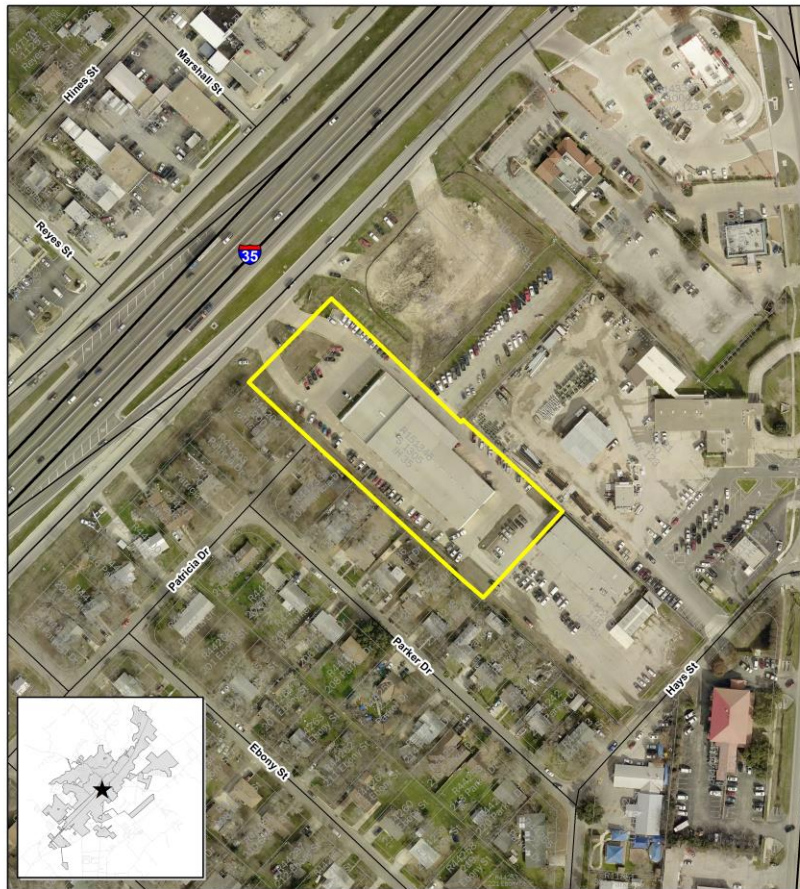


CUP-18-03 (Olive Garden)

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

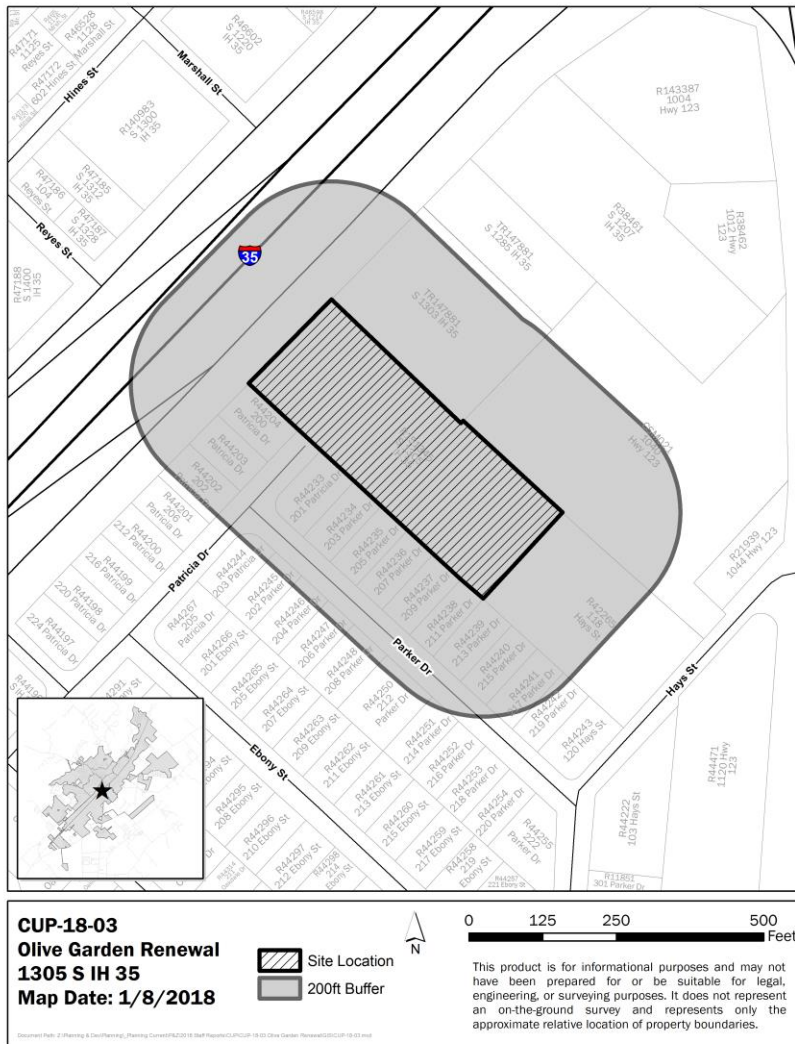


0 125 250 500
 Feet

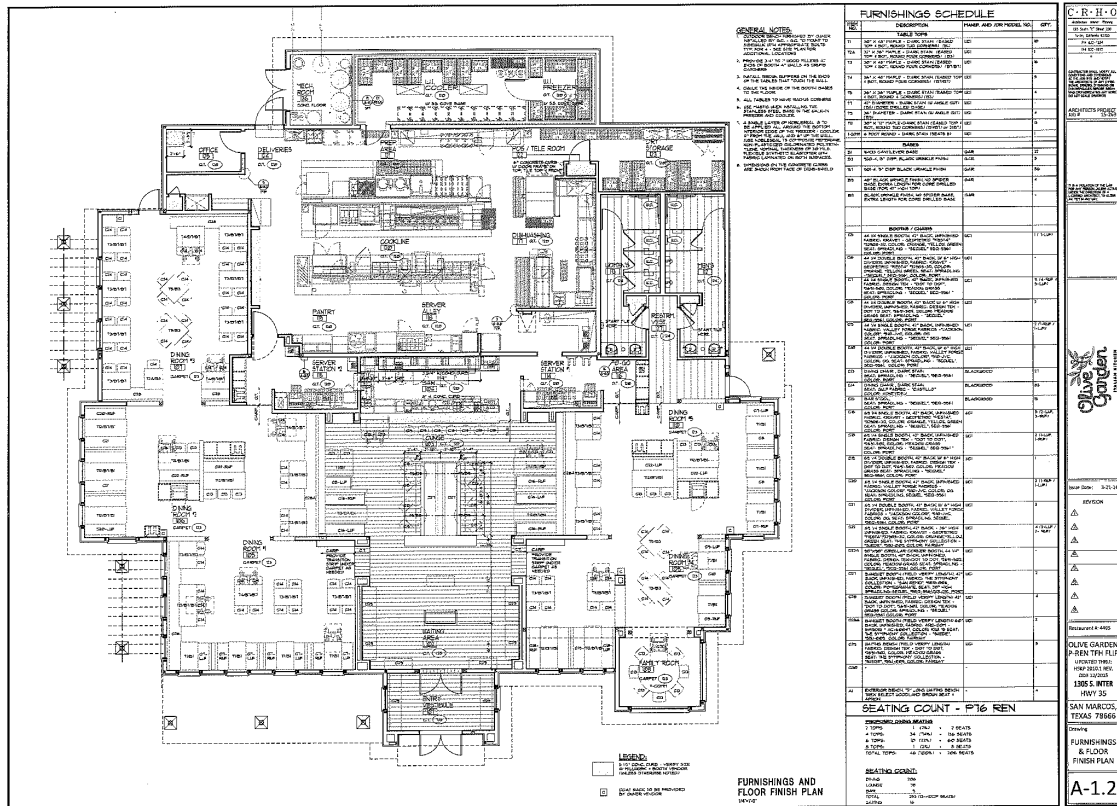
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Context & History:

- CUP approved by P&Z in December 2015.
- Appealed to City Council. Council approved with modified conditions January 2016.
- Olive Garden occupies 7,757 square feet.
- The proposed hours of operation are Sunday – Thursday 11 a.m. to 10 p.m. and Friday – Saturday 11 a.m. to 11 p.m.
- Total indoor fixed seating is 249. No outdoor seating.
- 195 parking spaces are provided



Floor Plan





Flow of Water





Solid Fence/Wall

- Will obstruct the flow of water, potentially creating flood issues.



Sound Dampening Paint

- Paints designed to absorb sound are not effective outdoors.
- Outdoor paints dampen sound caused by vibrations.



Sound Dampening Material

- Effective at absorbing sound outdoors. However, would not be able to be installed all the way to the ground as it would obstruct the flow of water.



Employee Parking

- Require employee parking to be located on the far side of the parking lot, reducing noise at the end of work shifts.



Recommendations:

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

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
8. *Olive Garden must require employees to park on the side of the parking lot furthest from the residential properties on Parker Drive*