Alcoholic Beverage Overlay Districts Proposed Expansion (21-ZA-05)

City Council Meeting

September 21, 2021

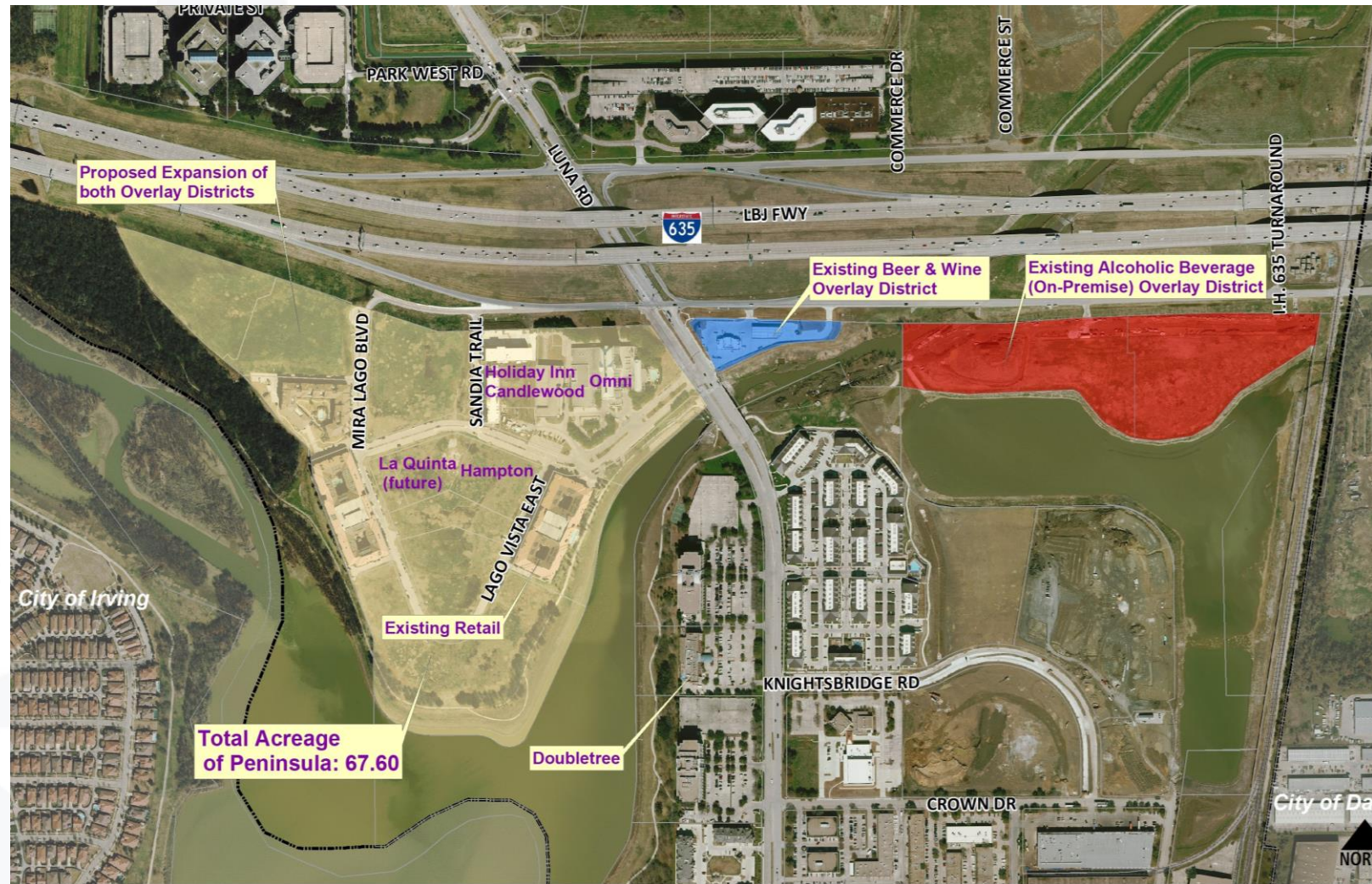# Zoning Amendment – Subject Property (67.6 acres)

Proposed Request

- City initiated zoning amendment – per Council's direction (July 12, 2021)
- Hampton Inn is wanting to have retail sale of alcoholic beverages for on-premise consumption for their guests
  - Does not have a restaurant to comply with minimum food-to-alcoholic beverage ratio requirements (per PD-81 and CZO)
  - Not located within the Alcoholic Beverage (On-Premise) Overlay district which exempts establishments from having a qualifying restaurant
  - Not located within the Beer and Wine Sales Overlay district for retail sales for off-premise consumption
- Other nearby hotels and businesses on "peninsula tract" may have an interest in offering similar services
  - Several limited stay hotels w/o full service restaurants
  - Exception – Omni hotel has a mixed beverage permit with food and beverage certificate
  - Retail businesses cannot obtain Beer and Wine retailer's permit since not within Beer and Wine Sales overlay district
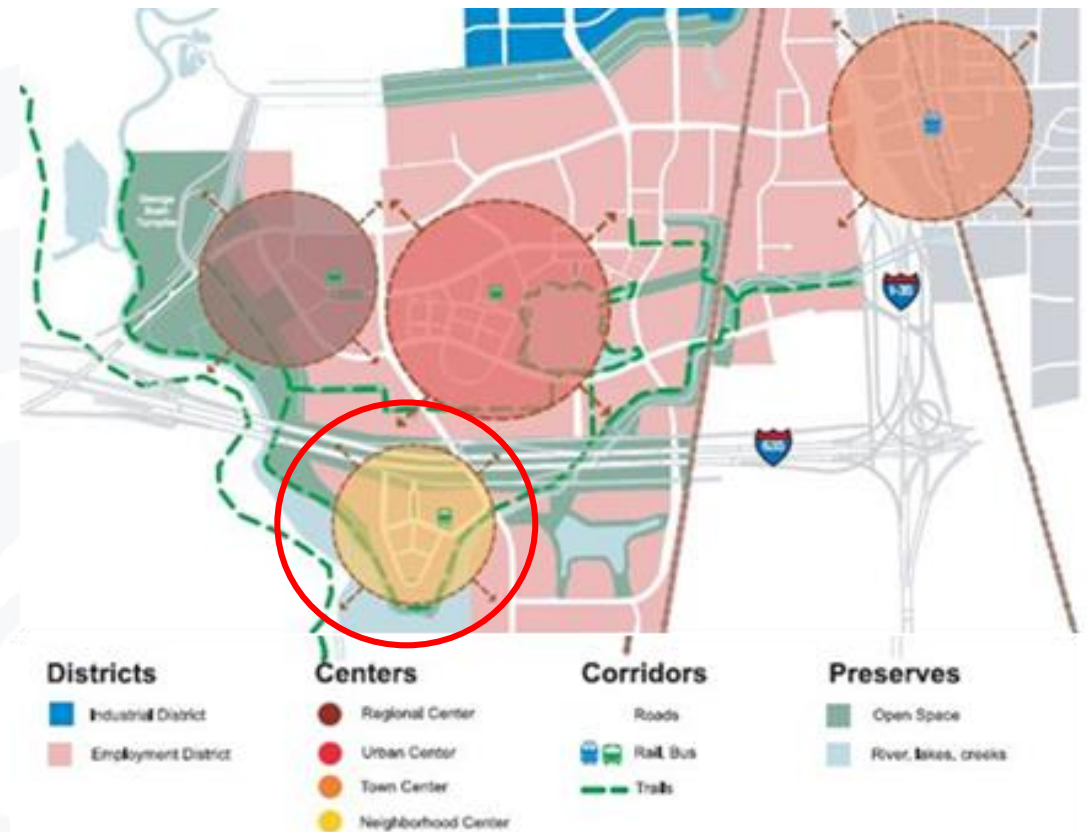
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Proposed Request

- Expand BOTH the Beer and Wine Sales, and Alcoholic Beverage (On-Premise) overlay districts to include the "peninsula tract" (yellow shading)

    - Benefits area hotels and retail businesses

    - Allows hotel patrons and area residents to purchase alcoholic beverages

    - If adopted, cannot tighten alcohol regulations in future

Comprehensive Plan Recommendation

- West Side Plan (2003) designates subject property as:
  - Employment District; and
  - Neighborhood Center
- Request is supportive of Plan recommendation:
  - Allowing alcohol sales benefits businesses longer term
  - Successful businesses can support nearby neighborhoods
  - Allows current and future businesses multiple TABC licensing options

- Planning & Zoning Commission considered the request on August 23, 2021 and recommended approval (4-3).

Questions