



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (**ZC 2022-16**).

Recommendation

Motion to recommend **approval**.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Glen Echo Brewing

The applicant is requesting a Special Use Permit to allow for a brewery, food truck park, and events center use at 106 N. Birmingham Street.

The SUP conditions allow the Brewery, Food Truck Park, and Events Center as uses, while setting hours of operation, parking requirements, and design standards. The applicant is proposing alterations to the facade of the structure, the addition of a shade cover over the current parking area, and other minor improvements.

The SUP standards eliminate the distance requirement from any existing or future schools, churches, residences, or alcohol establishments. Normally, those distance requirements can be anywhere from 300 to 1500 feet.

The applicant is requesting that no parking be required on site. There are 22 off-street parking spaces within 150', 75+ additional within 300', and Oak street is wide enough to allow for some on-street parking.

The applicant is requesting that the company's trademark colors be allowed in the design of the building. Those colors are generally represented in the zoning exhibit. Any color may be submitted for approval, and selection of a historic color is not a guarantee of approval by the HRC. Building style, location, and neighboring structures will be taken into consideration.

The properties adjacent to the subject property are commercial uses. The subject property lies within the DTH area of the Comprehensive Land Use Plan and is compatible with the Plan. While staff does have concerns regarding the current parking situation and the requested hours of operation, the use will likely be beneficial to the vibrancy of the DTH and therefore recommends approval.

HRC Discussion

The HRC discussed the zoning request at their November 17, 2022 meeting, ultimately voting 5-0 to recommend approval with conditions on the hours of operation being restricted to closing at 9pm Monday through Thursday and closing at

12pm on Friday through Sunday. The commission also had recommendations on the height of the sign not being taller than the adjacent properties rooflines.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and one in opposition of the request.