



Request to the City Council M& C# _____
ALCOHOL DISTANCE APPEAL APPLICATION
(Please Print or Type)

Name of Establishment Maria's Mini Mart Location 1631 E Vickery, Fort Worth, Texas 76104

Legal Description Glenwood addition block 18 Block/Ab 18 Lot/Tr 8

Owner of Establishment Elhamad Investments LP Owner Signature [Signature]

Owner Address 1343 E Seminary Dr City Fort Worth Zip 76115

Owner Phone No 817-691-0750 2nd Ph No _____ Email osejr83@hotmail.com

Name of School or Church < 300 ft / 1000 ft from the establishment Calvary's Nation of Faith

Has the School, Church, etc. been contacted or do you know of any opposition to this request? Yes ☒ No ☐

Is Alcohol Consumption: ON PREMISE ☒ or OFF PREMISE ☐ Type of TABC License(s) Wine and Beer Retailer's Off-Premise Permit

Type of Business Convenient store Setback Measurement / Distance Requested 300 Is building leased? Yes ☒ No ☐

Building Owner / Lessor name Juan Rodriguez Lessor Signature [Signature]

Lessor Address 1420 Sharondale St City Fort Worth Zip 76115

Lessors Phone No. 817-204-4545 2nd Ph No _____ Email juan33177@yahoo.com

Applicant Name (if other than Owner) Juan Rodriguez

Applicant Address 1420 Sharondale St City Fort Worth Zip 76115

Applicant Phone No. 8172044545 2nd Ph No _____ Email juan33177@yahoo.com

ALCOHOL DISTANCE APPEAL PROCESS & REQUIREMENTS:

- ☒ Building Inspector, Ken McGowen (817-392-7834), (Rejection Letter and Measurements required PRIOR TO SUBMITTING).
- ☐ Processing time is approximately 4 weeks and the request will be heard at the appropriate City Council Hearing. Hearings are held at City Hall on Tuesdays and the applicant is required to be present.
- ☐ Summary of hardship and/or reason for requesting a DISTANCE APPEAL is recommended.
- ☐ Staff to provide Early Notifications to surrounding HOA's, Schools, etc., within a ¼ mile buffer of subject property.
- ☐ Staff will notify all property owners, neighbors, within a 300' buffer of subject property
(You may contact Council Members prior to the hearing to see if they approve or have received opposition for your case at <http://fortworthtexas.gov>)

**** At the hearing, "Speaker Request forms" must be completed and turned in to the staff desk upon addressing the City Council. Beginning April 1, 2011, the speaker request form must be turned in fifteen (15) minutes prior to the start of the meeting, and to register to speak before the meeting you may call 817-392-6150, fax 817-392-6196 or <http://fortworthtexas.gov> ****

Application Fee Code 124 <u>\$350.00</u>	Received By: _____	Date _____	Hearing Date _____	Case # AA13- _____
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GRIFFITH FIRM P.L.L.C.

ATTORNEYS AT LAW
VINEYARD OFFICE CENTER
1111 SOUTH MAIN ST., NO. 131
GRAPEVINE, TX 76051

Ryan S. Hughes
Attorney at Law

Phone 817 781 8417
Fax 855 682 1862

Planning Department
1000 Throckmorton Street
Fort Worth, TX 76102

Re: Request for Variance;
Summary of Hardship
Maria's Mini Mart
1631 E Vickery
Fort Worth, TX 76104

Dear Planning Department:

This is a summary of hardship and reason Maria's Mini Mart is requesting a distance appeal.

A Nature of Business and Surrounding Location

Maria's Mini Mart seeks a variance from the church distance regulations in order to procure and off premise beer and wine permit. Maria's is located on the North/East side of E Vickery Blvd. Calvary's nation of Faith is located on the South/West side of Vickery. See Exhibit A.

The Applicant is seeking an off-premise permit. That means that an adult purchasing alcoholic beverages at the location may only consume them after they arrive at their home. It is a criminal violation to possess an open container of an alcoholic beverage in a motor vehicle. Section 49.031 (b) of the Texas Penal Code.

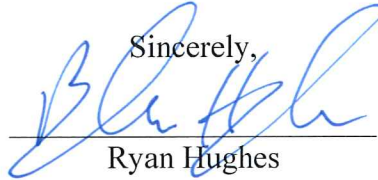
This location previously had a permit to sell alcohol for off-premise consumption up until September of 2015. Unbeknownst to the owners of the premises, the previous tenant allowed the permit to expire. The owners have made several improvements the property, such as repaving the parking lot and reroofing the building. However, without an alcohol permit, it is unlikely Maria's Mini mart will be able stay in business.

The Applicant was raised and currently resides a few blocks from the premises. He has a good relationship with the church across the street and helps drive away loiterers. If the premises becomes vacant it will be a haven for the homeless and loitering. The Applicant

is also in the process of installing cameras, which he has agreed to give the city access to upon request.

We request that the appropriate action be commenced for the consideration of this variance request. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Hughes", is written over a horizontal line.

Ryan Hughes



CITY OF FORT WORTH, TEXAS
ALCOHOL PERMIT LOCATION VERIFICATION

HARRIS PERMIT SERVICE
3022 RACE
FT. WORTH, TX 76111

INSTRUCTIONS: Applicant is to complete all requested information down to the double line and also attach a copy of the completed T.A.B.C. application form.

Name of Applicant: JUAN JOSE RODRIGUEZ Phone: 817-204-4545

Name of Business: MARIA'S MINI MART Phone: PENDING

Application Address: 11631 E. VICKERY Zip: 76104

Legal Description of Property: Lot: 8 Block: 18 Addition: GLENNWOOD ADDITION

Is there or has been a T.A.B.C. license on the property before? Yes X No
If Yes, when does it or did it expire? 9/10/2015

In addition to the sale of alcoholic beverages, please provide an accurate statement of all other business or entertainment activities to be conducted at the application address:

CONVENIENCE STORE WITHOUT GAS

NOTICE: Approval of the processing form does not imply that the location/building is in compliance with all applicable ordinances. This form is only for distance check and zoning use. Consult with the Department of Development, lower level of City Hall, regarding all other requirements before investing any time or money.

FOR CITY USE ONLY

Date Received: 5.1.17 Mapso No.: 774 Council District: 8 Zoning on the property: F
C-SPTF w/ alcohol allowed

Is the location within 300' of a Church?

Yes No

Public school?

Yes No

Public hospital?

Yes No

Private school?

Yes No

If Yes, give address and date the use was established

TAB license expired over 1 year.

Is the location within 1000' feet of a private school protected by resolution? Yes No

Comments: _____

BUILDING INSPECTORS CERTIFICATION

I hereby certify that I have personally inspected the property described above and my comments are:

1. The use as described by the applicant is allowed in this zoning? Yes (by right , by legal nonconforming) No

2. The location is within 300' of a church, public school or public hospital? Yes No

3. This location is within 1,000' of a private school protected by resolution? Yes No

4a. If the zoning allows this use and the distance check complies, check the Yes box to the right and continue processing.

b. If zoning does not allow this use, check the No box, clear the paperwork and stop the processing.

c. If the zoning allows this use but the distance does not comply, check the No box, clear the paperwork, and forward to the Director for review.

OK to issue Yes No

Verified by: Ken McGowan (Ken McGowan) Date: 5/22/2017
(Inspector Signature and Printed Name)

Director's Comments: _____

Director's Signature: _____ Date: _____ (This approval not needed if the above box is marked YES)

T.A.B.C. application processed by: _____ Date: _____

Clerk, City Secretary

AD17-00099

Rev 8/02

1631 Vickery Blvd

Maria
Mart

Est. 1960

Exeter

Vickery Blvd & 162nd

1634

Vickery Blvd

Calvary
Church
Good in
Christ

Est - 1983