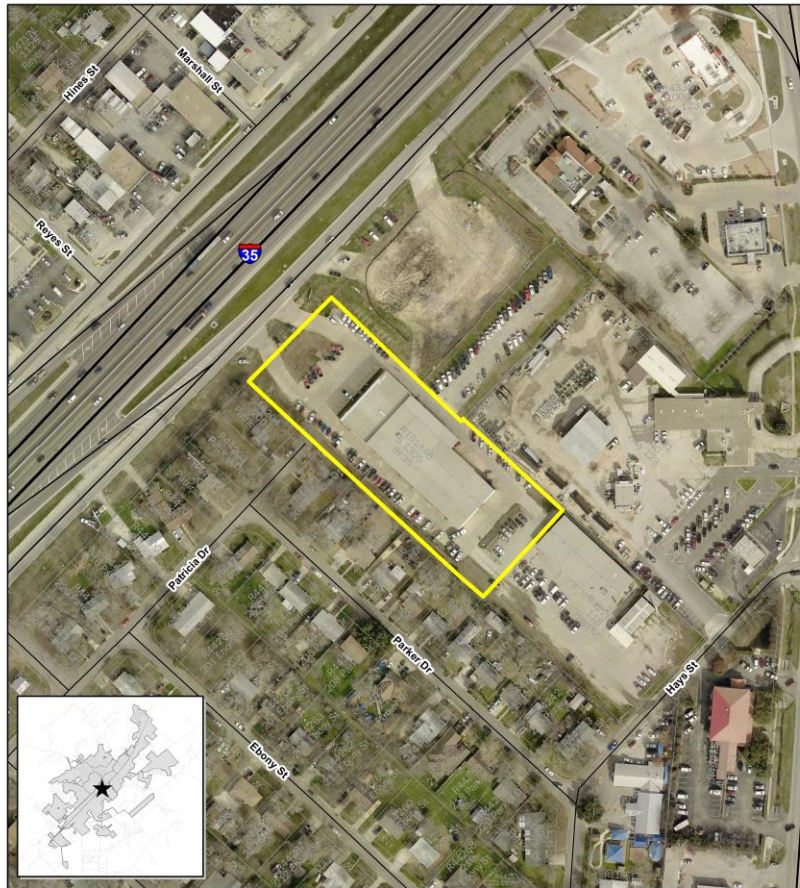


## **CUP-18-03 (Olive Garden)**

Hold a public hearing and consider a request by Olive Garden Holdings, LLC on behalf of Eirrek OGT, LLC to renew a Conditional Use Permit to allow for the sale of mixed beverages at 1305 S IH 35

## Location:

- The restaurant is located at 1305 South Interstate 35.
- Located adjacent to the Sunset Acres Neighborhood.



**CUP-18-03**  
**Olive Garden Renewal**  
**1305 S IH 35**  
**Map Date: 1/8/2018**

 Site Location



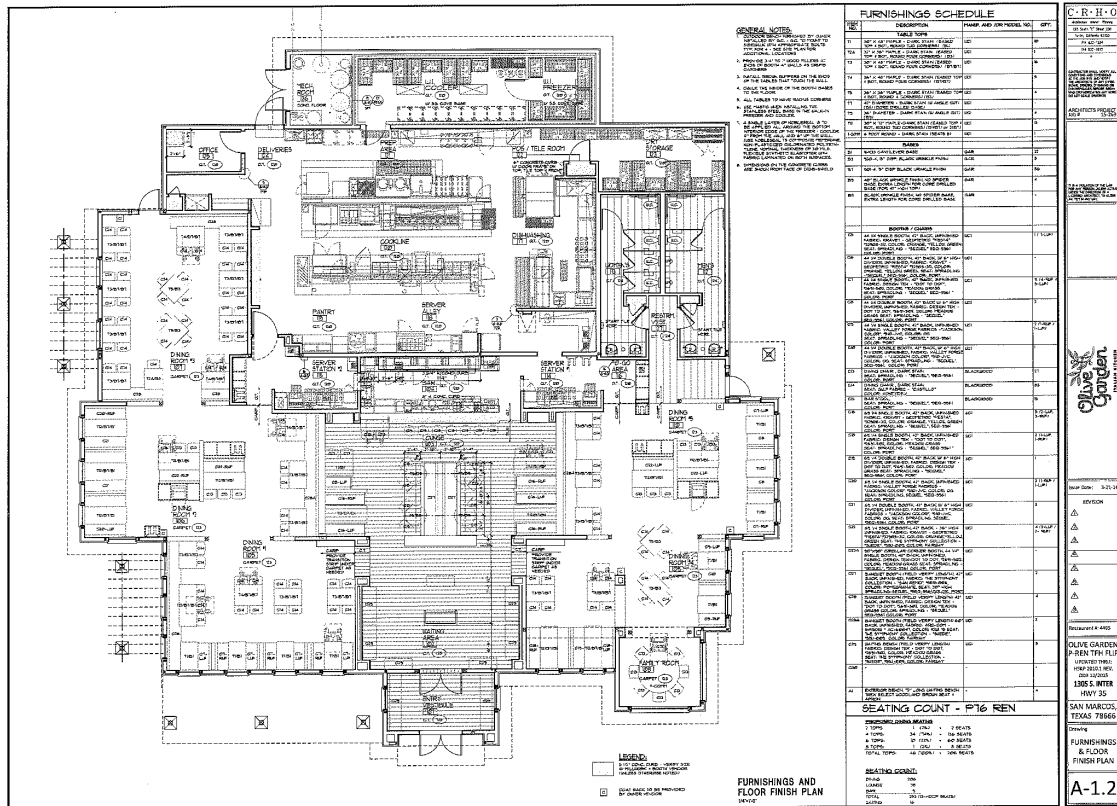
0 125 250 500  
 Feet

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.





## Floor Plan



## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following condition:

- **1. The CUP shall be valid for three (3) years, as long as the TABC regulations are met;**
- **2. The building shall be no closer than 40 feet to the property line of the nearest residential property;**
- **3. The CUP shall be posted in the same area and manner as the Certificate of Occupancy;**
- **4. No outdoor dining space is allowed;**
- **5. No outdoor amplified music shall be audible across property lines;**
- **6. Trucks longer than 30 feet must ingress and egress on the IH-35 service road (not Hays Street)**
- **7. Olive Garden must keep a sign near the access to 118 Hays Street that discourages traffic through the neighborhood**