



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-15 An Ordinance of the City Council Amending Title IV, Government Code, Chapter 405 Zoning Regulations, Article 405-I, Sections 405.020 Definitions, 405.150 "C-1" Local Commercial District Regulations, 405.160 "C-2" General Commercial District Regulations, 405.165 "C-3" General Commercial District Regulations, and Article 405-V Height and Area Requirements, Exceptions and Modifications.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: April 5, 2022

Issue Statement

Consideration to approve Amendments to Chapter 405 Zoning Regulations

Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 405 Zoning Regulations– specifically to Sections 405.020 Definitions, 405.150 "C-1" Local Commercial District Regulations, 405.160 "C-2" General Commercial District Regulations, 405.165 "C-3" General Commercial District Regulations, and Chapter 405 Article – V Height and Area Requirements, Exceptions and Modifications.

Together these amendments serve two purposes.

1. The permittance of Bars and Taverns in the C-1, C-2, and C-3 zoning districts.
2. General cleanup of the ordinance as necessary to ensure clarity and concision.

405.020 Definitions

Adding definition within 405.020: **BAR OR TAVERN** - Any building or structure devoted primarily to the selling, serving or dispensing for consumption of malt, vinous, or other alcoholic beverages in which the incidental selling or serving of food may also occur. This definition includes any building or structure in which the brewing, distilling, or vintning of alcoholic beverages is performed therein, so long as such beverages are sold, served and/or dispensed for retail sale directly to the consumer, and not intended for or put to any wholesale use.

The definition allows for the manufacturing and sale of alcohol for sale on the premises.

405.150 "C-1" Local Commercial Zoning District Regulations

Removing text within 405.150.B Uses Permitted: Bar or tavern, ~~provided that the premises of which is located not less than five hundred from the boundary of any R district, a church or similar place of worship or a public school.~~



The necessary restrictions on alcohol sales and distribution are present in Chapter 600 Alcoholic Beverages. Regulations regarding alcohol should remain relegated to the single, most appropriate area of the Municipal Code.

405.160 “C-2” General Commercial District Regulations

Altering text within 405.160.A Purpose: The intent of the “C-2” Commercial District is to permit less restrictive commercial and service related business with a compatible location adjacent to similar uses which ~~are separated from~~ take into consideration the adjacency of residential uses ~~restricted~~.

This change is intended to clarify unclear language as well as reflect the application of the district as practiced.

405.165 “C-3” General Commercial District Regulations

Adding text within 405.165.B Uses Permitted:

43. General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.

44. Bar or tavern

405-V Height And Area Requirements, Exceptions, And Modifications

Altering references in the chart to ensure that they match up with changes made in a previous amendment.

Recommended Action

Staff recommends the approval of the referenced Amendment.