

**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  
DECEMBER 20, 2018**

**C.2 SUP 2018-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SALLIE MCINTYRE FOR A SPECIAL USE PERMIT FOR A MICROBREWERY AT 8401 BOULEVARD 26, BEING 4.956 ACRES DESCRIBED AS LOT 1R1, BLOCK 1, WALKER BRANCH 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.

The applicant, Sallie McIntyre, on behalf of Brutal Beerworks, 6832 Moss Lane, North Richland Hills, Texas 76182, presented the request.

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

Commissioner Don Bowen and Mr. Comstock discussed why the entire tract was highlighted on the property owner notices rather than only the lease space. Mr. Comstock explained that Special Use Permits (SUP) are approved for the property, however the conditions of the SUP can stipulate a lease space or maximum floor area.

Brandon Pitcer, 7924 Maplewood Avenue, North Richland Hills, Texas 76180, spoke in support of the request.

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

Chairman Welborn and Mr. Comstock discussed possible motion text.

**A MOTION WAS MADE BY COMMISSIONER KATHY LUPPY, SECONDED BY COMMISSIONER WENDY WERNER TO APPROVE SUP 2018-11 SUBJECT TO A THREE YEAR EXPIRATION DATE ON THE SPECIAL USE PERMIT.**

**MOTION TO APPROVE CARRIED 4-0.**