



**City of Azle
Regular Agenda
Planning and Zoning Commission**

505 W. Main Street
Azle, Texas 76020

November 7, 2024

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

NOTICE IS HEREBY GIVEN THAT ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY PARTICIPATE IN THIS MEETING OF THE CITY OF AZLE PLANNING AND ZONING COMMISSION VIA VIDEO CONFERENCE. A QUORUM OF THE GOVERNING BODY AND THE PRESIDING OFFICER WILL BE PRESENT AT THE ABOVE-NAMED LOCATION.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission Meeting held on October 3, 2024.

David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for Wineries.

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on November 1, 2024, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

Malinda Howell

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

October 3, 2024

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Commissioner Cynthia Barrios

Staff Present:

David Hawkins, AICP Director of Planning and Development

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Laurel Mosier led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held September 19, 2024.

Commissioner Rick Simmons moved to approve the minutes of the Planning and Zoning Commission meeting held September 19, 2024 as presented. Laurel Mosier seconded the motion. Motion carried.

Yes: (6) Leonard Wheeler, Jim Carlson, Jared Arneson, Rick Simmons, Laurel Mosier,

Absent: (1) Curt Lampkin
Cynthia Barrios

PUBLIC HEARING

- 2. Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider an amendment to the Permitted Use Schedule to allow Tattoo Parlors in the Central Business District (CBD) by Specific Use Permit (SUP).**

Director of Planning and Development David Hawkins presented this item. At the City Council meeting on September 3, 2024, there was a discussion about a possible business venture consisting of a tattoo parlor and art studio to be located within the Azle Downtown area. The purpose of this agenda item is to amend the Permitted Use Schedule to allow Tattoo Parlors in the Central Business District (CBD) by a Specific Use Permit (SUP). Specific Use Permits require a public hearing and approval by the Commission and City Council before opening that type of business and can be considered on a case-by-case basis.

Chairman Leonard Wheeler opened the public hearing at 6:03 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:03 p.m.

Commissioner Rick Simmons motioned to recommend approval to the City Council, a text amendment to the Permitted Use Schedule to allow Tattoo Parlors in the Central Business District (CBD) by Specific Use Permit (SUP), as presented. Commissioner Laurel Mosier seconded the motion. Motion carried.

Yes: (4) Leonard Wheeler, Rick Simmons, Laurel Mosier, Curt Lampkin

No: (2) Jim Carlson, Jared Arneson

Absent: (1) Cynthia Barrios

DISCUSSION ITEMS

- 3. Development Project Updates**

Director of Planning and Development David Hawkins mentioned that the joint meeting with City Council for the adoption of the Comprehensive Plan has been scheduled for Tuesday, October 29, 2024 at 6:00 p.m. at the Azle Christian Church.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:06 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP

Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and consider a recommendation to the City Council regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding regulations for Wineries.

Background and Explanation:

At the City Council meeting on October 15, 2024, there was a discussion about a possible winery business venture to be located within the Azle Downtown area. The purpose of this agenda item is to define the business type: **Winery** and to amend the Permitted Use Schedule to assign the zoning districts in which a **Winery** would be permitted, either by right or by a Specific Use Permit (SUP). Permitted by right would only require a Site Plan approval and submission of a Building Permit to be approved administratively by City staff (if no variances are requested). Specific Use Permits require a public hearing and approval by the P & Z Commission and City Council before opening that type of business and can be considered on a case-by-case basis.

Current Text Language:

Zoning Ordinance - Section 3 Definitions and Section 4.10 - Permitted Use Schedule are attached to this agenda item.

Proposed Text Amendment:

At the October 15, 2024 meeting, City Council directed City staff to proceed forward with a Code Amendment to consider adding **Winery** as a new business type to the Zoning Ordinance, as the City's ordinances do not address wineries at all. Below is a proposed new definition for this business type and a proposed new Winery use listed within the Permitted Use Schedule. The proposed additions/changes are in red text. City staff also conducted the benchmarking of other cities' development ordinances as it pertains to the use of **Winery** for comparison and is included in this packet. The recent updated Permitted Use Schedule (Ord. No. 2024-11) is also attached to the end of this staff report.

Zoning Ordinance - Section 3.2 - Definitions - Add the following new definition:

WINERY: Winery means a facility used for the manufacturing, bottling, labeling and packaging of wine and if necessary, may include the manufacturing and importation of grape brandy for fortifying purposes only. A winery may include the following accessory uses: a vineyard for the growing, cultivation or planting of grapes or other fruits, a tasting room to dispense wine for on-premises consumption, meeting or banquet facilities, restaurants, retail gift shops and retail sales area of wine for off-premises consumption.

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Commercial Uses	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP
<i>Winery</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>						

Commercial Uses	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
<i>Winery</i>					<i>S</i>	<i>P</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>

P = Permitted

S = Specific Use Permit

Board/Commission/Committee Recommendation:

After the conclusion of the public hearing, the P & Z Commission may make a recommendation on the proposed amendments to the Zoning Ordinance pertaining to the Permitted Use Schedule. Any recommendation will be forwarded to the City Council on November 19, 2024 for final action.

Staff Recommendation:

Staff forwards this proposed code amendment for P & Z Commission consideration.

Attachments:

1. ORD - 2024-11 - City Council Signed
2. 9 - Winery Benchmarking

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF AZLE, TEXAS, AMENDING SECTION 3, "DEFINITIONS" OF EXHIBIT A, "ZONING ORDINANCE" OF CHAPTER 14, "ZONING"; AND AMENDING SECTION 4, "ZONING DISTRICT REGULATIONS" OF EXHIBIT A, "ZONING ORDINANCE" OF CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES, CITY OF AZLE, TEXAS, TO ADD NEW DEFINITIONS AND AMEND THE PERMITTED USE SCHEDULE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Azle is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Azle heretofore adopted the Zoning Ordinance of the City, codified in Chapter 14 of the City Code, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the Planning and Zoning Commission of the City of Azle, Texas held a public hearing on March 21, 2024, and the City Council of the City of Azle, Texas held a public hearing on April 2, 2024, with respect to the zoning ordinance and subdivision changes described herein; and

WHEREAS, the Planning & Zoning Commission and the City Council of the City of Azle, in compliance with the laws of the State of Texas and the ordinances of the City of Azle, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance should be amended as described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:

SECTION 1.

Section 3, "Definitions" of Exhibit A, "Zoning Ordinance" of Chapter 14, "Zoning" shall be amended to amend subsection 3.2 to add a new definition to read as follows:

SMOKE SHOP AND TOBACCO STORE: Any retail establishment that is dedicated, in whole or in part, to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, tobacco paraphernalia, electronic vaping devices or other similar substances; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only.

SECTION 2.

Section 4, "Zoning District Regulations" of Exhibit A, "Zoning Ordinance" of Chapter 14, "Zoning" shall be amended to amend subsection 4.10 to read as follows:

Zoning Ordinance - Section 4.10 - Permitted Use Schedule

Commercial Uses	O	CBD	INS	C	HC	IND
Auto and RV sales					S	S
Bar		S		S	S	S
Bed and breakfast		S				
Broadcasting or production studio				P	P	P
Car wash				S	S	S
Commercial parking lots	S	S	S	S	S	S
Equestrian facilities						
Equipment rental						S
Food Truck Park	S	S	P	S	S	S
Free standing emergency medical care facility/urgent care	L10	L10	L10	L10	L10	L10
Hotel /motel	S	S	S	S	S	P
Indoor recreation		P	P	P	P	P
Laundry facilities				S	S	P
Major event entertainment				S	S	S
Medical laboratories	P	P	P	P	P	P
Movie theaters				P	P	P
Outdoor recreation				P	P	P
Private club		S		S	S	S
Professional services and offices	P	P	P	P	P	P

Quick vehicle servicing		S		P	P	P
Restaurant	P	P	P	P	P	P
Retail sales and service	S	P	P	P	P	P
RV camp ground/park				S	S	
Scientific research	P	P		P	P	P
Sexually oriented business						S
Smoke Shop and Tobacco Store					S	S
Temporary construction office	L8	L8	L8	L8	L8	L8
Vehicle repair					S	P
Industrial Uses	O	CBD	INS	C	HC	IND
Bakeries		P		P	P	P
Construction equipment sales/storage						P
Distribution center				S	S	S
Feed lots						
Food processing						S
Gas wells/oil wells	S	S	S	S	S	S
Junk yards and auto wrecking						S
Kennels				S, L9	S, L9	S, L9
Manufacturing, light		S, L7		S, L7	S, L7	
Manufacturing, heavy					S, L7	S, L7
Manufacturing of non-odoriferous foods						P
Motor freight terminal						S
Printing/publishing		P			P	P
Radio, tv or cellular towers	S	S	S	S	S	S
Recycling business					S	S
Sanitary landfills, commercial incinerators, transfer stations						S

Self-service storage					S	S
Temporary concrete batch plant	P	P	P	P	P	P
Veterinary clinics				P	P	P
Wholesale sales				S	P	P
Wholesale nurseries						
Wholesale storage and distribution					S	S
Wrecker services and impound lots	S	S	S	S	S	S
Service Uses	O	CBD	INS	C	HC	IND
Barber, beauty & nail salon	P	P		P	P	P
Dance studio	P	P		P	P	P
Fitness facility	P	P	P	P	P	P
Health studio	P	P	P	P	P	P
Tattoo parlor				S	S	S
Tanning Salon		P		P	P	P

P - Permitted Use	S Specific Use Permit Required	L Permitted Use with designated limitations	L1 - Live stock permitted in accordance with Chapter 2 of the City of Azle Code of Ordinances	L2- HUD- Code manufactur ed homes	L3	L4
L5 - Building mounted wind generators may not extend <u>higher than</u> ten(10) feet above where the wind generator is mounted on the building.	L6 - Lots where the proposed wind generator s will be located shall have a minimum lot area of two (2) acres.	L7 - No outside storage of materials is allowed. No measurable increase in ambient sound shall be detectable at the property line.	L8 Temporary Construction Office may be erected 30 days prior to construction activities and shall be removed within 10 days of completion of construction activity[.]		- Accessory structures directly related to an agriculture function are allowed without a primary structure on platted land greater than 5 acres.	Accessory Dwelling shall not exceed the total square footage of the primary use, including all ancillary uses. Accessory Dwelling are only allowed on properties with frontage on and addressed from Main Street. Accessor y
The height shall be measured from the base of the wind generator where it is mounted on the building to the highest point of the arc of the blades' elevation. If the wind generator does not use blades, then height is measured from the base of the wind generator where it is mounted on the	A maximum of one (1) wind generator is permitted by right.					

building to the highest point of the <u>wind</u> generator.	Wind generator s shall be located	Dwellings
L10 - A minimum separation of 300' shall be maintained to any adjacent residential use[.]	minimum of 150 feet from the property lines. Multiple wind generators are permitted only with approval of a SUP. The maximum height of a wind generators shall not exceed the maximum height of a structure per the zoning district without an SUP[.]	must be attached to the structure housing the primary use. Only 1 Accessory Dwelling is allowed per platted lot[.]
		L9 - A minimum separation of 500' from any outdoor kennel or run shall be maintained to any adjacent residential use.

SECTION 3.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Azle, Texas, as amended, except where the provisions are in direct conflict with the provisions of their ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses or fails to comply with, or who resists the enforcement of any provision of this ordinance shall be fined not more than Five Hundred dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

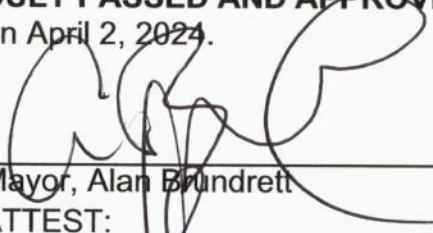
All rights and remedies of the City of Azle are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Azle, Texas, as amended, which have accrued at the time of the effective date of this ordinance; and, as such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this ordinance but may be prosecuted until final disposition by the court.

SECTION 7.

This ordinance shall be in full force and effect from and after its passage as provided by law, and it is so ordained.

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Azle, Texas, on April 2, 2024.



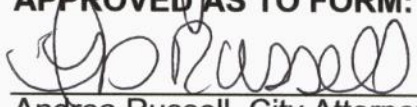
Mayor, Alan Brundrett

ATTEST:



Yael Forgey, City Secretary

APPROVED AS TO FORM:



Andrea Russell, City Attorney

Winery Benchmarking 10.28.24

Comparison City/Town	Definition of Winery (or similar if winery not specifically defined)	Permitted in what Zoning Districts?	Link to Use Chart, Zoning Code, or City Code
Argyle	Winery means a facility used for the manufacturing, bottling, labeling and packaging of wine and if necessary, may include the manufacturing and importation of grape brandy for fortifying purposes only. A winery may include the following accessory uses: a vineyard for the growing, cultivation or planting of grapes or other fruits, a tasting room to dispense wine for on-premises consumption, meeting or banquet facilities, restaurants, retail gift shops and retail sales area of wine for off-premises consumption.	Permitted in PD - planned development district only.	https://library.municode.com/tx/argyle/codes/development_standards/code_of_ordinances?nodeId=PDF_CH02_P0100_0143_0205CH04
Arlington	Microbrewery Microdistillery Winery A microbrewery is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A microdistillery is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of distilled spirits and other liquors. A winery is a facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24 percent alcohol by volume. Bar An establishment, licensed by the State for the sale of alcoholic beverages, that derives more than 75 percent of the establishment's gross revenue from the on-premise sale of alcoholic beverages for on-premise consumption.	Permitted in GC General Commercial; FH Flex Hybrid; LI Light Industrial; IM Industrial Manufacturing; and RMU Regional Mixed Use. Requires Special Use Permit in DB Downtown Business.	https://cdmuni.org/linked-civic-live.com/UseFiles/Server/Server_14681062/File/City/620146/DeputyCity%20Secretary/City_Code_of_Ordinances%20Chapter.pdf
Aze	BAR: An establishment where 51% or more of the revenues are from the sale of alcoholic beverages. PRIVATE CLUB: A group of people associated with or formally organized for a common purpose, interest or pleasure, including organizations with facilities for the storage, sale, possession, or serving of any alcoholic beverage permitted by the law of the State of Texas and where none of such facilities are available except to a member or their guests.	Bars and Private Clubs only in CBD, C, HC, and Ind with Special Use Permit	https://council-303.com/303387243013072/
Colleyville	Package Store: A retail establishment that sells "liquor", as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.	Special Use Permit required in CC1 Village Retail District, CC2 Shopping Center District, CC3 Highway Commercial District. Special Land Use Standards or Section Ref: 9	https://library.municode.com/tx/colleyville/codes/code_of_ordinances?nodeId=PDF_CH02_ARTICLE_0000_CH02A105_53_54050010
Denton	Bar, Tavern, or Lounge: An eating and drinking establishment providing or dispensing the drink for on-site consumption fermented malt beverages, and/or malt, special malt, vinous, or spirituous liquors, and in which the sale of food products is secondary. A bar, tavern, or lounge may include the provision of live entertainment and/or dancing; however, shall not include any adult entertainment. Accessory uses may include the manufacture of alcoholic beverages for on-site consumption and/or retail sales.	Permitted in: MD Mixed Use Downtown Core, MO Mixed Use Regional, SC Suburban Corridor, HC Highway Corridor, GO General Office, LI Light Industrial, SUP+additional standards apply in MN Mixed Use Downtown Core.	https://library.municode.com/tx/denton/codes/development_code?nodeId=PDF_CH02ARTICLE0000SUBCHAPTER5300536572ANNU
Flower Mound	Alcoholic beverage means alcohol and any beverage containing more than one-half of the percent of alcohol by volume which is capable of use for beverage purposes, either alone or when diluted. Alcoholic beverage establishment means any establishment primarily engaged in the selling and/or processing and production of alcoholic beverages, as defined within the Texas Alcoholic Beverage Code, as amended, to the general public. Such establishments are limited to the functions allowed by their Texas Alcoholic Beverage Commission permit and the town's local option status. Examples of uses include brewery, distillery, winery, and wine and/or beer retail establishments. Wine and/or beer retail establishment means any establishment which derives the majority of its gross revenue from the sale of wine and/or beer to the general public for off-premises personal or household consumption and rendering services incidental to the sale of such goods. Wine and vinous liquor means the product obtained from the alcoholic fermentation of juice of sound ripe grapes, fruits, berries or honey, and includes wine coolers.	All subject to section 98-1009 Permitted in: R-1 retail district-1, R-2 retail district-2, C-1 commercial district-1, C-2 commercial district-2, WR water recreation district, REC recreational district, CC campus commercial district. Permitted in: I-1 industrial district-1, I-2 industrial district-2, REC recreational district, CI campus industrial district IF production area GREATER THAN 6,000 square feet. SUP required in: R-1 retail district-1, R-2 retail district-2, C-1 commercial district-1, C-2 commercial district-2, WR water recreation district, CC campus commercial district IF production area GREATER THAN 6,000 square feet. SUP required in: I-1 industrial district-1, I-2 industrial district-2, CI campus industrial district IF production area LESS THAN 6,000 square feet.	https://library.municode.com/tx/flower-mound
Fort Worth	Alcoholic beverage as defined by TABC which is: "Alcoholic beverage" means alcohol, or any beverage containing more than one-half of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.	Permitted in zoning districts: "E" Neighborhood Commercial: All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off-premise consumption and as part of food service; and "F" General Commercial; "Q" Intensive Commercial; "H" Central Business; "T" Light Industrial; "F" Medium Industrial; "H" Heavy Industrial.	https://codelibrary.unl.edu/ga/codes/fortworth/fortworth_twr/0-0-36578
Grapevine	Winery, shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than 24 percent alcohol by volume from grapes, fruits and berries grown on-premise or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 25,000 gallons annually. A winery may include the following secondary uses: a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.	Permitted as a secondary use in GV Grapevine Vintage District with a conditional use permit. Requires conditional use permit in CBD Central Business District for "Winery with alcoholic beverage sales, with, on-premise and off-premise consumption, AND/OR Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption. GV zoning designation ordinance: https://library.municode.com/tx/grapevine/codes/code_of_ordinances?nodeId=PDF_CH02_ARTICLE0000CH02_73_7333AGVGRVIDIRE And specific design requirements for lighting, parking lot lighting, outdoor storage, refuse disposal areas. And it is recognized that requiring wineries to have exterior fire resistant construction having at least 70 percent of the total exterior walls, excluding doors and windows constructed of brick, stone or other masonry or material of equal characteristics may not allow for vintage type developments. Wineries proposed in the GV not meeting the 70 percent masonry requirement shall present an exterior wall plan to the planning and zoning commission and the commission shall establish the amount of masonry required.	https://library.municode.com/tx/grapevine/codes/code_of_ordinances
Keller	Winery - A building or property that produces wine, an establishment where wine is made or a business involved in the production of wine.	Winery permitted in C - Commercial. Winery with retail sales (either on or off premise) permitted in R - Retail, and in both the Neighborhood and Main Street subdistricts of the OTK - Old Town Keller Overlay District. Requires SUP for Winery with retail sales (either on or off premise) in TC - Town Center District and in the TCM - Town Center Medical Overlay.	https://library.municode.com/tx/keller/codes/code_of_ordinances
North Richland Hills	Winery means a facility that (1) ferments juices from grapes and/or other fruit; (2) blends wines; (3) manufactures, bottles, labels, and packages wine; and/or (4) performs any other activity authorized by Chapter 35, Winery Permit, of the Texas Alcoholic Beverage Code, as amended.	Requires SUP for Brewery, Distillery, Winery in Light Industrial-1 and Medium Industrial-2	https://library.municode.com/tx/north-richland-hills
Roanoke	Alcoholic beverage means alcohol, or any beverage containing more than one-half (½) of one (1) percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted. Beer means a malt beverage containing one-half (½) of one (1) percent or more of alcohol by volume and not more than four (4) percent of alcohol by weight, and does not include a beverage designated by label or otherwise by a name other than beer.	Requires SUP for "Alcoholic Beverage Retail Sales, Beer Barns, Bars, Liquor Stores, etc. (No drive through)" in R - Retail; LC - Light Commercial; BP - Business Park and HI - Heavy Industrial.	https://library.municode.com/tx/roanoke/codes/code_of_ordinances
Saginaw	Winery - An establishment that meets the definition for a winery in the Texas Alcoholic Beverage Code. A winery may include a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.	Requires SUP in CC - Community Commercial; LI - Light Industrial; and HI - High Industrial. A site plan will be required in accordance with section 8-1, Site Plan Requirements.	https://library.municode.com/tx/saginaw/codes/code_of_ordinances
Southlake	Bar or Tavern - An establishment that derives 75 percent or more of the establishment's gross revenue from the on-premise sale of alcoholic beverages. (As amended by Ordinance No. 480-000) Private Club - A group of people associated with or formally organized for a common purpose, interest or pleasure, including organizations with facilities for the storage, sale, possession or serving of any alcoholic beverage permitted by the laws of the State of Texas, and where none of such facilities are available except to members or their guests. Restaurant - An establishment that primarily serves food prepared in the kitchen of the same establishment for patrons and may serve alcohol with a valid Texas Alcoholic Beverage Commission License as long as the establishment derives less than 75% of its gross revenues from alcohol sales. (As amended by Ordinance 480-000)	Permitted in DT: Beer, wine, and alcohol sales - No alcoholic beverage use shall be located within three hundred (300) feet of a church, public school or public hospital. Such measurement shall be made in accordance with the requirements set forth in Section 109.33 of the Texas Alcoholic Beverage Code. (As amended by Ordinance No. 480-VVV.) Permitted with SUP in C-3 - General Commercial and C-4 Arterial Mall Commercial District - Taverns, clubs, and other comparable establishments under which the on-premises consumption of alcoholic beverages is permitted subject to issuance of a special use permit as required in Section 45 of this ordinance. The mere reference to this provision within the zoning ordinance does not indicate or imply that the sale or consumption of alcoholic beverages has been or will be permitted under the alcoholic beverage laws of the State of Texas. It is only intended to define a location for this type of use if its existence should be permitted by state law.	https://library.municode.com/tx/southlake
Weatherford	Drinking establishment. A retail business that serves alcoholic beverages for on-premise consumption. No definition for liquor store, winery, distillery, or brewery.	Drinking Establishment permitted in CN - Central Neighborhood; I - Industrial; C1 - General Commercial; C2 - Interstate Commercial; C3 - Heavy Commercial; and CBD - Central Business District. Liquor Store permitted in C1 - General Commercial; and C2 - Interstate Commercial; and C3 - Heavy Commercial Liquor Store requires CUP in CBD - Central Business District Winery/Distillery/Brewery requires SUP I - Industrial	https://library.municode.com/tx/weatherford/codes/code_of_ordinances
Westlake	Does not allow stand-alone bar or liquor store: max 75% of sales can be derived from alcohol. Does not specify between on-premise or off-premise.	Winery/Brewery/Bar in AG - Agriculture Sec. 9-23 - Districts in which certain alcoholic beverages sales permitted. Except as otherwise provided in this article, no dealer which derives more than 75 percent of the place of business' gross sales from the on-premise sale of alcoholic beverages will be permitted in the town. Such establishments will only be allowed in the districts, and pursuant to the requirements specified in chapter 302.	use chart: https://library.municode.com/tx/westlake/codes/code_of_ordinances?nodeId=PDF_CH02ARTICLE0000SUBCHAPTER5300536572ANNU