



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: May 6, 2021	Submitted by: P. Morgan
Item Title:	
Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance to provide a definition and use regulations for coffee related businesses.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Draft Ordinance
Item Summary:	
<p>Staff was recently contacted by U.S. Soccii Coffee, a business more commonly known as Kingdom Growers. The company was inquiring about Forney zoning regulations for coffee roasting. Following a review of the Forney Zoning Ordinance, staff determined that the use has not yet been defined or regulated.</p> <p>The proposed ordinance amends the Zoning Ordinance to provide the following definition for “Coffee Roasting”:</p> <p>“COFFEE ROASTING – A facility where coffee may be sorted, roasted, and processed, or packaged for use and consumption. The use typically includes a restaurant or coffee shop. Any restaurant portion of the use shall provide 1 parking space per 200 square feet. Non-restaurant areas of the use shall provide 1 parking space per 1,000 square feet.”</p> <p>The ordinance recommends that the use is permitted in the Light Industrial district, but requires the approval of a conditional use permit in the Commercial District and General Retail District. Staff recommends the conditional use permit for those districts since there are situations where the use may be concerning to adjacent property owners. The first concern is traffic, as the use typically receives truck delivery of materials. The second concern is the emission of smoke during the coffee roasting process. This smoke does carry coffee aromatics, which is not considered a nuisance odor but may be noticeable. The conditional use permit process will allow for neighboring property owners to be aware of a request and will allow for all zoning factors to be considered with each approval.</p> <p><u>Recommendation:</u> Staff recommends approval.</p>	