



Zoning Code Update

Joint City Council and Planning and Zoning Commission
Meeting: 3.04.24



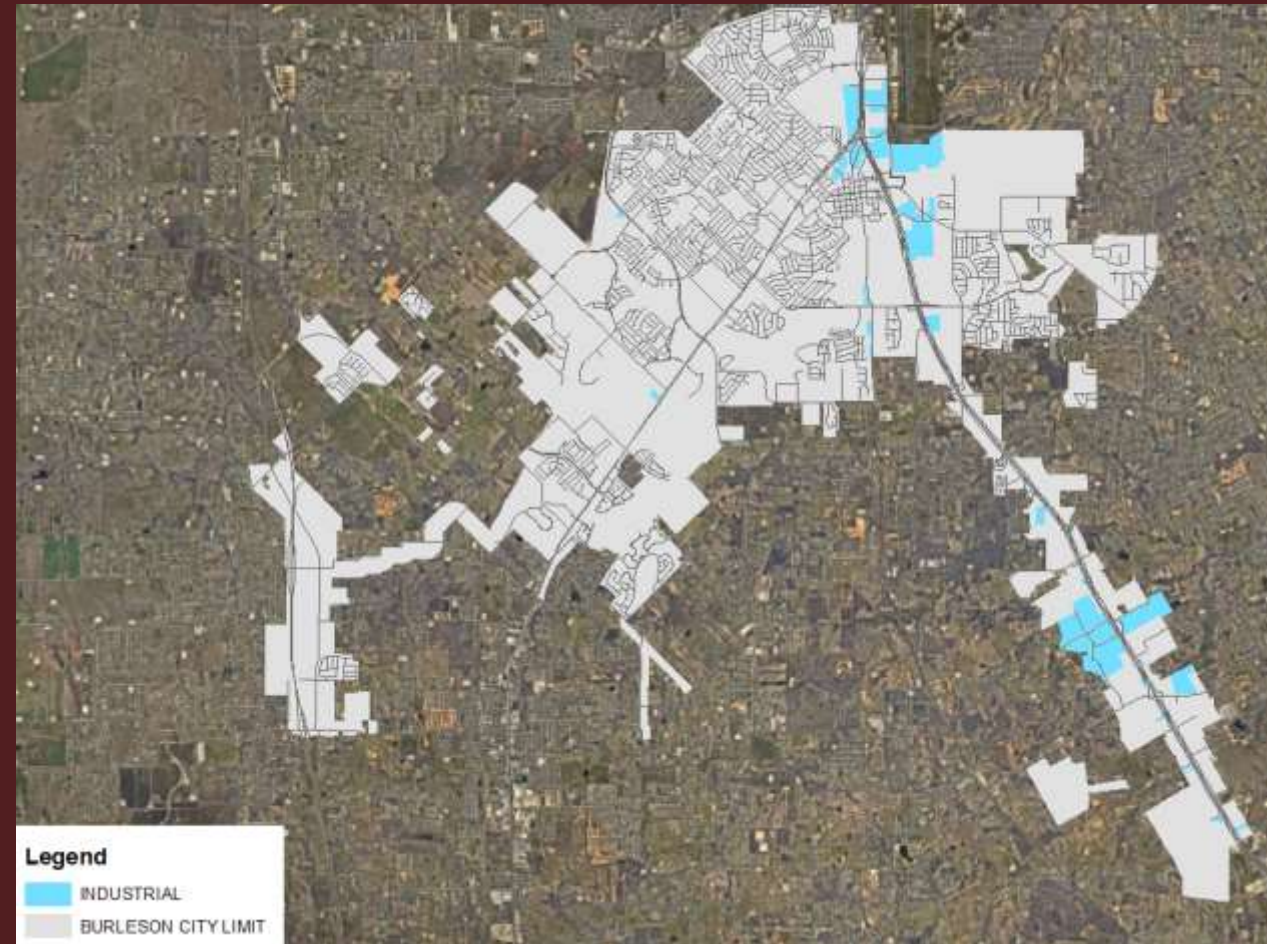
Background (Liquor/Package Stores)

- Current zoning ordinance does not address liquor/package stores therefore they are not an allowed use.
- The City Secretary's office is in receipt of a petition from a resident to gather signatures of support for a local option election in November. If successful, it would allow for the legal sale of all alcoholic beverages for off-premise consumption in Burleson. Staff has created an ordinance containing text amendments for alcohol-related uses (package stores).
- February 5, 2024: The City Council and Planning and Zoning Commission conducted separate meetings and approved resolutions setting a March 4th date for a joint public hearing and prescribed methods of notification.



Zoning Districts (Liquor/Package Stores)

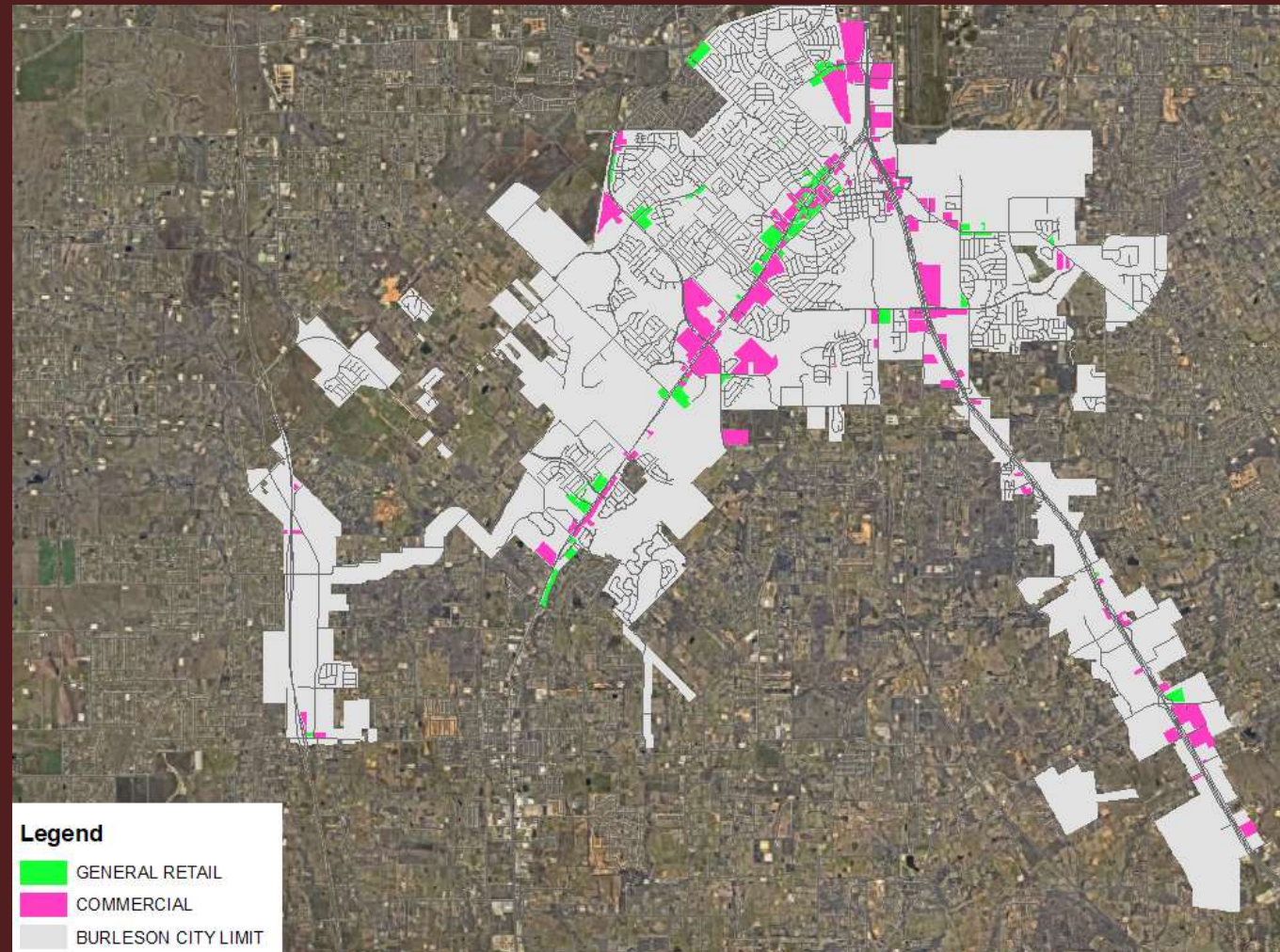
- The next several slides detail standards that the Planning staff is proposing:
- The land use would be classified as Liquor/Package Store in three zoning districts:
 - I – Industrial (By Right with Supplemental Standards)





Zoning Districts (Liquor/Package Stores)

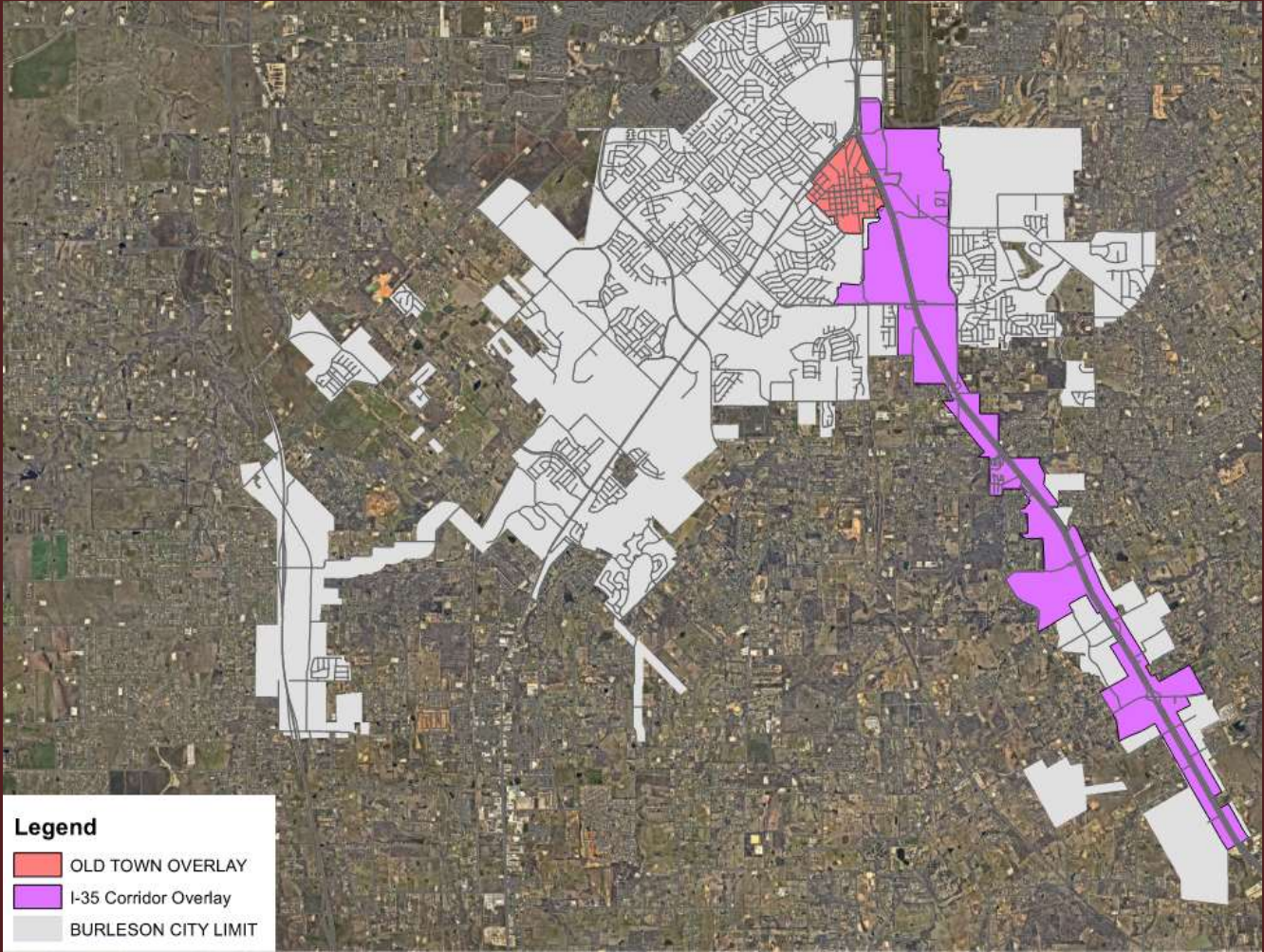
- Per Council's previous direction, staff has amended the text to provide Liquor/Package Stores in GR-General Retail and C-Commercial zoning districts per a specific use permit (SUP)





Supplemental Regulations

- Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage.





Supplemental Regulations Continued

- Minimum building size shall be 7,500 sq. ft. (requires fire sprinkling).



Aarons Rental
809 SW Wilshire
8,800 SF



RIO BRAVO
1940 SW Wilshire
7,300 SF



QUESTCARE
1571 SW
Wilshire 7,600 SF
(All Suites)



Supplemental Regulations Continued

- Per Council's direction, staff has provided text to provide that no liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.



Supplemental Regulations Continued

- A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.





Supplemental Regulations Continued

- The liquor store has an independent entrance for deliveries and customers. “Partitioned” means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.



Supplemental Regulations Continued

- All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.



Supplemental Regulations Continued

- Increased landscaping between front façade and the parkway. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage.
- NOTE: A variance can be requested from any supplemental standards.





Future Proofing

- This text amendment is meant to only serve as an update to the City's Zoning Ordinance.
- Liquor stores are not allowed unless a local option election passes.
- If a local option election is successful, any proposed establishment would still need to meet any and all applicable TABC regulations.



Questions



Public Hearing



Staff Recommendation

- Staff recommends making a final report and recommendation to City Council.



Staff Recommendation

- Staff recommends approval of the ordinance on first reading.