



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: P. Morgan
Item Title:	
Hold a public hearing and discuss and consider approval of a Conditional Use Permit to allow Coffee Roasting to operate as an allowed use at 309 E. Main Street.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Renovation Plans (including a concept site plan)
Item Summary:	

Socii Coffee requests approval of a Conditional Use Permit. The purpose of the request is to allow for coffee roasting to be part of a new coffee shop use at 309 E. Main Street.

Image 1: Location Map



Current Standards:

On May 18, 2021, City Council amended the Zoning Ordinance to establish development regulations for ‘Coffee Roasting’. The Zoning Ordinance provides the following definition:

“**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.”

The use requires a conditional use permit in the General Retail zoning district.

Conditional Use Permit Request:

The applicant requests to renovate part of an existing structure for the use. The applicant stated that the focus of operations will be serving the citizens of Forney with brewed coffee beverages, but operations will also include roasting coffee and fulfilling online orders.

The roasters are small-scale artisan machines. One of the machines roasts 5 lbs. per batch and the other roasts 20 lbs. per batch. Roasting would be two days per week for up to six hours.

The Concept Plan shows a new awning at the front of the structure and additional customer parking. A detailed exterior site plan would need to be approved prior to any certificate of occupancy being issued.

Accessibility:

The property has direct access to E. Main Street.

Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Notification:

Notification was provided in the newspaper and to property owners within two-hundred feet (200') of the property. As of this writing, staff has received no public comment regarding this request.