

**Started: 5:55 p.m.**

**Ended: 5:58 p.m.**

**Item #1.7**

**Conditional Use Permit &  
Site Plan Approval**

**Sale & On-Site Consumption of Alcoholic  
Beverages – Olive Garden  
1405 E. Expressway 83  
Lots 2 & 3, New Quest Subdivision  
C-3  
Olive Garden, LLC (c/o LEEANNE CALDERONE)**

Ms. De Luna went over the write-up stating the subject site is located approximately 255' east of Bryan and E. Expressway 83 (IH 2) along the north side of E. Expressway 83 (IH 2). The applicant is proposing to construct a 7,825 sq.ft. building for Olive Garden and would like to offer the sale & on-site consumption of alcoholic beverages with their meals. Olive Garden is the largest company of casual, full-service Italian restaurants in the world. Olive Garden restaurants are full-service, casual dining serving both lunch and dinner. Emphasizing high quality, Olive Garden appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere. Access to the site is via 36' common access along the Frontage Road and a 28' access on the north side of the property.

- **Days/Hours of Operation:** Sunday through Thursday from 11am to 10pm, and Friday and Saturday from 11am to 11pm.
- **Staff:** approximately 30 employees maximum per shift, with three often overlapping shifts = 100 total employees (Full and Part-Time)
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 237 seating spaces, which require 79 parking spaces (237 seats/3 space for every 3 seats=79). The applicant is proposing a total of 124 parking spaces plus a shared agreement with the overall development. Landscaping will be complying with city codes.

**REVIEW COMMENTS:** 1 enclosed dumpster area will be located on the north side of the building and screened with a 6' block fence and opaque (solid) gates. An 8' opaque screen needs to be installed along the east side of the property next to the residential use.

Staff mailed out 9 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
- 2) CUP not transferable to others, and
- 3) Acquire a Business License prior to business occupancy.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Barrera moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to the approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

5:59p.m. Board and City Attorney went into executive session.

6:16p.m Chairwoman Izaguirre entertained a motion to return from executive session. Mrs. Garza moved to leave executive session. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion to remove the item from the table. Mr. Sanchez moved to remove the item from the table. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.