

EXHIBIT “B”

Special Use Permit – Downtown Historic District (DTH)

106 N Birmingham Street

ZC 2022-16

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for the Brewery, Brew Pub, Food Truck Park, and Events Center uses within the Downtown Historic District using the existing building located at 106 N Birmingham Street
2. By definition, a Brewery and Brew Pub, unless otherwise preempted by state law, is a facility for the manufacture, packaging, labeling, storage, distribution, and selling for on- and off-premises consumption of beer and malted beverages.

II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Brewery shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

A. Permitted Uses

1. This SUP will allow Brewery & Brew Pub as a permitted use within Downtown Historic District as follows:
 - Beer and/or wine may be sold for on- and off-premises consumption in accordance with the Texas Alcohol Beverage Code, as it exists or may be amended.
 - The total revenue from the sale of beer and/or wine may be up to 100% of the total revenue of the business.
 - The location of the use shall not be restricted by the distances to other Beer & Wine Package Sales establishments, churches, schools, city parks, or residences, as defined in Section 5.2.F.23 or any other distance restriction to other businesses defined in the Zoning Ordinance.

- The manufacturing of beer and/or malt beverages will be allowed on site. The production and packaging of beer and/or malt beverages will take place inside the facility, however, the fermentation process may be allowed to take place in specially designed tanks located outside the building. If outside tanks are used in the future, they will be secured by fencing but not screened from public view as they add to the aesthetic of the Brewery. Fencing will consist of chain link or similar open-web wire mesh material secured to a metal frame and located in close proximity to the tanks.
2. The Food Truck Park Use shall be allowed on site to provide service during the defined hours of operation of the Brewery.
 3. The Events Center Use shall be allowed on site. Some or all the site may be used to host a private event, celebration, ceremony, reception, corporate function, or similar activity subject to a use agreement between a private group or individual and the facility owner.
 4. Hours of operation for the purpose of serving customers or events shall be limited to the following hours of operation for the sale of beer and wine as allowable by the Texas Alcoholic Beverage Commission, currently:
 - 8:00 AM – 9pm Monday thru Thursday
 - 10:00 AM – midnight on Friday-Sunday

Hours of operation for the manufacture, packaging, labeling, storage, and distribution of beer and malted beverages may extend outside of these times and will be limited to activities inside the facility if occurring during non-standard hours.

B. Downtown Historic District Development and Design Standards

1. Site Design Standards
 - The shade cover proposed shall be constructed within 4 feet of the front property line.
 - Parking for Nonresidential Uses – Onsite parking will not be required for the subject property.
2. Architectural Design Standards –

- The color palette for the building shall be in general compliance with the exhibits provided in Attachment C, which match the trademarked colors of the proposed Craft Brewery and add to the image and appeal of the structure.
3. Signs – The provisions of Section 6.3 of the Zoning Ordinance shall not apply to this SUP and shall be replaced with the following:
- Signs shall be constructed of materials that are not subject to deterioration as determined by the International Building Code and/or the City of Wylie Building Official. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
 - A single, decorative sign will be allowed to be installed on the roof, above the cornice line of the building face, similar to the exhibits contained in Attachment C. The maximum allowable area of this sign shall not exceed 100 square feet and the sign shall be limited in height to the top of the adjacent buildings.
 - Additional signage, including artwork and murals, will be allowed on all building facades. Content of such artwork shall be related to the business and/or the historic nature of the City of Wylie.

IV. General Development Regulations

1. Screening of mechanical equipment is not required for this existing structure.
2. Residential Style Trash receptacles will be placed behind the existing building without screening.
3. A Traffic Management Study will not be required.
4. The requirements of Section 7.7 Landscape Requirements do not apply.