

Benny's Beer Garden

Conditional Use Permit Application

Benny's Beer Garden is a locally owned and operated beer garden-style food truck park and taproom that we plan to develop within an existing shopping plaza and on an adjacent undeveloped parcel of land. We respectfully submit this application for:

- A conditional use permit to address a split-zoning issue affecting the last unit of the existing building; and
- A conditional use permit to allow the adjacent undeveloped tract to be used in connection with our business.

Westgate Plaza is currently developed and zoned B-4. We intend to occupy Suite #19, the last unit at the end of the Plaza, which is approximately 912 square feet and will serve as the indoor barroom and seating area for Benny's Beer Garden.

Based on current zoning maps, we understand that Suite #19 is split-zoned, with a portion of the suite zoned B-4 and another portion zoned B-3. This split-zoning creates an inconsistency that prevents us from legally operating the proposed business within the entire suite, particularly as it relates to alcohol service. For that reason, we respectfully request approval of the necessary permit for Block 854-A to allow all of Suite #19 to operate consistently with the B-4 zoning designation and our proposed use.

Immediately adjacent to the shopping plaza and the unit we intend to occupy is a vacant parcel of land currently zoned B-3. We plan to develop this parcel into a vibrant outdoor food truck/beer garden with public seating, landscaping, and shade structures. This space will serve as an extension of our indoor barroom, allowing patrons to enjoy their beverages outdoors in a lively, family-friendly setting. Because B-3 zoning restrictions would prohibit alcohol consumption in this area, we respectfully request a conditional use permit to rezone the undeveloped parcel from B-3 to B-4.

Proposed Use and Operational Characteristics

Benny's Beer Garden is proposed as a beer garden-style taproom and food truck park. The business will include an indoor barroom and seating area, together with an outdoor seating and gathering area served by food trucks.

We anticipate having approximately four to five employees present during operational hours.

We do not propose to construct or use a permanent outdoor stage. The business does intend to provide ambient outdoor music, through speakers, for atmosphere. However, there will be no live outdoor music. Live music, if any, will be limited to the indoor portion of the business. We do intend to show professional sporting events on outdoor televisions and on screens from time to time.

Proposed Hours of Operation:

- Thursday & Friday: 5:00 PM – 12:00 AM
- Saturday: 12:00 PM – 12:00 AM
- Sunday: 12:00 PM – 10:00 PM

Food Truck Operations

The outdoor portion of Benny's Beer Garden is proposed to include up to five food trucks. The food trucks will be located on designated food truck pads, which are proposed to be constructed with gravel flooring.

Grease management for the food truck operations will be addressed through the installation of appropriate grease traps. Electrical, water, and wastewater service for the food truck area will also be addressed.

Parking

Benny's Beer Garden will share parking with the existing commercial plaza tenants. Westgate Plaza currently contains approximately 74 parking spaces, which will be available to serve the plaza as a whole, including Benny's Beer Garden.

Based on the current tenants of the plaza and their respective hours of operation, we do not anticipate a parking shortage. Benny's Beer Garden's primary operating hours will be in the evenings and on weekends, while the existing plaza tenants generally have limited overlap with those hours.

In addition, the nature of the existing tenants' businesses is not the type that typically results in patrons remaining on site for extended periods of time. Therefore, we do not foresee any issue with lack of parking.

Buffering, Screening, Noise, and Odor Mitigation

We intend to provide buffering and screening to mitigate potential impacts on adjacent properties, including outdoor music, odors, and visibility from surrounding areas.

The existing cinder block fence abutting the drainage ditch to the north will be retrofitted with an additional privacy screen on top to assist with buffering. In addition, a fence will surround the property and will include screening to mitigate noise, odors, and visibility from the street and adjacent areas.

We also note that the remaining land located to the east of the beer garden area will remain vacant and will serve as an additional buffer between our proposed use and surrounding properties.

Landscaping

We intend to incorporate landscaping and natural features into the overall design of the outdoor beer garden area. South of the property for which the conditional use permit is being requested, there are two large mesquite trees abutting the right-of-way. These trees will serve as a centerpiece of the outdoor area and will be preserved and incorporated into the design of Benny's Beer Garden.

Grass and mulch will be used throughout the beer garden area. Gravel will be used for the designated food truck pads.

The precise location of additional plants, bushes, and other landscaping features has not yet been finalized. However, we intend to incorporate landscaping in a manner that complements the existing mesquite trees and supports the overall beer garden concept.

Conclusion

Our vision for Benny's Beer Garden is to create a safe, attractive, and community-oriented business that supports local food vendors, activates an existing commercial plaza, improves an adjacent undeveloped parcel, and contributes to the economic vitality of the area.

We believe the proposed use is compatible with the existing commercial character of the area. With the proposed screening, buffering, landscaping, parking availability, operational limits, and compliance with applicable ordinances, we believe Benny's Beer Garden can operate in a manner that is respectful of surrounding properties and beneficial to the community.