



November 7, 2017

Mansfield City Council
Mansfield, Texas

RE: *Saltgrass Steak House Mansfield*
ZC#17-021
Response to City Council and Adjacent Residential Property Owner's Comments

Dear Mansfield City Council:

This letter is in response to the City Council and neighboring residential comments/concerns for Saltgrass ("SG") Steakhouse voiced during the October 23, 2017 hearing.

1. Need hours of operation

○ **Response:**

- Sunday – Thursday: 11:00am – 9:30pm
- Friday – Saturday: 11:00am – 11:00pm

- Landry's is confident that these hours of operation will adequately address the adjacent owners' security concerns. Landry's provides itself on hiring responsible employees and managers/leaders at each one of its locations. SG is looking forward to being a good neighbor for the adjacent residential property owners.

2. Need hours of delivery

○ **Response:**

- Before lunch and before dinner service. Landry's can assure the adjacent residential property owners that there will be no late night deliveries.

3. Need hours of trash service

○ **Response:**

- Landry's can assure the adjacent residential property owners that there will be no overnight trash pick-up.

4. Need documentation of what will be done to mitigate smells or odors from restaurant operations

○ **Response:**

- **Dumpster Enclosure:** As part of Landry's daily operational maintenance the dumpster enclosure area is washed down. The bins have large lids covering the top that are closed at all times to prevent obnoxious smells from being emitted.
- **Odors from cooking operations:** Proper ventilation for restaurants is imperative in both the seating areas and the kitchen. A restaurant's HVAC system is designed to make sure that the amount of air that escapes a restaurant is brought back in – this is called "Makeup Air". Air from both the seating areas and the kitchen is

constantly removed to ensure clean air is brought back in to prevent a “stuffy” environment; or cooking odors making it out to the seating area. Air quality in the kitchen area is also very important. Since cooking releases smoke and particulates into the air, local health codes require restaurants to capture this air in a ventilation hood and filter it before the air goes outside. Any smell emitted from the vent hoods should dissipate shortly after it exits into the open air. As a result, obnoxious odors will not be sent out into the public while the restaurant is operating.

- **SG is confident this will help clarify that smells and odors will not be an issue for the adjacent residential property owners.**
5. **Explore the possibility of constructing a masonry screening wall, in addition to the preservation of trees in the 20' east landscape buffer, and explore what impacts a wall will have on tree preservation efforts**
- **Response:**
 - SG's team spent a significant amount of time trying to figure out whether building the masonry wall and preserving all of the existing trees was a possible achievement. Their joint professional advice is provided below:
 - **Existing Trees:** In order to construct a screening wall along the property line, 10-20 existing trees within the landscape buffer would have to be removed or would likely die during construction. Additionally, constructing a screening wall near the back of the curb line will also result in up to 11 trees being removed. The planting of at least 56 trees are currently being proposed on SG's landscape plan.
 - **Critical Root Zone:** All construction must stay out of the critical root zone to preserve the existing trees. Installing a wall near the existing trees would require the trees to be removed as they would be significantly damaged or required to be removed for construction of the wall and any related site/grading work. Existing grade must be maintained with little to no disturbance for the existing trees to be able to survive. Installing a wall and doing any grading in the area of the existing trees would not allow for the preservation of the trees.
 - **Existing Grade & proposed retaining wall:** In existing conditions there is 13' of fall across the site. The site has been graded to connect to the existing drive on-site in the northwest corner of the property, maintain positive drainage away from the building, and stay within maximum slopes across the site. In order to preserve existing grades in the back 20', a retaining wall is required to make up the difference between the parking lot elevation and the existing grades along the landscape area and adjacent residential property lines.
 - **Stormwater:** If the wall were to be built any stormwater that is currently ponding along the residential fence from the adjacent site would be trapped on the residential side of the wall and not reach the proposed landscape inlets.

- **Erosion Control:** SG will be placing a building and concrete over the majority of the site that is being “disturbed” so there isn’t an erosion concern. SG will be capturing a majority of the site’s water in the parking lot with proposed drain inlets. The back 20’ with preserved trees will be disturbed as little as possible to keep the existing trees alive. Furthermore, SG will disturb some small areas around the trees in an effort to create a few low points in an effort to drain water away from the residential lots (as shown on the Proposed Drainage Area Map – sheet C6.0).

Additionally, SG is required by the City of Mansfield to submit an erosion control plan that must be approved by the City while taking into consideration the impact of tree removal across a site. This plan will address Best Management Practices to help mitigate erosion. These plans will be included in the building permit submittal and approved by the engineering department prior to a building permit being issued.

- **Noise:** Due to there being no thru streets between SG’s building and the residential development there is no reason to believe the noise level would be louder than that which currently exists, and will remain, along 287.
 - **Cost:** The addition of a screening wall imposes an unreasonable expenditure to SG’s construction budget when compared to the adjacent property to the north that was not required to build a screening wall.
- As a result of the adjacent owners concern in the 10/23/17 CC hearing and the professional advice provided by our consultants regarding tree preservation, drainage, maintaining the existing buffer and the means necessary to address the existing grade across the site, SG is requesting to preserve the existing trees and not build the masonry wall. Instead of building the masonry wall, SG is requesting to work with City Staff to provide additional screening efforts within the 20’ landscape buffer to help minimize resident’s concerns of visibility and car headlights shining into their backyards. SG believes that by preserving the existing trees and adding additional screening within the 20’ landscaping buffer will help address the residents’ concerns about shielding, noise, glare and visual effects between a commercial use and a residential property.

6. Consider increasing the width of the landscape buffer by eliminating the back row of parking, if possible

- **Response:**
 - SG’s current parking count of 149 stalls is fully compliant with City of Mansfield municipal code. There are no maximum parking stall requirements within code and SG’s meets the minimum requirements.
 - A restaurant’s ability to provide an adequate number of parking stalls is a substantial contributing factor to its success or failure. Lunch and dinner time are SG’s peak

hours; especially on Friday, Saturday and Sunday. If there is not enough parking to accommodate the amount of traffic that SG generates then customers will go somewhere else close by. Inasmuch as it is in their control, capturing each customer that drives onto SG's property by providing enough parking is their ultimate goal. If enough stalls are not provided this will impact revenue both for SG and the amount of sales tax revenue generated for the City. **As a result, SG is requesting to keep the existing 20' landscape buffer and the proposed 24 parking stalls directly abutting the buffer.**

7. **Work with engineering/public works on ongoing drainage concerns showing that drainage will be successfully mitigated**

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- o **SG will work with staff to ensure that drainage is adequately addressed and fully compliant with all applicable laws and adopted codes in the City of Mansfield.**