Location:

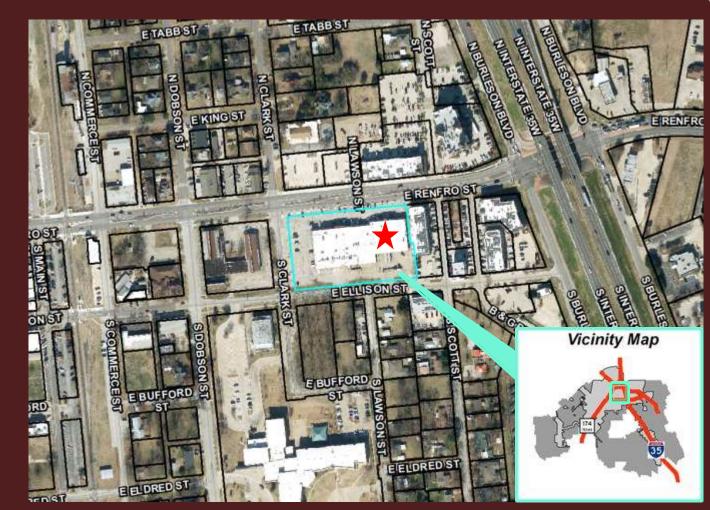
- 224 E Renfro St.
- 3.29 acres

Applicant:

Aaron Adair

Item for approval:

• VAR (24-036)



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

<u>Request</u>

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:
 - <u>a. In a direct line from the property line of the public school, private</u> <u>school, day care center, or child-care facility to the property line of</u> <u>the place of business, and in a direct line across intersections; or</u>
 - **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.



BIX

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.



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.



BIX