



CUP-20-13 (Longhorn Daiquiris)

Hold a public hearing and consider a request by Andrea Villescaz on behalf of G&S Development LLP, for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 1617 Aquarena Springs Drive (S. Caldwell).





Location:

- Property is located at the intersection of West Avenue and Aquarena Springs Drive
- Located within an Existing Neighborhood and the Midtown Entertainment Medium Intensity Zone as designated on the Preferred Scenario Map.

CUP-20-13
Aerial View
Longhorn Daiquiri — 1617 Aquarena Springs Drive



- ★ Site Location
- Subject Property
- Parcel
- City Limit



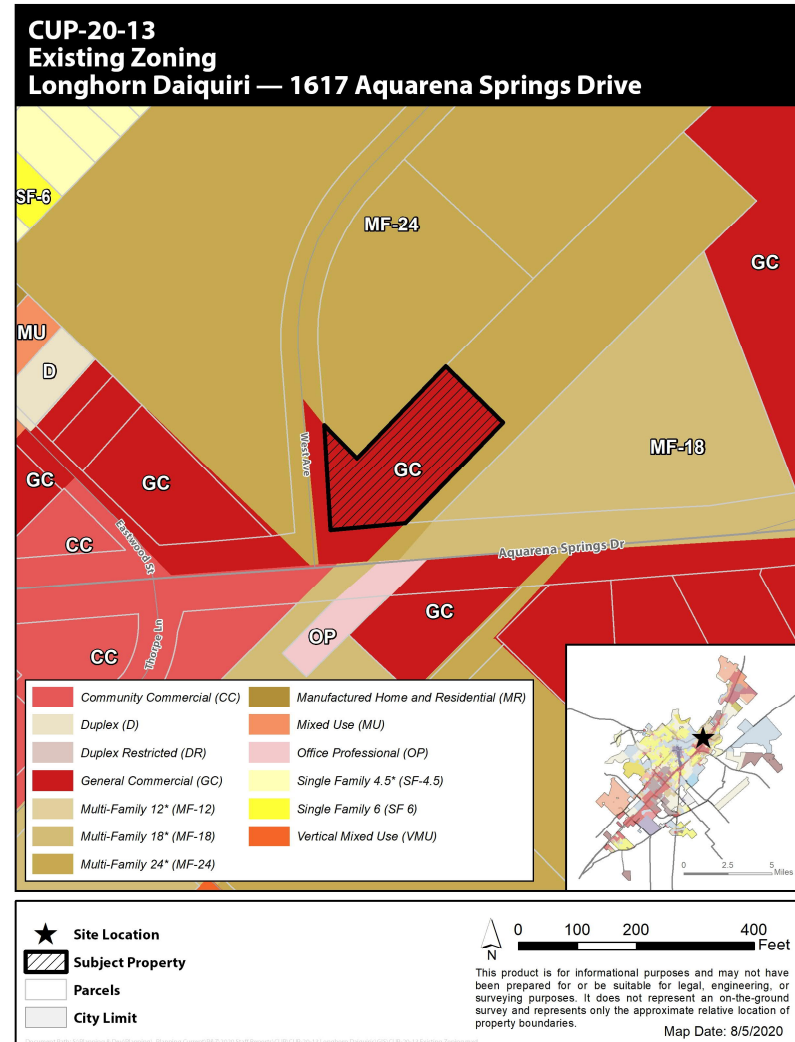
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

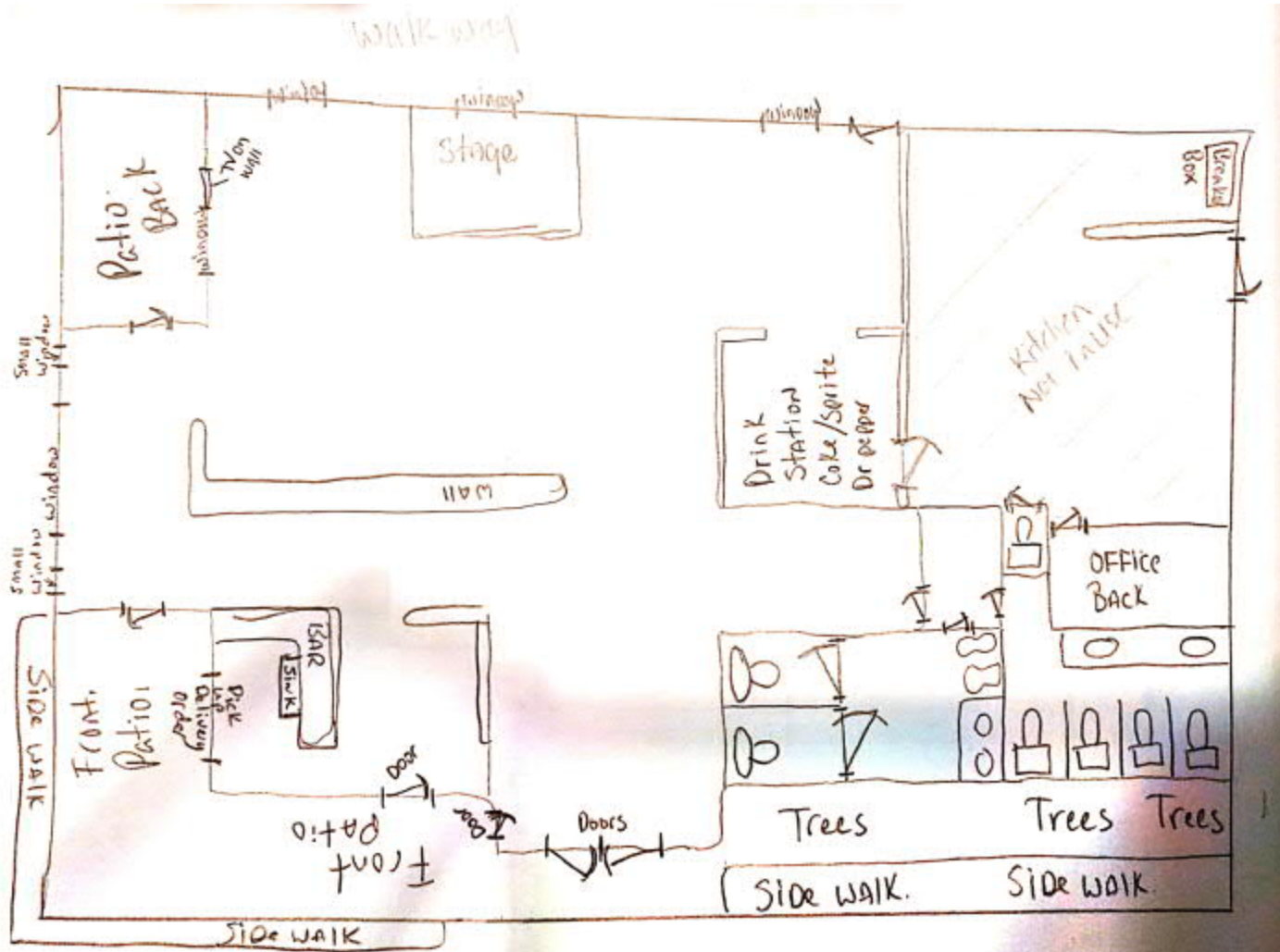
Map Date: 8/5/2020



Context & History:

- ~6,080 square foot restaurant
 - 4,800 square foot interior space
 - 1,280 square foot patio
- Seating
 - 150 indoor seats, 60 outdoor seats
- Hours
 - Sunday – Wednesday
12 p.m. to 10 p.m.
 - Thursday
12 p.m. to 11 p.m.
 - Friday - Saturday
12 p.m. to 1 a.m.







Site Plan





Recommendations:

Staff provides this request to the Commission for your consideration and recommends **DENIAL** of the Conditional Use Permit.

Alternatively, should the Commission choose to approve the request, staff recommends the following conditions:

1. The permit shall be valid for six (6) months, provided standards are met,
2. The permit shall be effective upon both the issuance of the TABC permit as described in this report only and completion of a functioning kitchen that meets all TABC license requirements and Environmental Health requirements to allow for food preparation,
3. The establishment shall meet all COVID orders and guidelines pertaining to bars and restaurants when in effect, including requirements for face coverings, social distancing, and seating capacity,
4. No alcoholic beverages may be consumed on premises after the posted hours of operation,
5. No outdoor live or amplified music shall be allowed, and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.