



City Council Agenda Item Summary Report

Meeting Date: November 19, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance by creating a zoning classification and definition for a winery use.			
Attachments: Application Letter Draft Ordinance			

Item Summary:

Ms. Staci Webb requests approval of an Ordinance amending the Zoning Ordinance by adding a new zoning use of ‘winery’. The application letter states that Ms. Webb’s business, Vintage Cork 917, holds a winery permit from TABC and they are interested in locating in Forney.

Staff researched TABC code and similar municipal regulations. Staff proposes the following definition:

“WINERY – 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 fruit brandy for fortifying purposes only. Wine sales may be to holders of wholesaler’s permits, winery permits, or wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 35,000 gallons annually. A winery may include the following accessory uses: a tasting room to dispense wine for on-premise consumption, restaurants and retail sales area of wine for off-premise consumption. A winery permit must be obtained from TABC and all TABC regulations must be adhered to at all times.”

In addition, the proposed ordinance adds a zoning district classification for a winery. Section 37.2 of the Zoning Ordinance does not currently list winery as a use. The proposed amendment allows a winery to operate as a use permitted by right within the Light Industrial district or with a conditional use permit within the General Retail, Central Business District, Commercial, and Mixed-Use zoning districts.

Types of Land Uses	AG	SF-20	SF-15	SF-11	SF-8	SF-6	SF-PH	2F	SFA	MF-15	MH	O	NS	GR	CBD	C	MU	LI
Winery														C	C	C	C	P

Recommendation:

On October 29, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.