

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)

REVIEW DATA

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) – **see vicinity map**. 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.

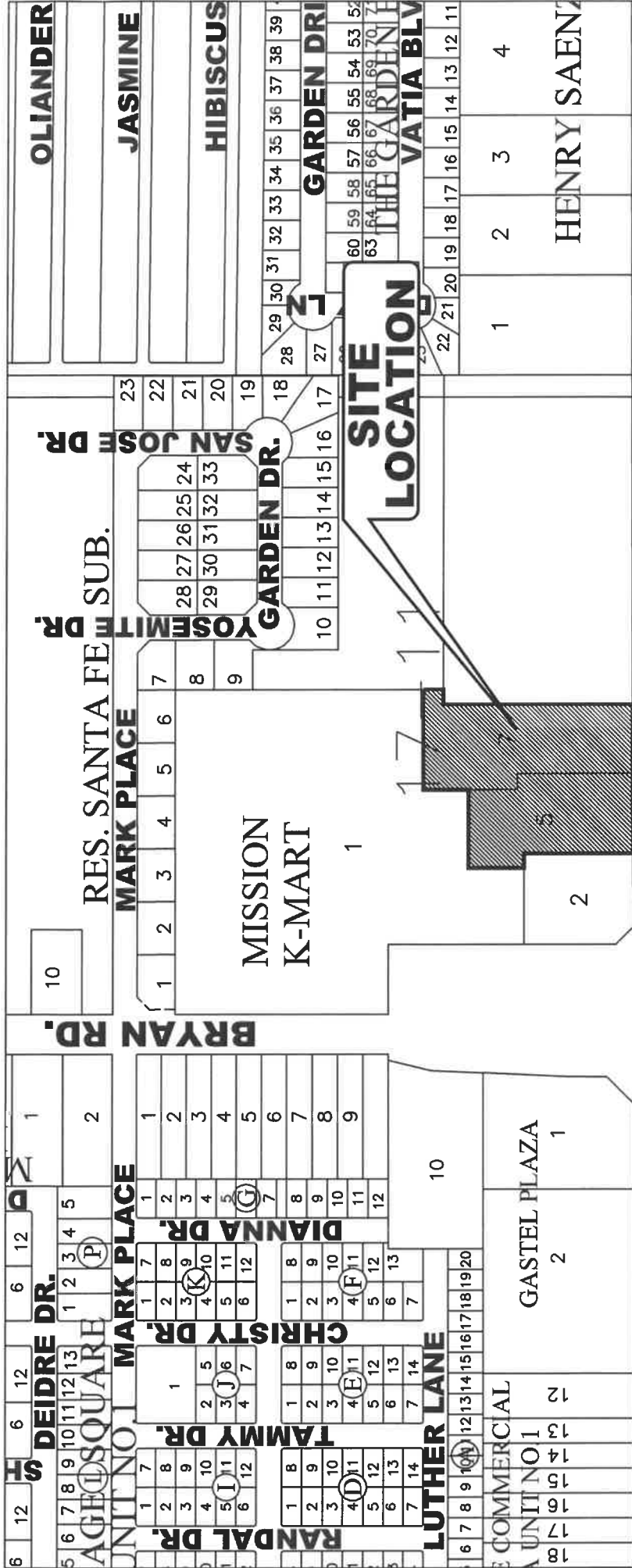
- **Days/Hours of Operation:** Sunday through Thursday from 11am to 10pm, and Friday and Saturday from 11am to 11pm.
- **Staff:** approximately 30 employees maximum per shift, with three often overlapping shifts = 100 total employees (Full and Part-Time)
- **Parking & Landscaping:** In reviewing the 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.

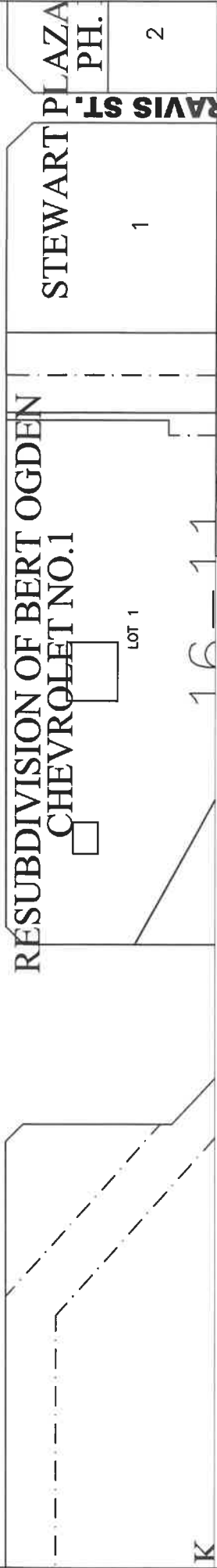
Staff mailed out 9 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against this request.

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.



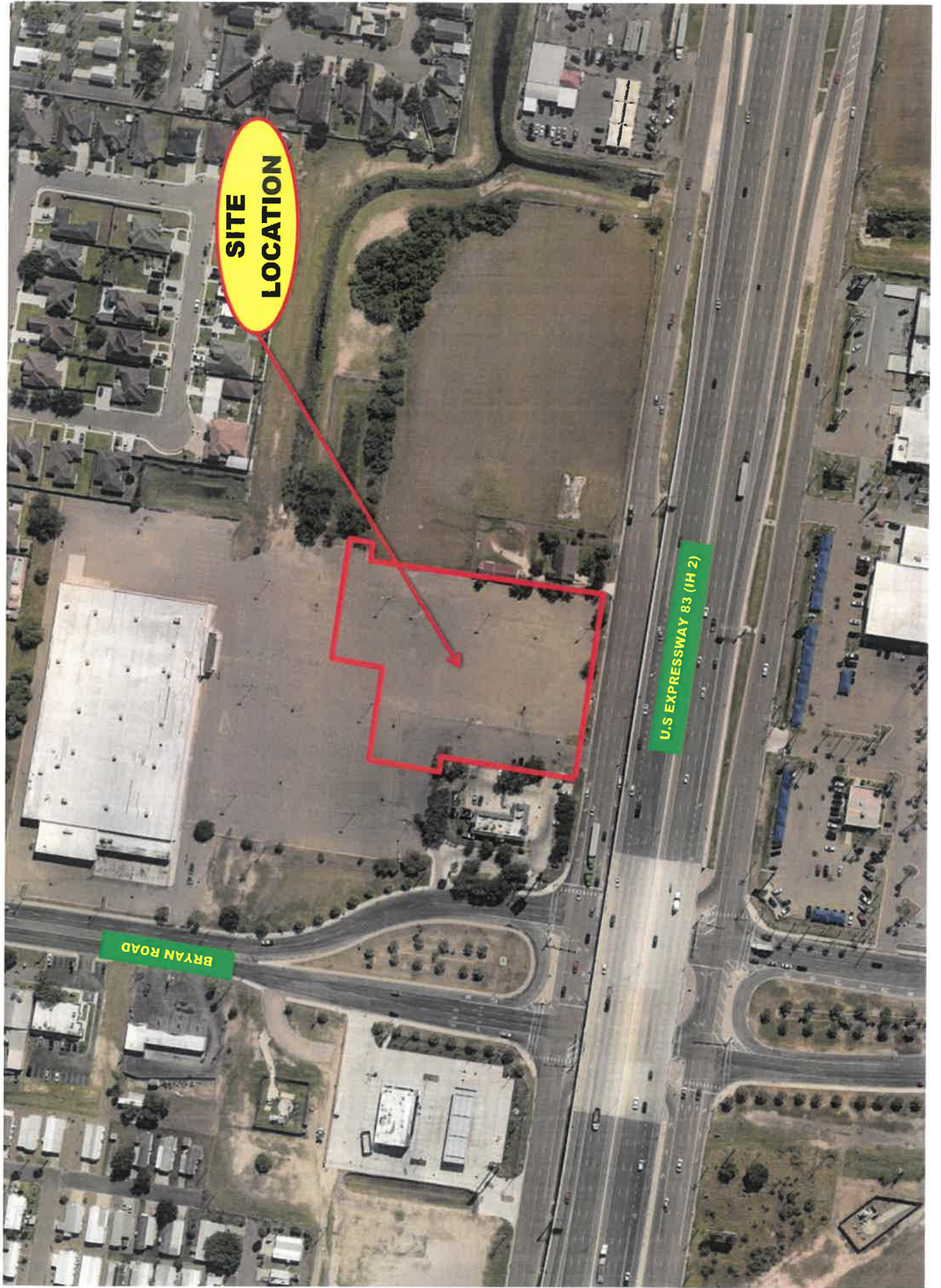
U.S. EXPRESSWAY 83





CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 380-8680

No.



**SITE
LOCATION**

U.S. EXPRESSWAY 83 (IH 2)

BRYAN ROAD



FRONT ELEVATION



File Name: OG-P78DOM-L-Color Elevations

03-08-22

MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA AND DOORS
Benjamin Moore 2112-09 "Blue"
- 107 STONE VENEER (7" x 4" x 12") - Concrete Stone
"Appalachian Fiddlers" w/ matching colored corner stones
Color: "Monarch Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING (4" x 12" x 12") - Concrete Woodstone "Rustic Cedar" 6 X 16
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 110 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS
Benjamin Moore 2112-09 "Blue"
- 113 STANDING SEAM METAL ROOF
"Dark Bronze Finish"
- 127 BRICK VENEER - Concrete Stone
Benjamin Moore 2112-09 "Blue" - Sillars - 90%, "Piazza
Blend" 10%
- 139 BRICK CLANKERS - Concrete Stone
2-1/2" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint



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STANDING SEAM
METAL ROOF [113]

WOOD TRELLIS -
PAINT [106]

ROOF TILE [110]

ROOF TILE CAP [110]

STONE PLANK
CLADDING [108]

RIGHT ELEVATION

PARTIAL SPANDREL GLASS
IN FRONT OF BANQUET
SEATING (2)

21'-0"

9'-12"



File Name: OG-P78DOMB-L- Color Elevations

03-08-22

MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, AND CLADDING - Benjamin Moore 2112-10 "White"
- 107 STONE VENEER (M39 Brick Chalkers) - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
- 108 STONE PLANK CLADDING - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
- 109 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 110 ROOF TILE - Eagle Roof Tile - Color: "Olive Garden Blend"
- 111 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS - Dark Bronze Finish
- 112 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 113 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 114 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 115 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 116 STANDING SEAM METAL ROOF - Dark Bronze Finish
- 117 BRICK VENEER - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
- 118 BRICK VENEER - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
- 119 BRICK VENEER - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
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- 138 BRICK VENEER - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"
- 139 BRICK VENEER - Camasda Stone Veneer - Color: "Monarch Stone" - Grout: "Natural Gray"

ACS Architectural
Construction
Services
Inc



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92663

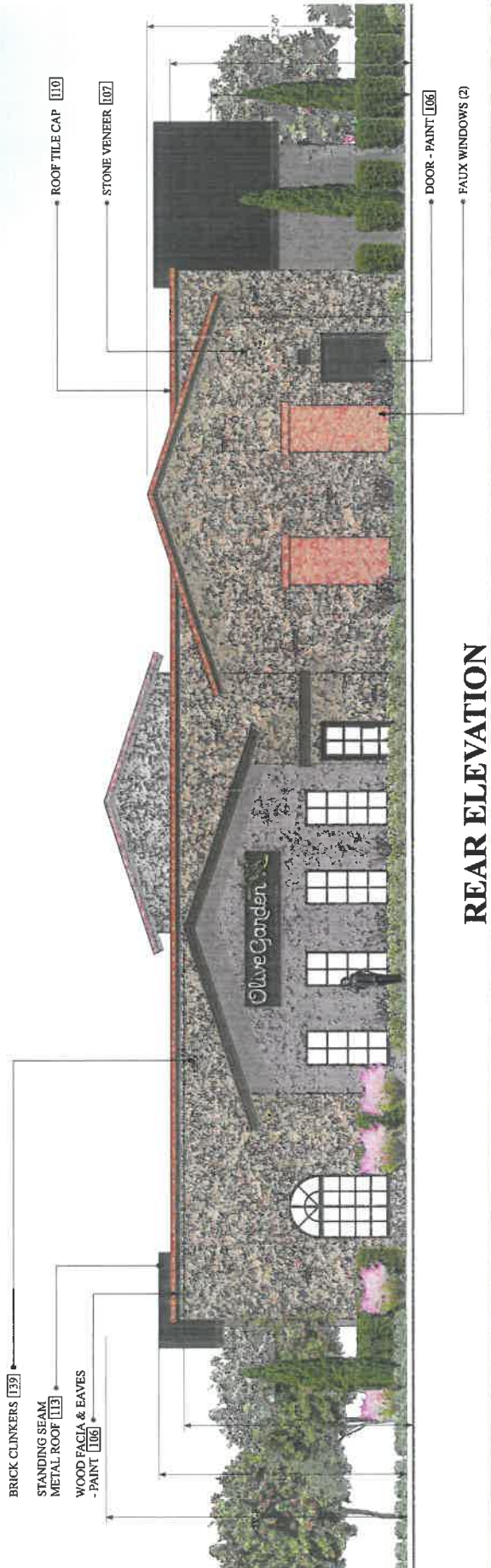
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File Name: OG-P78DOMB-L - Color Elevations
03-08-22



REAR ELEVATION



File Name: OG-P78DOMB-L-Color Elevations

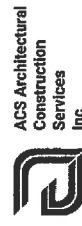
03-08-22

MATERIAL LEGEND

- 106 PAINT & WOOD TRIM, WOOD TRIM, WOOD FACIA, AND BOARDS - "Olive Garden Blend"
- 107 STONE VENEER (0139 Brick Clinkers) - Ceramata Stone "Appalachian Fieldstone" w/ standing chiseled corner stone
- 108 STONE: PLANK CLADDING - Ceramata Stone "Olive Garden Blend"
- 109 CONCRETE ROOF TILE - Ceramata Woodstone "Rustic Cedar" 6 X 36
- 110 BEZEL-FINISH PAINT @ STOREFRONT AND WINDOWS - "Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF - Ceramata Stone "Olive Garden Blend"
- 137 BRICK VENEER - Ceramata Stone "Olive Garden Blend"
- 139 BRICK CLINKERS - Ceramata Stone "Olive Garden Blend" 2-1/2" x 8" Color: "Saddle" 95%, "Ferrara Blend" 10%
- 2-1/2" x 8" Thin Brick Veneer w/ JNB" Mortar Joint

ITALIAN RESTAURANT

P78 DOMANI LEFT

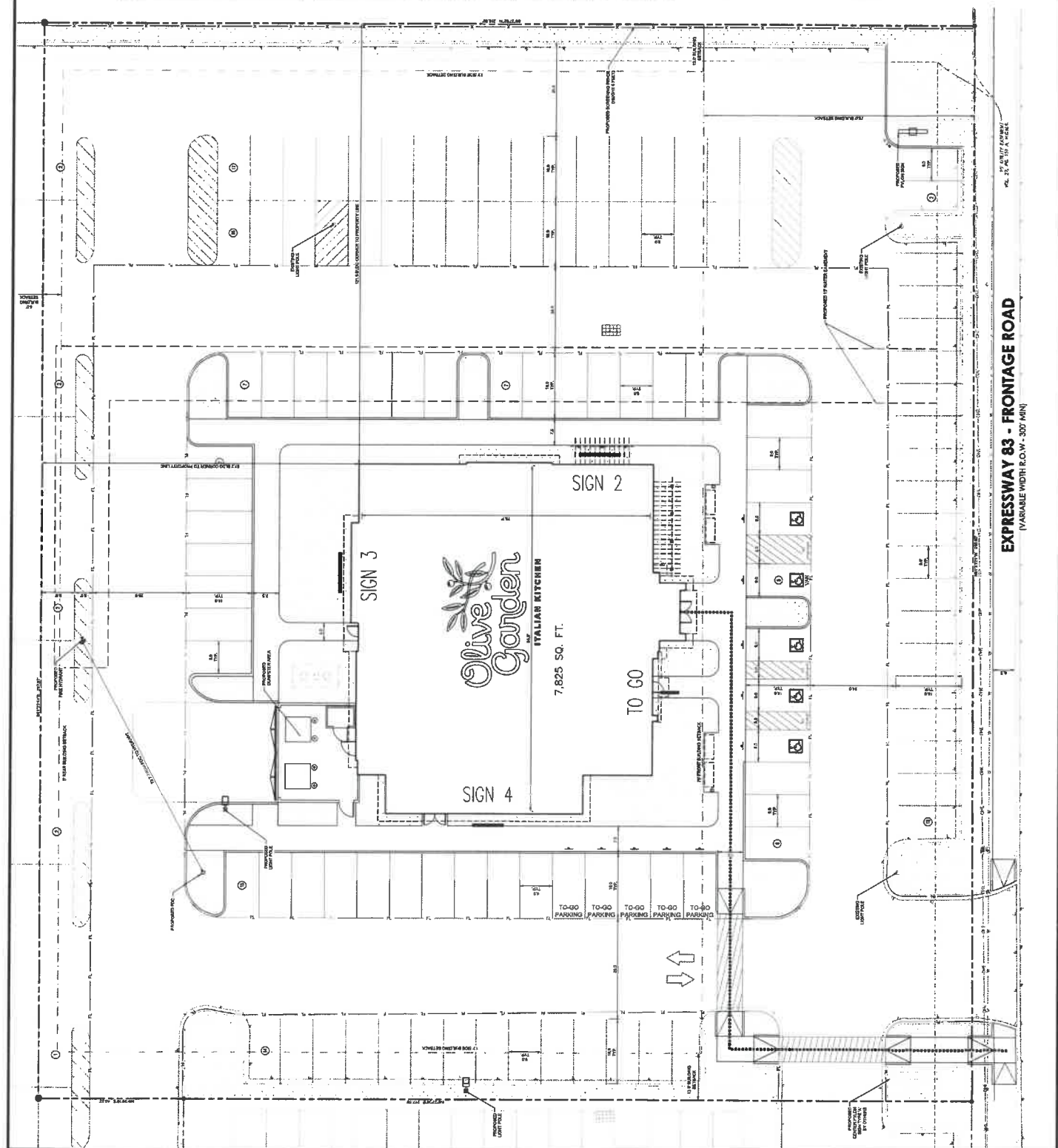


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Sheet 2 of 4



M5070-00-000-0002-00 (513134)
JACK IN THE BOX PROPERTIES LLC
13636 BRETON RIDGE ST SUITE A
HOUSTON TX 77070

W0100-00-017-0011-01 (316663)
CANTU RAMIRO JR
1016 RIO BALSAS
MISSION TX 78572

W0100-00-017-0011-07 (316668)
JUAREZ JOEL C & IDEE & MARIVEL
1407 E EXPRESSWAY 83
MISSION TX 78572

W0100-00-017-0011-08 (316669)
CRUZ IDEE JUAREZ & MARIVEL JUAREZ
1407 E EXPRESSWAY 83
MISSION TX 78572

S1802-00-000-0010-00 (692927)
GONZALEZ REBECCA ABIGAIL
1218 MATAMOROS ST
MISSION TX 78572

N2055-00-000-0001-00 (1469981)
NEWQUEST PROPERTIES
8827 W SAM HOUSTON PARKWAY N SU
HOUSTON TX 77040

N2055-00-000-0004-00 (1469984)
NEWQUEST PROPERTIES
8827 W SAM HOUSTON PARKWAY N SUITE
HOUSTON TX 77040

N2055-00-000-0003-00 (1469983)
NEWQUEST PROPERTIES
8821 W SAM HOUSTON PARKWAY N SUITE
HOUSTON TX 77040

N2055-00-000-0002-00 (1469982)
NEWQUEST PROPERTIES
8827 W SAM HOUSTON PARKWAY N SU
HOUSTON TX 77040