

February 28, 2023

**Public Hearing –
Specific Use Permit:
Owner(s):**

Frisco Original Donation, Block 56, Lot 6
(SUP22-0009)
4278 Nack Investments, LLC.

DESCRIPTION:

Request for a Specific Use Permit for Brewery on one lot on 0.1± acre on the northwest corner of 5th Street and Main Street. Zoned Original Town Commercial. Neighborhood #20. CJ

CASE OVERVIEW:

The applicant is requesting a Specific Use Permit for a brewery to be located in a 1,317 square foot suite (Suite B) in the historic Ford Building located on the northwest corner of 5th Street and Main Street.

Voluntary Development Agreement

The proposed use is in a 1,317 square foot suite within the building. It has been determined that voluntary development agreement is not applicable to this request.

Public Hearing Notices

Staff mailed required public hearing notices to surrounding property owners in accordance with state law. Staff has not received any responses to this request.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Fitness Center (Suite C)	Original Town Commercial	Town Center
East	Restaurant	Original Town Commercial	Town Center
South	Retail Business (Suite A)	Original Town Commercial	Town Center
West	Landscaped Lot 5	Original Town Commercial	Town Center

COMPATIBILITY CONSIDERATIONS:

When considering an application for a Specific Use Permit, the Planning & Zoning Commission may recommend, and the City Council may establish conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the City. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the city. These conditions may include but are not limited to:

- **Means of Ingress and egress to public streets:**
Access is provided to Suite B from 5th Street. Suite B does not have access to Main Street.
- **Adequate off-street parking:**
Parking required for the proposed use and adjacent suites is adequately provided on a separate lot located on the north side of the subject lot. Subsection 4.04.09(B)(1) provides for a 50% reduction of the parking requirement for uses located within the Original Town Commercial Zoning District. After the 50% reduction is applied, a total of four parking spaces are required for the proposed brewery. A total of 24 parking spaces are required for all suites in the building when the 50% reduction is applied. The parking lot north of this lot has 28 parking spaces, and Nack Investments, LLC., owns both lots.
- **Protective screening, landscaping, and open space:**
The building occupies almost all the lot, except for the loading zone on the north side of the lot. There is no land available for the provision of landscaping and open space. The adjacent Lot 5 is developed as an open space area for visitors to Downtown to enjoy.
- **Area or security lighting:**
Lighting is provided in accordance with the Zoning Ordinance's lighting standards.
- **The location and height of structures:**
The use is located within the existing Ford Building at the northwest corner of 5th Street and Main Street. The building is 17-feet, three-inches tall at its highest point.
- **Architectural compatibility of buildings:**
According to Collin County Appraisal District records, the site was developed in 1920 and is compatible with the Downtown location.
- **Intensity of the use:**
 - According to the Institute of Transportation Engineers Manual:

- a. The proposed brewery will generate more weekday daily traffic than a retail space but will generate less weekday peak hour traffic.
- b. The proposed brewery will generate less AM peak hour traffic than a fitness club, but more PM peak hour traffic (and more peak Saturday traffic).

	Brewery/ Tap Room	Sit Down Restaurant	Retail Space	Fitness Club
Weekday Daily Traffic	80	109	71	Not Available
Weekday AM Peak Hour Traffic	1	6	10	2
Weekday PM Peak Hour Traffic	14	11	17	5
Saturday Daily Traffic	159	117	Not Available	Not Available
Saturday Peak Hour Traffic	30	14	9	4

- **Adequate traffic circulation required to contain all stacking activity on the site:**
Traffic Engineering has reviewed the traffic circulation study and has determined that all standards are met.

RECOMMENDATION:

Recommended for approval of the Specific Use Permit request for Brewery subject to the following conditions:

1. According to the conditional development standards for Breweries, all components of manufacturing, brewing, bottling, canning, packaging and labeling should be contained completely within the primary structure.
2. The site shall comply with the approved circulation plan.
3. The Brewery shall be subject to compliance with the Texas Alcoholic Beverage Code, as amended, and any applicable local option elections. The Brewery shall obtain any other permits and/or licenses as required by the Texas Alcoholic Beverage Commission for any ancillary activities related to the sale of alcoholic beverages on and/or off premises. These ancillary uses shall also comply with all applicable City regulations.