

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 21, 2019

SUBJECT: SUP 2019-02 Public hearing and consideration of a request from Ward Architecture for a Special Use Permit for a micro-brewery and brewpub at 7920 and 7924 Maplewood Avenue, being 0.9257 acres described as Lots 2R and 6, Block 23, Clear View Addition.

PRESENTER: Clayton Comstock, Planning Director

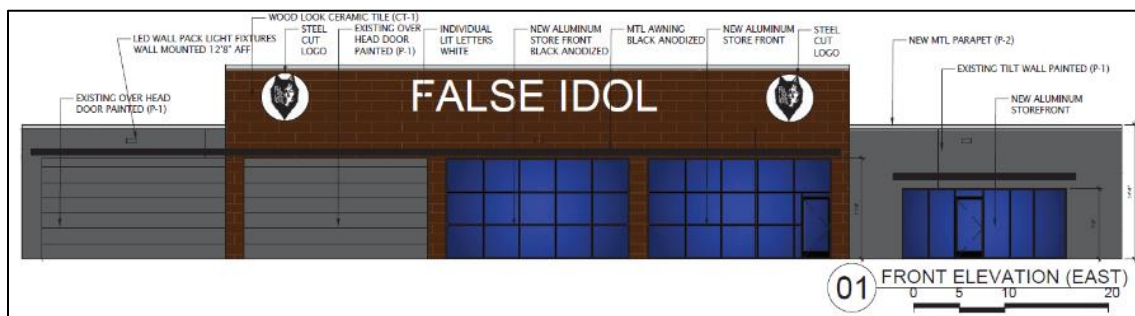
SUMMARY:

Ward Architecture is requesting a special use permit for a microbrewery on 0.9257 acres located at 7920-7924 Maplewood Avenue.

GENERAL DESCRIPTION:

The property is located on the southwest side of Maplewood Avenue just northwest of the street intersection with Boulevard 26. The site is the former location of an automobile repair shop. The building has existed on the site since at least 1979. The applicant proposes to renovate and remodel the building for a microbrewery and brewpub use called [False Idol Brewing](#).

A complete site plan package for the proposed development is attached. Planned improvements to the site include renovations to the interior and exterior of the 4,454-square-foot building, addition of an outdoor seating area and cooler, installation of landscaping and sidewalks, and construction of a refuse container enclosure.

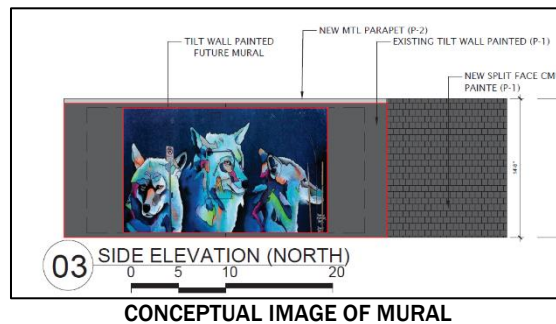


FRONT ELEVATION VISIBLE FROM MAPLEWOOD AVENUE

The site has driveway access from the Maplewood Avenue, and the drive approaches would be reconstructed and narrowed as part of the site improvements. Landscaped areas will cover approximately 21% of the lot, and the proposed improvements would include a 15-foot wide buffer yard adjacent to most of the northwestern property line

between this site and the residential lots on Maplewood Avenue. A six-foot tall masonry fence would be constructed along the entire common property line.

The proposed special use permit standards would also allow for a painted mural to be added to the north façade facing Maplewood Avenue. The mural would be limited to sixty percent (60%) of the wall area and subject to approval by the Development Review Committee. The mural would not be permitted to display a commercial message.



Brewpub information

According to [The Brewers Association](#), a not-for-profit trade association for small and independent craft brewers, in 2017 there were 251 craft breweries in Texas, which ranks 9th in the United States. Statewide, over 1.1 billion barrels of craft beer were produced in 2017, with an economic impact of \$4.54 billion, ranking third in the nation.

The Texas Alcoholic Beverage Code provides for a specific license for a “brewpub” (BP). The Code allows this license to be added on to another retailer permit, such as a wine and beer retailer’s permit (BG). The Texas Alcoholic Beverage Commission (TABC) views an application for a BG and BP permit as a retail establishment that can microbrew beer, sell wine and beer on-site to customers, and sell their product to go as well as to other TABC retail permittees. A brewpub license allows a microbrewery to brew up to 10,000 barrels a year (310,000 gallons).

A special use permit for the first microbrewery in North Richland Hills, Brutal Beerworks, was approved by City Council on January 14, 2019 (Ordinance 3560). In the Tarrant County area, there are several breweries that include taprooms where beer is sold for on premises consumption. There are seven breweries in the downtown Fort Worth vicinity, two in downtown Arlington, and others in Bedford, Keller, and Mansfield.

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. These conditions are based on the applicant’s proposed construction. These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.



COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business service establishments, and offices.

CURRENT ZONING: The property is currently zoned C-2 Commercial. The C-2 district is intended to provide for the development of retail and general business uses primarily serving the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial R-4-D Duplex	Commercial Low Density Residential	Shopping center Duplex
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residences
SOUTH	C-2 Commercial C-1 Commercial	Retail	Automobile dent repair shop Insurance office Swimming pool sales and service store
EAST	C-2 Commercial C-1 Commercial	Commercial Retail	Automobile sales lots (used)

PLAT STATUS: The property is currently platted as Lots 2R and 6, Block 23, Clearview Addition. Because the two lots will be used for the same use, the properties must be combined through the Amended Plat process prior to final occupancy of the building.

CITY COUNCIL: The City Council will consider this request at the April 8, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2019-02.