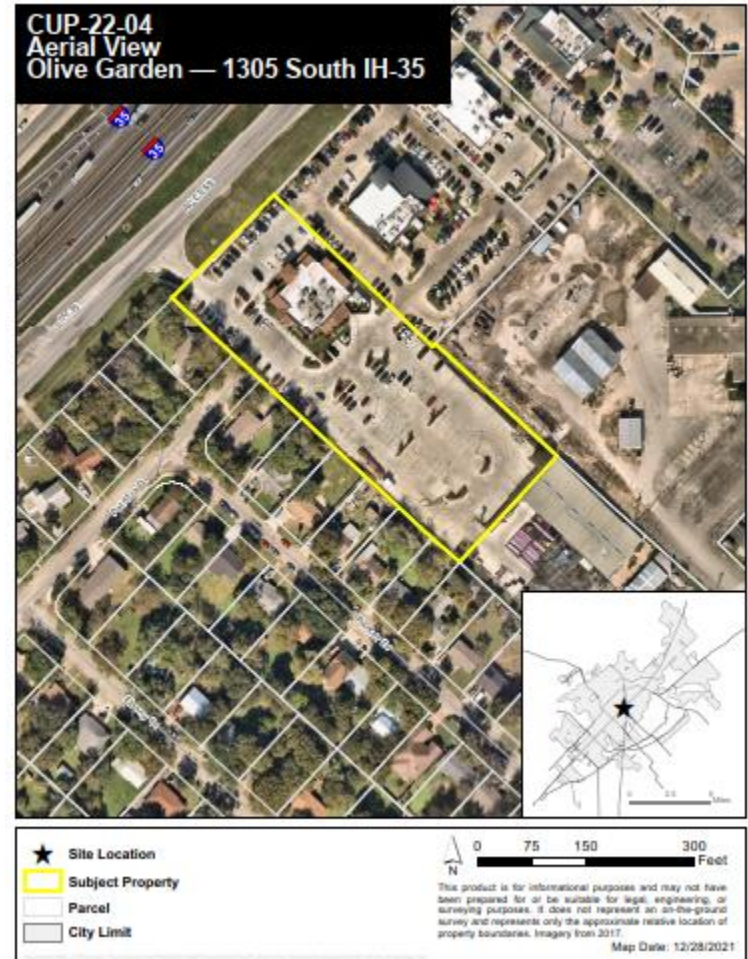
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/28/2021



Context & History

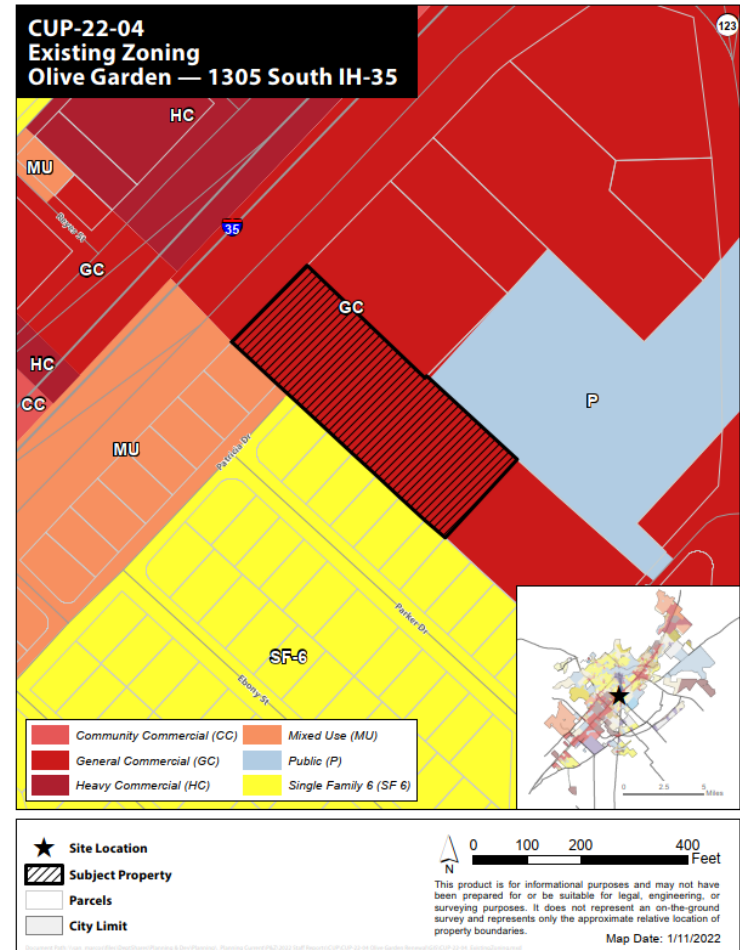
- The establishment (restaurant) is an existing business
 - Previous CUP renewed in 2019 for 3 years
- Surrounding Uses
 - Restaurant
 - Professional Office
 - Single Family Dwelling





Context & History

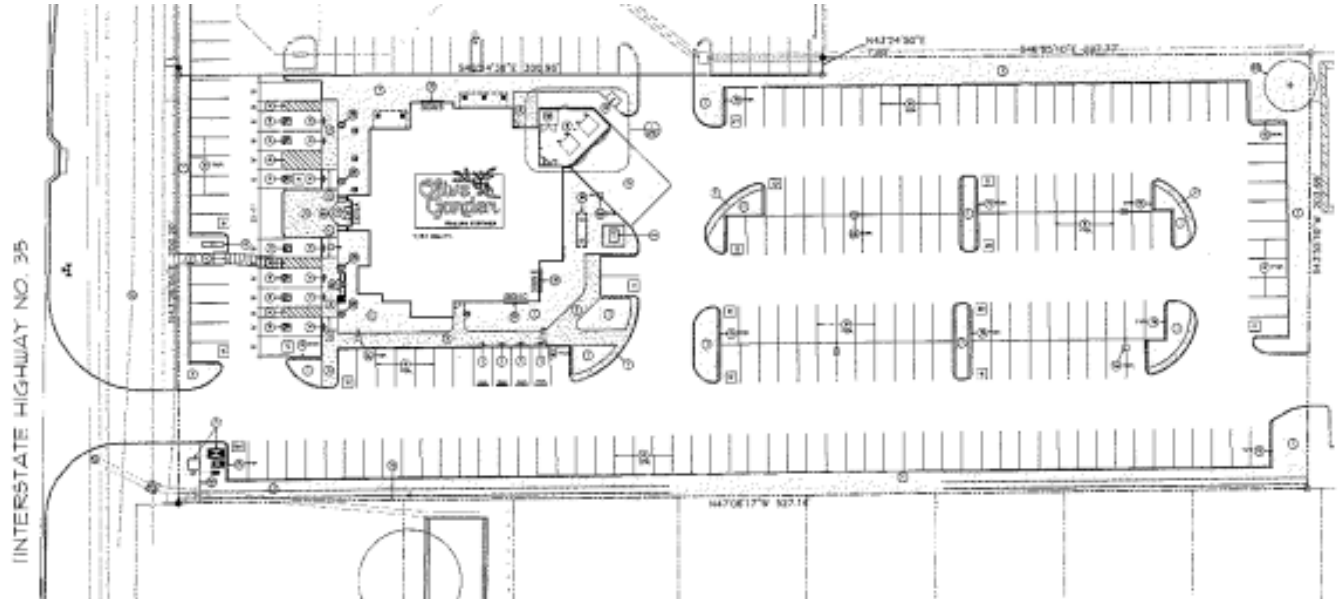
- Existing Zoning:
General Commercial (GC)
- Proposed Use:
Restaurant with alcohol sales
- Proposed Hours:
 - Sunday-Thursday: 11am – 10pm
 - Friday-Saturday: 11am – 11pm





Site Plan

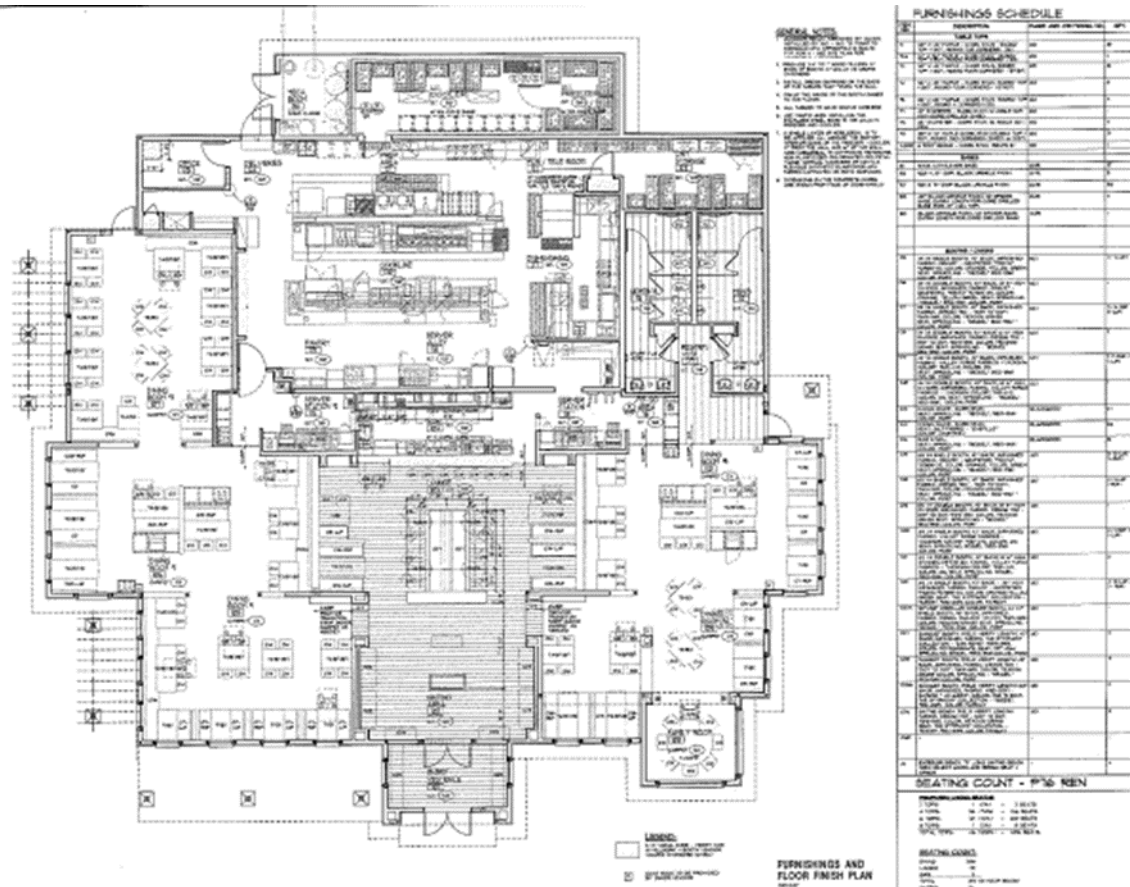
- 195 parking spaces provided





Floor Plan

- 249 seats provided
- No outdoor seating provided





Location of Employee Parking

- To reduce late night noise, employees shall park in the spaces furthest from Parker Drive.





Recommendation

Staff recommends **approval** of the request with the following conditions:

1. The CUP shall be valid for three (3) years, provided standards are met;
2. The building shall be no closer than 40 feet to the property line of the nearest residential property;
3. No outdoor dining space is allowed;
4. No outdoor amplified music shall be audible across property lines;
5. Trucks longer than 30 feet must ingress and egress on the IH-35 service road (not Hays Street)
6. Olive Garden must require employees to park on the side of the parking lot furthest from the residential properties on Parker Drive; and
7. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.