



September 16, 2016

STAFF REPORT

RE: Case 1746-Z/Town of Addison

REQUEST: Approval of an ordinance allowing the issuance of a Special Use Permit for the sale of beer and wine for off-premises consumption only in conjunction with a Special Use Permit for a hotel.

DISCUSSION:

Background: Prior to 2010, the sale of alcoholic beverages of any kind for off-premises consumption was limited to Inwood Road. On November 2, 2010, the Town held a Charter amendment election in order to remove this restriction for beer and wine sales.

The Addison Zoning Ordinance has always allowed beer and wine to be sold in any Local Retail district with a Special Use Permit, but that provision was always superseded by the restriction in the Charter. Following the successful Charter amendment election, the Town recognized that there were many properties that were appropriate for such sales, but that were not zoned Local Retail. Accordingly, the Special Use Permit provision was expanded through Ordinance O11-007, to include the Urban Center district and certain Planned Development districts. This section of the zoning ordinance currently reads as follows:

(27) Sale of beer and wine for off-premises consumption only in any local retail district, in any urban center district, or in any planned development district wherein the sale of beer and wine for off-premises consumption is specifically allowed in the ordinance establishing such planned development.

Since the election in 2010, The Town has issued 19 Special Use Permits for the sale of beer and wine for off-premises consumption only. Most recently (2014), the Hyatt House hotel at 4900 Edwin Lewis, which is zoned as a Planned Development, was granted this SUP. This allows the hotel to sell beer and wine to their guests to take from the lobby to their rooms.

Recently, the Town has been approached by another hotel, adjacent to the Hyatt House, requesting the same service. This hotel, however, is not zoned LR, UC or PD. Given the similarity in location and use, this does not seem to be an unreasonable request, but the ordinance does not currently allow this.

Current Request: Staff is proposing to add language to this section of the zoning ordinance to state that such a Special Use Permit may be issued in conjunction with a hotel use, which also requires a Special Use Permit. The new provision would read as follows:

(27) Sale of beer and wine for off-premises consumption only in any local retail district, in any urban center district, ~~or~~ in any planned development district wherein the sale of beer and wine for off-premises consumption is specifically allowed in the ordinance establishing such planned development, or in conjunction with the issuance of a Special Use Permit for a hotel.

RECOMMENDATION: **APPROVAL**

This change would give the Town the ability to consider the request for this specific hotel as well as other hotels that may make this request in the future, but would not obligate the Town to approve such requests.



Case 1746-Z/Town of Addison
September 20, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2016, voted to recommend approval of an ordinance amending the Code of Ordinances of the Town of Addison by amending Appendix A – Zoning, Article XX (Special Uses), Section 1, Subsection A. (27), to add that a Special Use Permit for the sale of beer and wine for off-premises consumption only may be issued in conjunction with the issuance of a Special Use Permit for a hotel.

Voting Aye: Ennis, Griggs, Robbins, Robinson, Schaeffer
Voting Nay: Morgan
Absent: Smith

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none