



January 30, 2023

***Via Email: [staci.king@glenrosetexas.org](mailto:staci.king@glenrosetexas.org)***

Staci L. King, TRMC, CMC  
City Secretary  
City of Glen Rose  
201 NE Vernon  
Glen Rose, TX 76043

Re: Request for Waiver of Ordinance Sec. 4.02.002

Dear Ms. King,

Please accept this letter and supporting documentation as application to Glen Rose City Council for a variance from the minimum distance restrictions set forth in Section 4.02.002 of Glen Rose's Code of Ordinances (the "Code"), which, if granted, would enable the applicant, Oakdale Resort & Motor Court, LLC ("Oakdale"), to apply for permits issued by the Texas Alcoholic Beverage Commission authorizing alcoholic beverage sales for on-premises consumption at Oakdale Resort & Motor Court located at 1019 NE Barnard Street (the "Resort"). Oakdale requests placement of its variance request on the agenda for the City Council meeting scheduled for February 13, 2022.

Measured in a direct line from property line to property line, the Resort's parcel is located within 300 feet of a parcel owned by Glen Rose Independent School District ("GRISD") where Glen Rose Junior High School (the "School") is located. Code Sec. 4.02.002 prohibits alcoholic beverage sales within 300 feet of a public school without variance approval by City Council. The Code authorizes Council to grant a variance if it determines the enforcement of the regulation in a particular instance is either:

- not in the best interest of the public,
- constitutes waste or inefficient use of land or other resources,
- creates undue hardship on an applicant for a license or permit,
- does not serve its intended purpose,
- is not effective or necessary, or
- for any other reason council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

Oakdale is seeking a variance for the Resort as related to the School. Oakdale's intent is to establish an open line of communication with GRISD and the School and is available for any questions or concerns about its proposed activities at the Resort.

It is unnecessary to prohibit alcoholic beverages sales at the Resort given the family-oriented, recreational nature of Oakdale's business operations and true proximity of the Resort to the School.

Oakdale understands the purpose of restricting alcohol sales near schools is to reduce the likelihood of alcoholic beverage sales to minors, and it takes its responsibilities as a good corporate citizen and TABC permittee seriously. Oakdale's employees and managers will receive training on responsible policies and procedures for selling alcoholic beverages to the public. The training focuses on preventing sales to minors, to intoxicated customers, and restricted hours for alcoholic beverage sales. It is unnecessary to ban alcoholic beverage sales at the Resort to prevent sales to minors.

While the Resort's property is located within 300 feet of the School measured property line to property line, it's over 2,000 feet measuring along street fronts from the school to the Resort's primary areas of alcoholic beverage sales and service. Oakdale's property is enclosed by a fence with no open entrances on Gaither and College Streets, and its main ingress/egress on NE Barnard Street. Enclosed are maps demonstrating the true proximity of the Resort and School.

On-premises alcoholic beverage sales have taken place over the last two years at the Resort through a third-party holding a TABC Private Club permit, and, to Oakdale's knowledge, with no reported incidents involving TABC or local law enforcement.

Oakdale anticipates alcoholic beverage sales will account for less than 25% of total sales at the Resort; however, not being able to sell alcoholic beverages puts Oakdale at a competitive disadvantage to similar businesses in the state that are able to sell alcoholic beverages. If Council does not grant a variance, Oakdale would be required to obtain a TABC Private Club permit at the Resort. Private Club permits are not subject to minimum distance restrictions to public schools, but they are expensive to maintain and onerous for both the permittee and its guests.

For the reasons set forth, Oakdale respectfully requests City Council grant it a variance from the Code's minimum distance regulations related to the sale of alcoholic beverages near a public school. Please let me know if you require any additional information for the variance application. I can be reached by phone at (254) 386-2001 or by e-mail at [info@oakdalepark.com](mailto:info@oakdalepark.com).

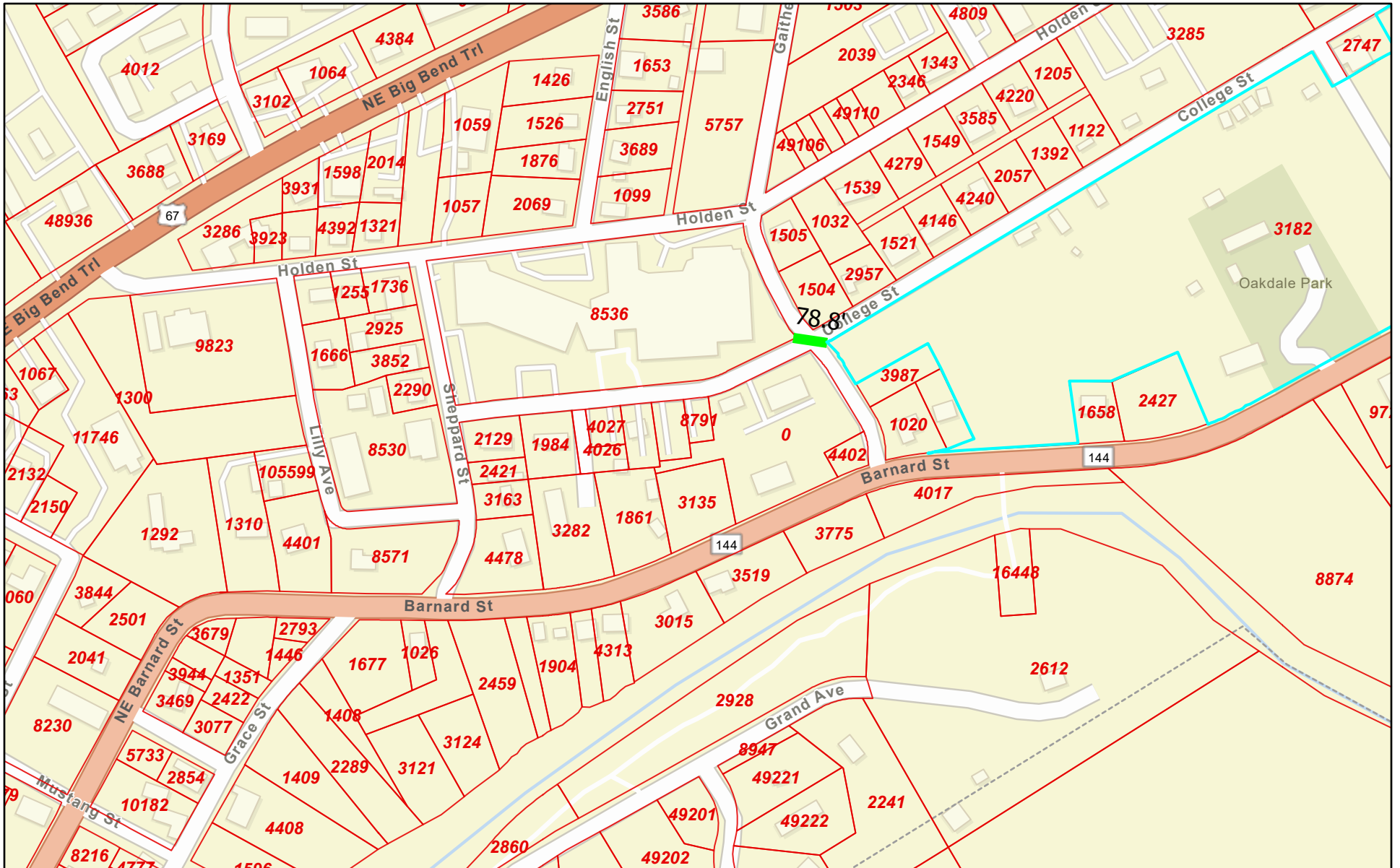
Sincerely,

*Luci DiGiorgio*



Luci DiGiorgio, Managing Member  
Oakdale Resort & Motor Court, LLC

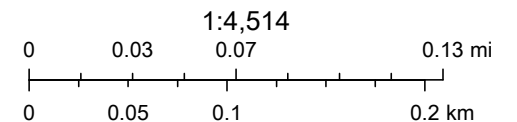
Enclosures

# Somervell CAD Web Map



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-  Abstracts
-  Parcels

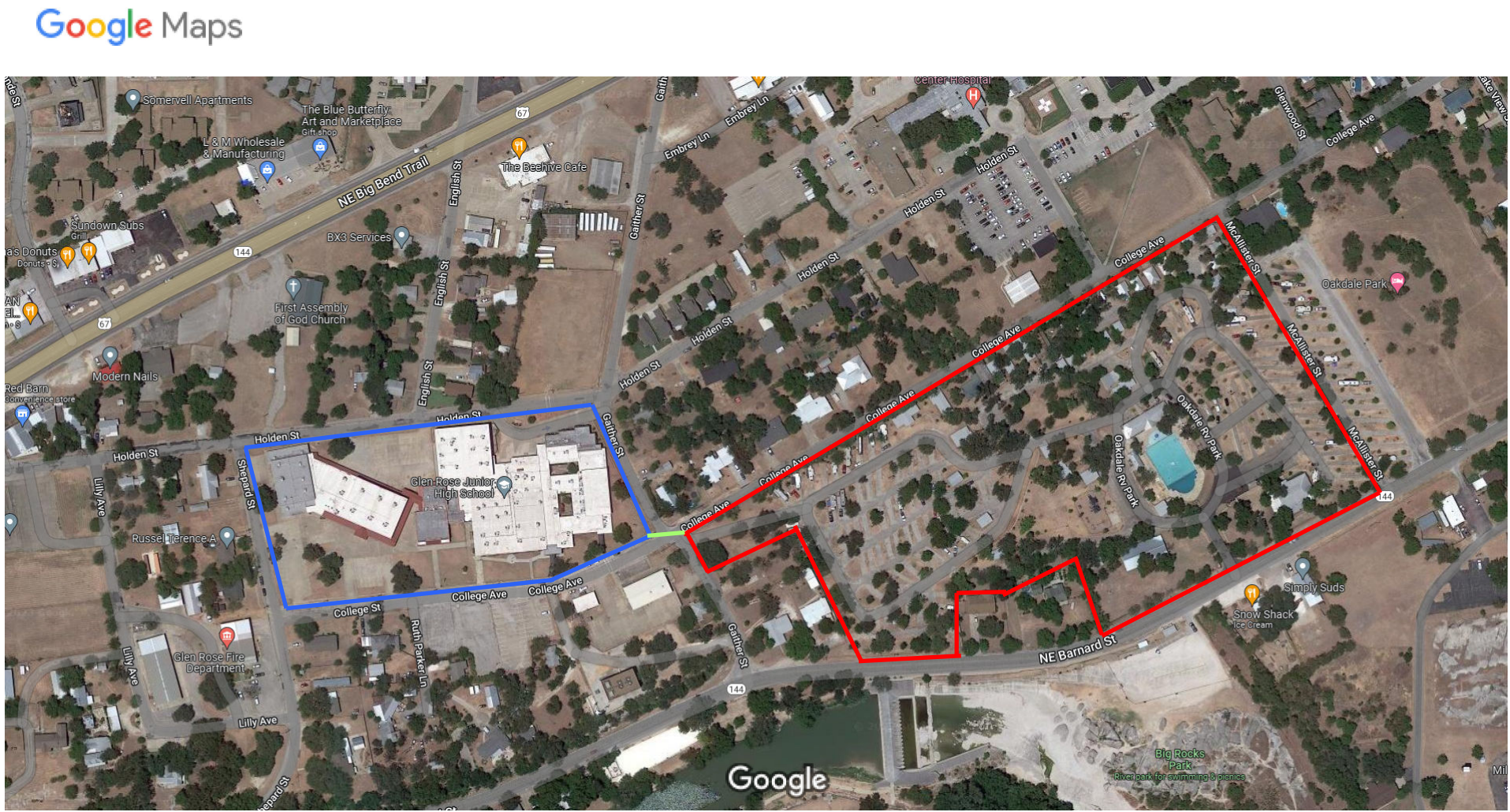


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Somervell County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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