

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** April 8, 2019  
**SUBJECT:** SUP 2019-02, Ordinance No. 3577, 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

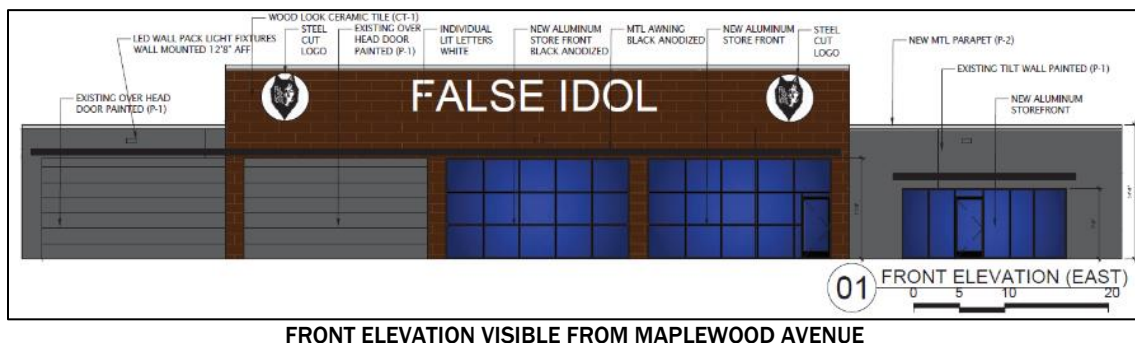
**SUMMARY:**

Ward Architecture is requesting a special use permit for a micro-brewery and brewpub 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 as Exhibit “C.” Planned improvements to the site include renovations to the interior and exterior of the 4,454-square-foot building, addition of outdoor seating areas on the east and west sides of the building, reconstruction of the driveway entrances, and installation of landscaping and sidewalks.

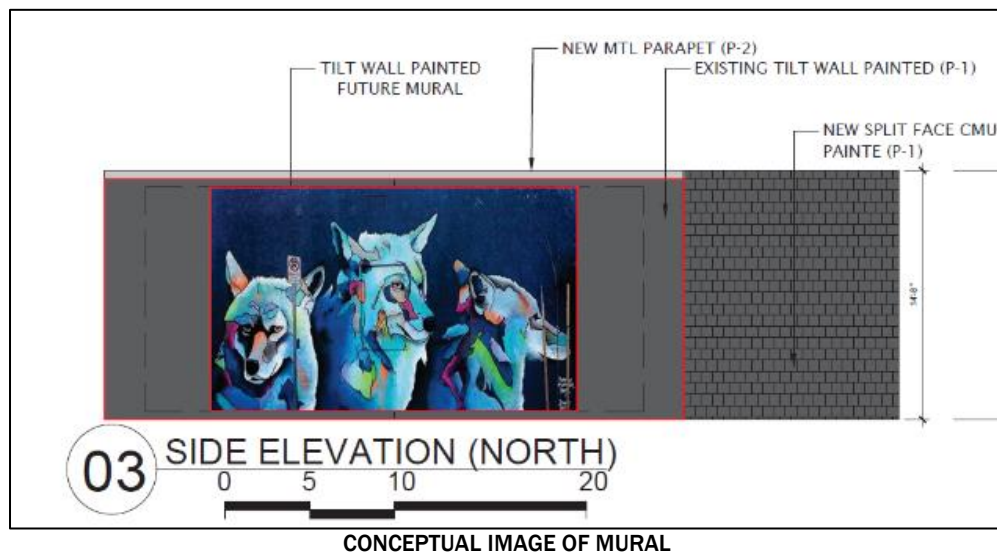


The site has driveway access from Maplewood Avenue, and the drive approaches would be reconstructed and narrowed as part of the site improvements. Landscaped areas will cover approximately 21% of the lot, and the proposed improvements would include a 15-foot wide buffer yard adjacent to most of the northwestern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

Some improvements to the site are proposed to be completed within one year of the issuance of a certificate of occupancy for the building. These improvements include the installation of eight trees and irrigation system in the landscape buffer yard on the west side of the property and the construction of the masonry refuse container enclosure.

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 as Exhibit “B.” These conditions are based on the applicant’s proposed construction and as recommended by the Planning and Zoning Commission.

**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	Swimming pool sales and service
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. An Amended Plat will be required to combine the two lots prior to Certificate of Occupancy.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the March 21, 2019, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3577.