

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 13, 2019

SUBJECT: SUP 2019-07, Ordinance No. 3581, Public hearing and consideration of a request from Bradley Trapnell for a special use permit for a tap room at 6020 Parker Boulevard, described as Lot 1R1, Block AB, The Venue at HomeTown.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of What's On Tap, Bradley Trapnell is requesting a special use permit for a tap room located at 6020 Parker Boulevard.

GENERAL DESCRIPTION:

The specific site under consideration for immediate lease is a corner space located in the southeastern building of The Venue at Home Town. The lease space fronts Parker Boulevard and a patio area that connects the street to the interior of the property. The applicant proposes to operate a tap room called [What's On Tap](#). What's On Tap currently has locations in Highland Village and in Keller Town Center. Interactive interior images have been posted on Google for both the Keller and Highland Village locations of What's on Tap. The links below allow the spaces to be viewed similarly to Google Streetview, traversing from outside the store to the interior space with 360-views.

[What's on Tap Keller Location](#)

[What's on Tap Highland Village Location](#)

A more detailed description of the proposed use and specific business is provided in the attached "Applicant Letter."

Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The proposed conditions of approval for this SUP application are attached and reflect the recommendations made by the Planning and Zoning Commission. These conditions are based on the applicant's business model and proposed lease area construction. These conditions may be modified by the City Council and currently include the following.

1. The tap room must not be open later than 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday.

2. Food may be delivered from other establishments or prepared off-site. Food may be heated on site only by oven or microwave oven. Fats, oils, or grease must not be disposed down any drain unless a grease trap is installed in accordance with City Code of Ordinances.
3. A second storefront door must be constructed to provide direct access to the patio area from the interior lease space.
4. Bicycle racks must be installed that are appropriate for the space and approved by the Development Review Committee and Town Center Architect.

The opportunity for bicycle parking was discussed with the applicant at the Planning and Zoning Commission meeting. Because this is within the Town Center Zoning District, all exterior improvements, including the location and style of bicycle racks, would need to be reviewed and approved by the Town Center Architect. Bicycle parking would certainly align with the pedestrian-oriented design intent of the Town Center zoning district.

City Council has approved two Special Use Permits for alcohol-related uses in the past few months: one for *Brutal Beerworks* at Emerald Hills Way and Boulevard 26, and one for *False Idol Brewery* at Maplewood Avenue and Boulevard 26. The Planning and Zoning Commission has recommended approval of a third brewpub, Keyworth Brewing, on Davis Boulevard near Main Street. That application is scheduled for City Council hearing on May 13, 2019. The primary difference between those three brewpub applications and this proposal for a tap room is that a tap room does not brew their own product on-site. A tap room typically holds a Wine and Beer Retailers Permit (BG) from the Texas Alcoholic Beverage Commission, which allows the on-premises consumption of beer and wine as well as the sale of beer and wine for off-premises consumption. Tap rooms, like What's On Tap, typically have more than 25% of their gross sales through food and sale of beer and wine for off-premises consumption, including growlers and crows.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Town Center." This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

CURRENT ZONING: The property is currently zoned Town Center and located in the Neighborhood Core subzone. This subzone is the most dense business, service, and institutional center. It straddles thoroughfares at the most active intersections, and is usually in walking distance of a substantial residential population. It allows for a mix of uses, including residential and nonresidential uses in the same building.

PROPOSED ZONING: The applicant is requesting a special use permit for a tap room, which is required in the Neighborhood Core subzone. No changes are proposed to the existing Town Center or Neighborhood Core zoning district.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	Retail	Mixed-use (The Venue at HomeTown)
WEST	TC Town Center	Town Center	Mixed-use (The Venue at HomeTown)
SOUTH	TC Town Center	Town Center	Mixed-use (HomeTown Dolce)
EAST	TC Town Center	Town Center	Mixed-use (The Venue at HomeTown)

PLAT STATUS: The property is currently platted as Lot 1R1, Block AB, The Venue at HomeTown.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 2, 2019, meeting and voted 7-0 to recommend approval subject to staff's proposed conditions, a second door being added to provide direct access to the patio area, and the installation of bicycle racks.

RECOMMENDATION:

Approve Ordinance No. 3581.