

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
MARCH 21, 2019**

C.2 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.

APPROVED

Chairman Justin Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chairman Welborn called for the applicant to present the request.

Brandon Pitzer, on behalf of False Idol Brewery, 7920 and 7924 Maplewood Avenue, North Richland Hills, Texas 76180, presented the request.

Chairman Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Ex-Officio Kelvin Deupree and Mr. Comstock discussed the Development Review Committee's recommendation to the Commission.

Commissioner Don Bowen and Mr. Comstock discussed penalties the applicant would incur if the deferred improvements were not completed within the time permitted.

Chairman Welborn and the applicant discussed the covered parking construction materials.

Ex-Officio Deupree, the applicant, and Mr. Comstock discussed the number of special events allowed on the property.

Commissioner Wendy Werner and the applicant discussed how many parking spaces the covered parking would cover.

Commissioner Werner and the applicant discussed how the proposed back patio is designed.

Commissioner Bowen, Ex-Officio Deupree, and the applicant discussed parking requirements and scenarios for occasional farmers markets.

Commissioner Werner, Ex-Officio Deupree, Mr. Comstock, and the applicant discussed the size allowed for the proposed mural on the northern facade of the building as well as the vision for the artwork. Mr. Comstock stated the mural would be approved by the Development Review Committee once the owner has permission from an artist to use their work or commissions an original piece.

Commissioner Sarah Olvey and Mr. Comstock discussed possible motions.

Richard Olivar, 7917 Maplewood Avenue, North Richland Hills, Texas 76180, spoke in opposition to the request due to parking, traffic, and proximity to residential areas.

Chairman Welborn asked Mr. Comstock to address Mr. Olivar's statements pertaining to parking.

The Commission and Mr. Comstock discussed public parking and parking requirements pertaining to the requested land use and special events.

Chairman Justin Welborn called for anyone else wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chairman Welborn closed the public hearing.

Chairman Welborn stated he has no objections with the waivers requested by the applicant.

Ex-Officio Deupree stated he also has no objections to the waivers.

A MOTION WAS MADE BY COMMISSIONER SARAH OLVEY, SECONDED BY COMMISSIONER DON BOWEN TO APPROVE SUP 2019-02 WITH THE WAIVERS AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.