



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 1029 N Saginaw Blvd Unit F3

LEGAL DESCRIPTION: Saginaw North Addition

LOT: A22A BLOCK: 1 ADDITION: Saginaw North

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: Community Commercial

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

Vacant

APPLICANT INFORMATION:

Athenium Cider 6048 Warrmouth Dr. 817-228-4251
APPLICANT NAME ADDRESS Ft. Worth TELEPHONE
76179

II. OWNER INFORMATION:

NDF III North Town Center 1391 Speer Blvd Ste 800 303-615-9544
PROPERTY OWNER NAME ADDRESS Denver, CO TELEPHONE
80204
(Property Owner Signature)

III. AGENT INFORMATION:

AGENT ADDRESS TELEPHONE
(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO

☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL

Henry Conway
APPLICANT SIGNATURE

3/16/2023
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED:

Winery (brewery)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

03/27/23

DATE RECEIVED

Salvador Gonzalez Sr.

APPLICATION TAKEN BY

\$750.00

FEE RECEIVED

179485

RECEIPT NUMBER

04/11/23

P&Z MEETING DATE

04/18/23

CITY COUNCIL MEETING DATE



menu

You're Welcome

• PINEAPPLE - ORANGE •

\$6

ABV 16.1%

Philosopher's Stone

• CRANBERRY - RASPBERRY •

\$7

ABV 16.1%

Pink Elephants

• RASPBERRY LEMONADE •

\$6

ABV 16.3%

The Hook

• GINGER - LIME •

\$7

ABV 16.0%



Atheneum Cider

1029 N Saginaw Blvd #F2

Saginaw, TX 76179

Conditions of Permit Approval:

1. Our unit is located in a Community Commercial zoning district, which complies with our proposed use for that location.
2. Our unit is part of an established shopping center that contributes to and promotes the general welfare and convenience of the city.
3. The benefits gained by the city from the proposed use will outweigh any loss or damage to the surrounding area and any personal or economic cost due to disruption.
4. Our unit will use existing utilities, road access, drainage, and other facilities used by the shopping center.
5. Our unit will use existing public and private infrastructure provided by the shopping center.
6. The issuance of the SUP will not impede any development or improvement to neighboring vacant property.
7. Our unit will use existing buildings, structures, walls, and fences provided by the shopping center.
8. The proposed use will be compatible with the use and enjoyment of neighboring property, and it will not diminish or impair property values within the vicinity.
9. Adequate measures will be taken to control and prevent anything considered a nuisance.
10. Plans include sufficient on-site lighting for adequate safety and the lighting will be directed as to not cause a disturbance.
11. Our unit will use existing landscaping and screening to ensure harmony and compatibility.
12. The proposed operation is consistent with the submitted plans.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

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Salvador Gonzalez

From: Janice England
Sent: Tuesday, April 4, 2023 10:31 AM
To: John Lusk
Cc: Salvador Gonzalez
Subject: RE: public input SUP for brewery

This email will confirm receipt of your email and response form regarding the SUP request for the operation of a winery/brewery. I have copied Salvador Gonzales on this email. He is the contact person for the Planning and Zoning Commission and will share your response form with the members of the Commission.

Janice England, TRMC
City Secretary
City of Saginaw
333 West McLeroy Blvd.
Saginaw, TX 76179
817-230-0327
jengland@saginawtx.org

Note: This email and responses may be subject to the Texas Open Meetings Act. Please reply only to the sender.

ATTENTION PUBLIC OFFICIALS:

A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

CONFIDENTIALITY NOTICE:

This email, including any attachments, contains information that may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this email in error, please notify the sender immediately by "reply to sender only" message and destroy all electronic and hard copies of the communication, including attachments.

From: John Lusk <johnlusk706@gmail.com>
Sent: Monday, April 3, 2023 12:21 PM
To: Janice England <jengland@saginawtx.org>; Todd Flippo <tflippo@saginawtx.org>
Subject: public input SUP for brewery

I am **in favor** of the brewery SUP for the April Planning and Zoning Commission meeting and the Council meeting to follow.

Please see my attached input, for the public hearing and your records.

regards
John
1048 Georgian Rd

ATHENEUM CIDER

atheneum.cider@gmail.com 817-476-0931

WHO ARE WE?

We are a small, Texas winery that currently offers many cider options, with future plans to expand our wine and mead making capabilities.

We would love to be the ones to introduce a diverse and growing community to the world of craft cider by creating multiple unique ciders.

ATHENEUM CIDER was founded by a wife and husband duo who decided they needed to introduce some excitement into their boring, suburban lives.

Lizzy Couey is Co-founder and Queen of Marketing at Atheneum Cider.

Her responsibilities include:

- ❖ Social media marketing
- ❖ Taproom operations
- ❖ Event scheduling
- ❖ Merchandise development and purchasing
- ❖ Recipe creation and research
- ❖ Bartending
- ❖ Trivia creation
- ❖ Developing relationships with other business owners

Brennan Couey is Co-founder and Mad Scientist at Atheneum Cider.

His responsibilities include:

- ❖ Cidermaking
- ❖ Recipe creation and research
- ❖ Cellar operations
- ❖ Bartending
- ❖ Trivia creation
- ❖ Event management
- ❖ Purchasing products and equipment
- ❖ Developing relationships with other brewers and collaborating

According to the great nation of Texas, Atheneum Cider is licensed as a winery. That means we can manufacture and distribute wine made from anything not considered a grain. Fruit is typically used as the base for wine.

In order to call our product a “cider,” we have to follow a couple of additional rules:

- ✓ The base must be at least 50% Apple or Pear.
- ✓ It must be under 7% ABV

WHY CIDER?

Beer is generally seen as a more diverse and affordable beverage option while wine is viewed as exclusive and expensive. Craft cider can be brewed like a beer or cellared/aged like a wine which makes it a great option for beer drinkers and wine connoisseurs

Cider drinking has been steadily growing and the number of craft cideries is increasing across the nation at a rapid pace. However, cider options in North Texas are currently limited so there is an opportunity to get in on the ground floor of an emerging market. This is the perfect time to become a part of the cider movement in North Texas while supporting the growing community of Saginaw.

HOW IS THE CIDER MARKET IN NORTH TEXAS?

Bishop Cider has dominated the Texas craft cider market with their tasting room in the Bishop Arts District of Dallas and their **CiderCade** locations in Dallas, Houston, Austin, and most recently in Fort Worth. They specialize in sweeter ciders and distribute throughout Texas.

Trinity Cider has created a large following with some unique options, including sake. They are in a small location located directly off of Main Street in the Deep Ellum area of Dallas. They focus on dry ciders and have local distribution in the Dallas area.

Outlaw Cider is a cider brand that is part of a winery called Sloan and Williams Winery. They serve their ciders from their taproom on Main St in Grapevine and distribute wine and cider throughout Texas.

Locust Cider has a taproom located in downtown Fort Worth. Their flagship taproom, as well as 12 others, are located in Washington state. They also have taprooms in Colorado. They make a variety of dry and sweet ciders.

COMMUNITY SUPPORT?

Saginaw did a research poll regarding the amenities and entertainment needs of the community and a brewery/winery was in the Top 10 on their list.

In early 2021, we reached out to the City of Saginaw and assisted in the creation and approval of a Specific Use Permit that would allow breweries and wineries to join the community.

Once this permit was created, we started receiving correspondence from Keith Rinehart expressing interest in having us be the first winery/brewery to move into the city of Saginaw.

Current Community Involvement

- ❖ EMSISD Teachers: We are huge supporters of everyone in education. Before the start of each school year, we donate to teachers wish lists in EMSISD to help clear their needs/wants for their class rooms.
- ❖ Teacher Appreciation: We offer a 15% discount in our taproom to all educators every Friday during the school year.
- ❖ Hops & Props: We sponsor this event with a donation to the Fort Worth Aviation Museum and we attend and serve our products there each year.
- ❖ Beard of Thrones: We sponsor and attend this event each year in Azle.

Future Community Involvement

- ❖ Community Link: We would love to work with Community Link in some capacity.
- ❖ Local Businesses: We love partnering with local businesses and plan to increase that to Saginaw businesses of the same mindset.
- ❖ Train & Grain Festival: We would love to be a part of Saginaw Train and Grain in the future. (We understand this is currently held at the HS and alcohol is not allowed).
- ❖ Saginaw Farmers Market: This would also be an area of interest we would like to help with or be a part of.