

1611 Golf Club Alcohol Distance Variance



Location:

- 224 E Renfro St.
- 3.29 acres

Applicant:

- Aaron Adair

Item for approval:

- VAR (24-036)



1611 Golf Club Alcohol Distance Variance



Background

Applicant is proposing to occupy the former Dollar General suite attached to City Market and operate 1611 Golf Club:

- Training and entertainment venue
- Multiple golf bays with Trackman technology
- Putting green
- Full service bar and kitchen

Existing Zoning

Base zoning of CC, Central Commercial

- Old Town Overlay

Request

1611 Golf Club is requesting a variance to the sale of alcoholic beverages within 300 feet of a public or private school. All other aspects of chapter 14 Article II and all other TABC regulations will be in compliance.



Chapter 14: Article II Alcoholic Beverage Establishments



14-44 Sale of alcoholic beverages near churches, public hospitals, public or private schools, daycare centers, and child-care facilities:

- (b) Public schools, private schools, day care and child-care facilities.
 - **(1) The sale of alcoholic beverages within 300 feet of a public or private school is hereby prohibited.**
 - (2) The sale of alcoholic beverages within 300 feet of a day care center or child-care facility is hereby prohibited. This prohibition does not apply to a permit or license holder who holds a food and beverage certificate, in accordance with V.T.C.A., Texas Alcoholic Beverage Code § 109.331(a).
 - **(3) The measurement of the distance between the place of business where alcoholic beverages are sold and a public school, private school, day care center or child-care facility shall be:**
 - **a. In a direct line from the property line of the public school, private school, day care center, or child-care facility to the property line of the place of business, and in a direct line across intersections; or**
 - **b. If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public school, private school, day care center, or child-care facility to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.**



1611 Golf Club Alcohol Distance Variance



Public Hearing Notice

- Public notices mailed to property owners within 300 feet of the subject property.
- Directly contacted Burleson Independent School District and they have no objection to the variance request.
- Published in newspaper.

Staff has not received any inquiries regarding this request.



1611 Golf Club Alcohol Distance Variance



Staff Recommendation

Staff recommends approval of a resolution for a variance to 14-44.b.1, The sale of alcoholic beverages within 300 feet of a public or private school, at 224 E Renfro Street as proposed by the applicant.

