



## Legislation Text

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**File #:** 16-2096, **Version:** 3

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Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Retail and Service Establishments Not Elsewhere Listed (Brewery) in the Existing Building at 117 N. Main Street; Dirty Job Brewing (ZC#16-019)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on 10/17/16 and voted by 5-0 to recommend approval with the condition that by-products like spent grains, yeasts, and dregs must be transported off-site in four days or less and not disposed of via a dumpster within the City and must not be stored outside of the building. Chairman Wilshire and Commissioner Hudson were absent.

In recent years, micro-breweries and brewpubs have become popular. Many of them are located in downtown areas; e.g. Dallas Deep Ellum, Old Town Keller, Old Town Burleson, Uptown Fort Worth, Downtown Arlington and Downtown Grapevine.

The proposed brewery will be housed inside the existing building at 117 N. Main Street. As shown in the attached floor plan, part of the building will be used for the brewing operation and the remainder will have tables and chairs and be open to the general public. The proposed brewery may serve food or snacks, but no commercial kitchen is planned.

If the proposed land use is approved, Dirty Job Brewing will apply for a brewery permit from the TABC. Under state law, a brewery may wholesale/distribute its products and sell to customers for on-premise consumption only up to 5,000 barrels per year.

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