

September 12, 2023

Public Hearing – Office 9.2 at Frisco Station, Block A, Lot 4
Specific Use Permit: (SUP23-0009)
Owner(s): MCP Frisco Office Two, LLC.

DESCRIPTION:

A request for a Specific Use Permit for a Brewery and Distillery on the first and second floors of a building footprint on 0.8± acre on the southwest corner of Gridiron Road and Cowboys Way. Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. JH

HISTORY:

Ordinance No. 88-06-01 – Annexed 387.4± acres on June 7, 1988.

Ordinance No. 88-10-04 – Zoned 387.4± acres to Planned Development on October 18, 1988.

Ordinance No. 99-03-13 – Zoned 17.7± acres from Planned Development to Planned Development-111-Multifamily and zoned 2.9± acres from Planned Development to Planned Development-118-Commercial-1 on March 2, 1999.

Ordinance No. 15-07-44 – Zoned 251.2± acres from Planned Development-30-Business Center, Planned Development-111-Multifamily, and Planned Development-118-Commercial-1 to Planned Development-Retail/Office-2/Residential on July 1, 2015.

Ordinance No. 17-06-47 – Zoned 251.2± acres from Planned Development-244-Retail/Office-2/Residential to Planned Development-244-Retail/Office-2/Residential on June 20, 2017.

Ordinance No. 17-12-85 – Zoned 251.2± acres from Planned Development-244-Retail/Office-2/Residential to Planned Development-244-Retail/Office-2/Residential on December 5, 2017.

Ordinance No. 2023-05-23 – Zoned 251.2± acres from Planned Development-244-Retail/Office-2/Residential to Planned Development-244-Retail/Office-2/Residential on May 2, 2023.

CASE OVERVIEW:

DPS Holdings, Inc., a wholly owned subsidiary of Keurig Dr. Pepper, Inc., leases space within Office 9.2 at Frisco Station for use as a research and development laboratory. DPS operates the laboratory to create and test new beverage products. The laboratory is not open to the public nor are any goods sold from the laboratory.

Some of the products DPS seeks to evaluate and test include an alcohol component. Because this process involves mixing alcoholic beverages, state and local regulations require “brewery” and “distillery” uses be permitted on the property. Consistent with the Zoning Ordinance, Planned Development-244 allows brewery and distillery uses subject to approval of a Specific Use Permit.

As mentioned previously, the laboratory is not open to the public nor are any goods sold from the laboratory. Other than having the availability of alcohol for mixing into beverages, there will be no other changes to the site’s operations as a result of this Specific Use Permit. Additionally, DPS is not proposing to manufacture any beer, wine, or liquor onsite – limited quantities of alcohol will be purchased and brought onsite for use in evaluation in testing. Therefore, the requested Specific Use Permit will not affect traffic counts or patterns, or otherwise impact neighboring property owners or tenants.

Staff mailed required public hearing notices to surrounding property owners in accordance with state law. To date, Staff has not received any input on this request.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity Center
East	Surface Parking	Planned Development-29-Retail/Office-2/Residential	Suburban Regional Activity Center
South	Structured Parking	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity Center
West	Office	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity 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:

- **Paving of streets, alleys, and sidewalks:**

The site has access from Gridiron Road and Cowboys Way. Sidewalks have been constructed along Gridiron Road, Cowboys Way, and throughout the site.

- **Means of ingress and egress to public streets:**

Access is provided from Gridiron Road and Cowboys Way.

- **Provisions for drainage:**

Drainage was addressed during the planning, development, and construction of the offices as Frisco Station. The brewery and distillery uses are proposed within the office building, and the applicant is not making any changes to the drainage system.

- **Adequate off-street parking:**

A total of 618 parking spaces are required to serve the office building on this lot, which are provided via the surface parking on this lot and within the parking garage on Block A, Lot 2. No additional parking is required to serve the proposed brewery and distillery uses.

- **Protective screening, landscaping, and open space:**

The site meets the Open Space requirements of Planned Development-244.

- **Area or security lighting:**

Any lighting shall comply with the Zoning Ordinance.

- **The locations and heights of structures:**

The brewery and distillery are proposed on the first and second floors of an office building that is six stories, which complies with Planned Development-244.

- **Architectural compatibility of buildings:**

The office building is constructed of building materials that comply with Planned Development-244.

- **Intensity of the use:**

The laboratory is not open to the public nor are any goods sold from the laboratory. Other than having the availability of alcohol for mixing into beverages, there will be no other changes to the site's operations as a result of this Specific Use Permit. Additionally, DPS is not proposing to manufacture any beer, wine, or liquor onsite – limited quantities of alcohol will be purchased and brought onsite for use in evaluation in testing. Therefore, the requested Specific Use Permit should not affect traffic counts or patterns, or otherwise impact neighboring property owners or tenants.

- **Adequate traffic circulation required to contain all stacking activity on the site:**

Traffic Engineering has determined that all Transportation Engineering Standards are met.

SUMMARY:

Staff supports this request as it is compatible with the surrounding properties as they exist and will develop in the future. Additionally, other than having the availability of alcohol for mixing into beverages, there will be no other changes to the site's operations as a result of this Specific Use Permit.

RECOMMENDATION:

Recommend approval of the Specific Use Permit request for a Brewery and Distillery subject to the brewery and distillery uses being limited to the first and second floors of the Office 9.2 at Frisco Station building as depicted on Exhibit B.