



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
September 11, 2012

Council District 5

Zoning Commission Recommendation:
Denial by a vote of 8-1

Opposition: 3 spoke/several present

Continued Yes X No
Case Manager Lynn Jordan
Surplus Yes No X
Council Initiated Yes No X

Owner / Applicant: Hendricks Commercial Properties, LLC
Site Location: 5328 East Lancaster Avenue Mapsco: 79G
Proposed Use: Site Plan amendment for outdoor storage for PD-490
Companion Cases: ZC-03-043/SP-03-013

Background:

The subject property is a distribution and retail facility for ABC Building Supplies. A site plan amendment is required due to two outdoor storage areas in front of the existing building. The existing 2003 site plan provided for all outdoor storage to be in the rear of the building and screened from view. Code Compliance noticed these activities that did not appear to be in compliance with zoning.

This request was continued from the April Zoning Commission meeting in order for the applicant to meet with the neighborhood organizations. In response email received from Mr. Bonilla, he noted he sent a package to the Central Meadowbrook Neighborhood Association, Jim Bews and Sharron Green, and have had no response from them. He also met with Doug Henderson of the East Fort Worth Business Association and Allen Smith South east Fort Worth, Inc., who were in support. He met with Diane Thomas of the Southeast Meadowbrook Neighborhood Association who mentioned she is no longer with the neighborhood group and did not know who Mr. Bonilla should contact.

The operation of the business includes the delivery of building materials purchased by wholesale customers by large flatbed trucks. The site plan provides a staging area in the front of the building for short term storage of materials for drop off and pick up. The site plan notes state that the items shall remain in the staging area between two and four hours.

The amendment will also address a storage area in the northwest corner of the property. This area was originally approved by site plan for employee parking. The area was given a building permit in 2007 without an amendment to the site plan. This area is currently screened with a chain link fence with slats. However, the permit states that the area is not intended for storage without a site plan amendment.

Section 6.300D requires a minimum six foot solid screening fence along the property line adjacent to a one or two-family district. The existing fence on the east side of the business adjacent to an A-5 district does not follow the entire property line but stops at the rear storage area; this was approved in the prior PD. While the chain link/slat fence for the new outdoor storage area is adjacent to a nonresidential district and therefore no screening fence is required on that section of the property line, the new outdoor area is visible from the residential area without the screening fence on the section adjacent to A-5. A waiver is being requested to not provide this screening fence.

Discussions at the March Zoning Commission meeting included security concerns over the proposed landscaping/screening along the front right-of-way. The applicant submitted a site plan indicating native landscaping that will reach a natural height of four feet along East Lancaster. The "natural height" terminology is intended to provide that the shrubs will not grow taller than four feet, without ongoing trimming necessary to maintain that height. Small canopy trees are provided at 16 foot centers on the east and west property lines to screen the view from Lancaster Ave.

The site plan approved in 2003 includes an 8'x8' monument sign. However, a sign permit received in 2003 allowed the construction of a pole sign that is currently in place. The revised site plan indicates the pole sign to be removed and revert back to the monument sign.

Site Information:

Owner: Hendricks Commercial Properties, LLC
 655 Third Street
 Suite 301
 Beloit, WI 53511

Agent: Chris Bonilla

Acreage: 6.64 ac

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / commercial
 East "E" Neighborhood Commercial & "A-5" One-Family / commercial & single-family
 South "A-7.5" One-Family / single-family & vacant
 West "A-5" One-Family and "E" Neighborhood Commercial / single-family, vacant & commercial

Site Plan Comments:

The revised site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

- Section 6.300D requires a minimum six foot solid screening fence along the adjacent property line to a one or two-family district. **Applicant is requesting a waiver to the screening fence requirement.**
- Site Plan note # 1 a single row of fast growing trees of 3' caliper along East Lancaster. The revised site plan indicates native plants/shrubs to be a minimum of five gallon, four foot natural height. **(Update note to reflect site plan)**

Compliance with the items noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works staff had no comments on the site plan. *Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.*

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-030 Approved by City Council 04-05-11 to single-family and commercial districts, subject properties to the west, south and east.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East Lancaster Avenue	2 way, Principal Arterial	Same	No
Dallas Avenue	2 way, Residential	Residential	No

Considerations: The site will have primary access from East Lancaster Avenue, which is adequate for the traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Southeast Meadowbrook NA

Central Meadowbrook NA

East Fort Worth Business Association

Southeast Fort Worth, Inc.

East Fort Worth Neighborhoods Coalition

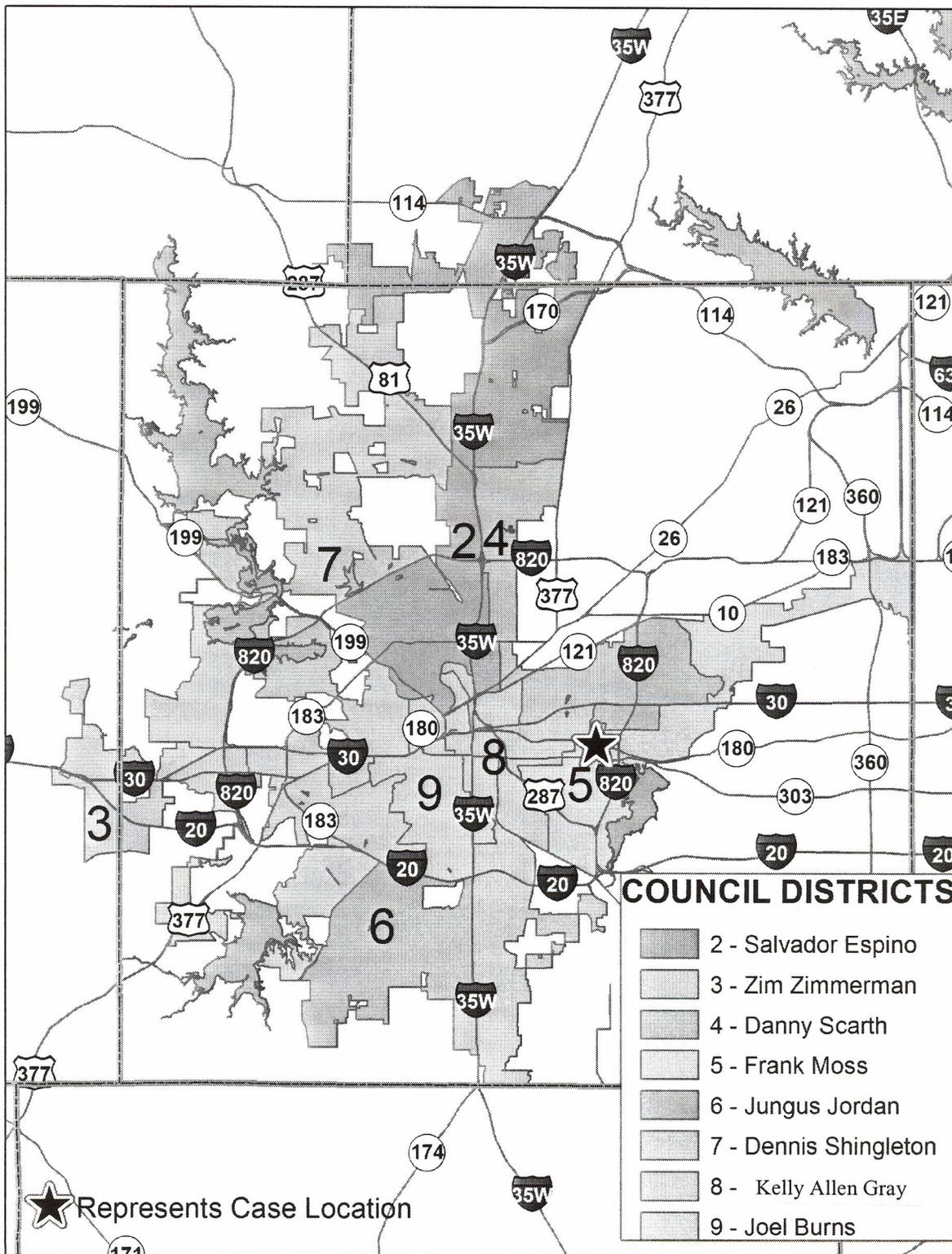
Neighborhoods of East Fort Worth

Fort Worth ISD

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Minutes of the Zoning Commission meeting
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the City Council meeting

Location Map



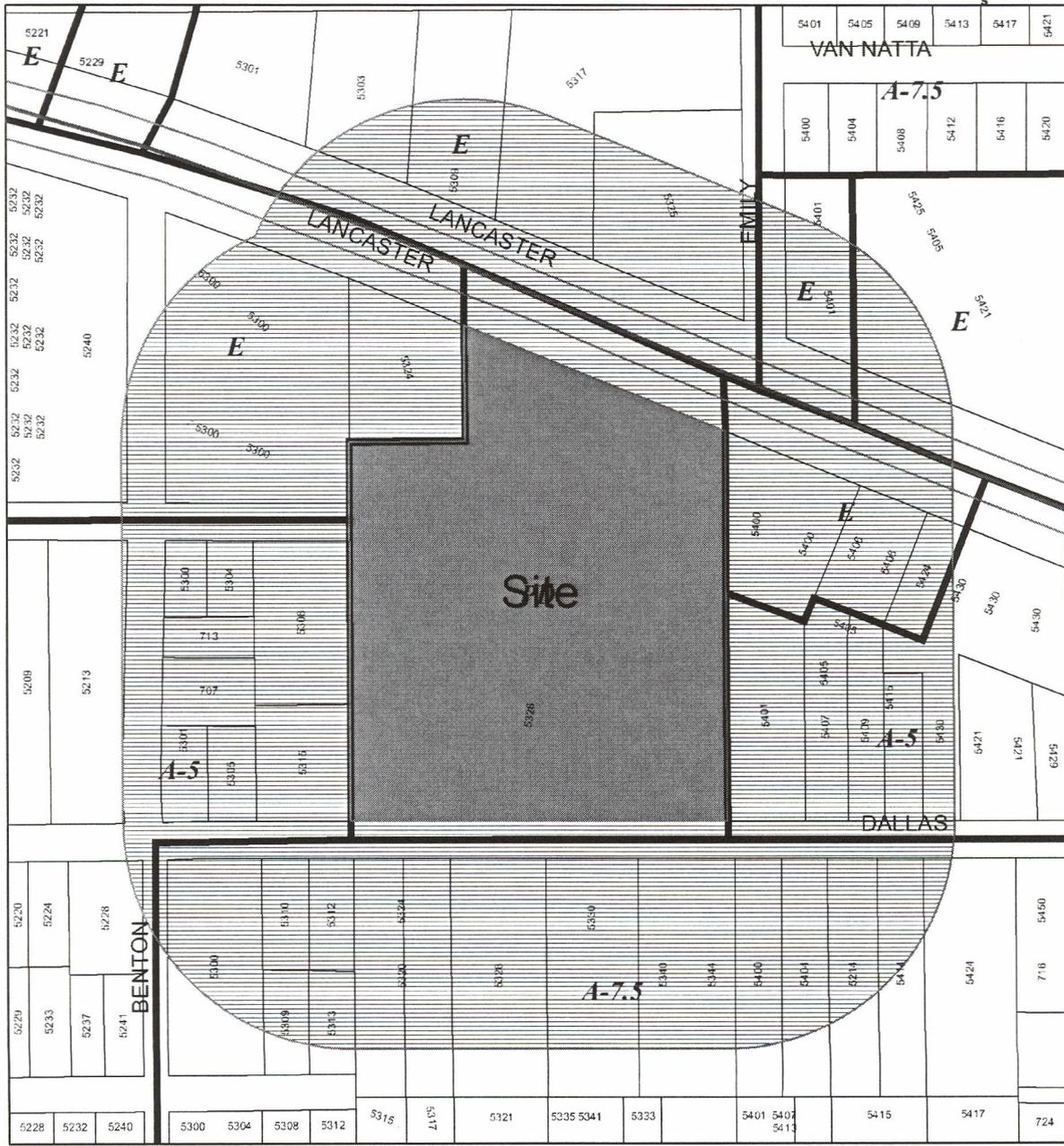


SP-12-001

Area Zoning Map

Applicant: Hendricks Commercial Properties, LLC
 Address: 5328 E. Lancaster Avenue
 Zoning From: PD 490
 Zoning To: Amend site plan for PD 490
 Acres: 6.42244716
 Mapsco: 79FG
 Sector/District: Eastside
 Commission Date: 03/14/2012
 Contact: 817-392-2495

 300 Ft. Buffer





SCALE: 1" = 50'

Location Map

Lot 1 - Block 1
Roy Gordon Addn.
"E" Neighborhood Commercial District
USE:

Lot 2 - Block 1
Roy Gordon Addn.
"E" Neighborhood Commercial District
USE:

Panola St.
(50' Right-of-Way)

**RECOMMENDED
FOR DENIAL**

Lot 8R - Block 3
Haines Place
"A-5" Single Family District

Lot 1 - Block 3
Haines Place
"A-5" Single Family District

Proposed Landscape Island With
10 Shrubs Selected From Table 6.8 -
Table A - Recommended List of Native
Plants For Landscaping Use In North Central
Texas. Shrubs To Be A Min. DF 5 Gallon
And 4 Foot Natural Height

8 Proposed Small Canopy Trees
Selected From City's Preferred
Tree List. Trees To Be Planted At
16 Foot Centers

Lot 1 - Block 1
Vickers E. Lancaster Site
"E" Neighborhood Commercial District
Poppyes Restaurant

16 Foot Center
Centers - Typ.

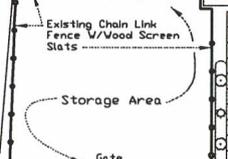
Exist. Pole Sign
To Be Removed
& Replaced With
Monument Sign

Proposed Landscape Island With
30 Shrubs Selected From Table 6.8 -
Table A - Recommended List of Native
Plants For Landscaping Use In North
Texas. Shrubs To Be A Min. DF 5 Gallon
And 4 Foot Natural Height

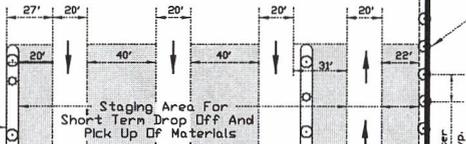
E. Lancaster Avenue
(133' Right-of-Way)

11 Proposed Small Canopy Trees
Selected From City's Preferred
Tree List. Trees To Be Planted At
16 Foot Centers

SB9°48'00"E - 150'



Exist. Landscape
Island With 2
Existing Trees



Exist. Landscape
Island With 2
Existing Trees

Exist. 8 Foot Wood
Screen Fence

Lot 1R - Block 5
Haynes Place
"E" Neighborhood Commercial District
USE:

16 Foot Center
To Center Typ.

Existing 67,326 sq. ft.
1 Story Building

Exist. 8 Foot Wood
Screen Fence

Lot 1R - Block 5
Haynes Place
"A-5" Single Family District

16 Foot Center
To Center Typ.

Existing Curb & Gutter

Existing Curb & Gutter

Dallas Avenue
(60' Right-of-Way)

Owner / Applicant

Hendricks Commercial Prop LLC
655 Third Street
Suite 301
Beloit, Wisconsin 53511

Exhibit Prepared By

Bonilla Group
Land Development Consultants
BonillaGroup@gmail.com
(817) 230-9764

General Notes From Approved 2003 PD 490

- Existing landscaped areas along East Lancaster to be irrigated & include a single row of fast growing trees (Chinese Pistache, 3" caliper on 25' centers). Groundcover and a sidewalk.
- Dumpsters to be located within the outside storage area and screened from public view.
- All exterior lighting will be oriented in such a manner to minimize the effects on neighbors.
- The site is predominantly asphalt with intermittent concrete and asphalt patches.
- 8' screening fence to be composed of a cedar fence with chain link along the interior.
- Outside storage area to be utilized for materials related to wholesale roofing needs & tenant / owner parking. No outside storage materials will be visible above the screening wall from a street grade.
- PD-SU for all uses in "F" plus office / warehouse with outside storage permitted inside a screening fence provided, vehicle sales & repair, used furniture sales, bars, taverns, clubs, cocktail lounges & package stores are not permitted on the entire site. No sale of alcohol will be permitted in the southernmost 350 feet if the site.
- Single row of fast growing shrubs (Elaeagnus, 5 gallon on 4' centers) will be planted & maintained in the parkway of Dallas Ave, parallel to the southern property line of the site, subject to the necessary permit from Fort Worth Forestry Division.
- Monument signage to meet current sign ordinance.
- Overnight parking of tenant / owner vehicles must be screened from public view.
- Existing light poles and surrounding islands are shown for reference & intent. The exact location of the light poles will be field verified.
- Proposed landscaping adjacent to East Lancaster to be installed & maintained to prevent overgrowth & visibility issues along road frontage.
- Proposed landscaping adjacent East Lancaster to be irrigated.
- Area located at south property line adjacent to Dallas Avenue to be moved and kept free of litter.

LEGEND

- Truck Circulation
- Proposed Small Canopy Tree From City Preferred Tree List
- Existing Tree
- Existing Light & Pole
- Proposed Shrubs 4 Foot Natural Height
- Existing 8' Chain Link Fence Adjacent to 8' Wood Stockade Fence
- Staging Area For Short Term Drop Off And pick up Of Materials

Staging Area For:

- Loading of Inventory Sold:
 - temporary location of goods sold to wholesale customer;
 - loading of goods purchased by wholesale customer;
- Unloading of Inventory Received:
 - temporary location of goods delivered to owner / occupant of site;
 - relocation of goods delivered to site;
 - goods to be relocated to interior of building;
- goods sold to wholesale customer and goods delivered to owner / occupant to remain in Staging Area between 2 and 4 hours maximum;

Requested Valuers

- Valuer For Chain Link Fence With Wood Slat For Screening Of Storage Area Located At Northwest Corner of Site

Amended Site Plan For
PD 490 / SP-03-013

For Office / Warehouse
With Outside Storage Permitted
Inside A Screening Fence

5328 East Lancaster Avenue
Fort Worth, Texas 76112

Lot 1, Block 4
Haines Place Addition
6.6425 Acres of Land

Director of Planning and Development

Date

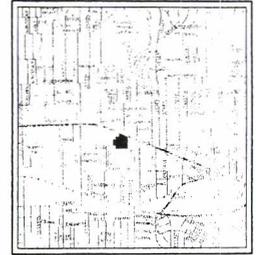
Revised March 23, 2012

Revised March 23, 2012 Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

BONILLA GROUP Job #201207 - ABC Supply Co., Inc. - Amended Site Plan - 03-23-12

Previous Approved Site plan

SP-03-013
(ZC-03-043)

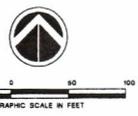
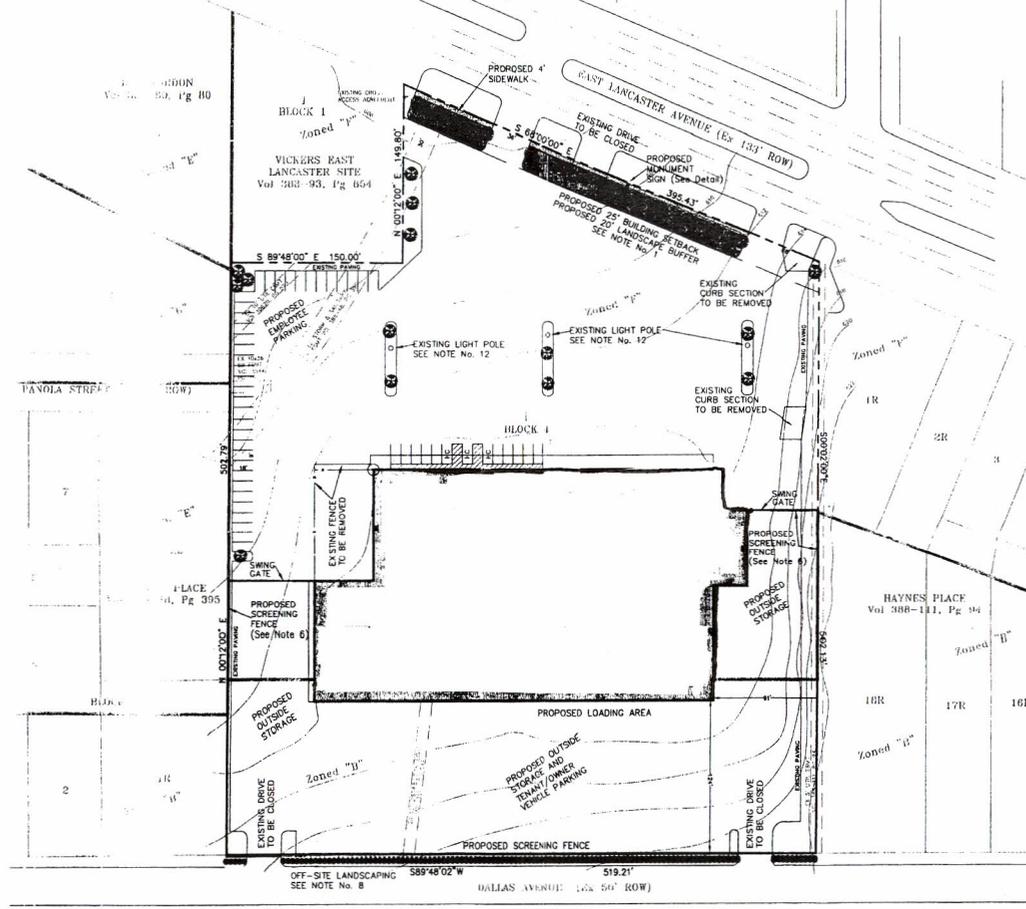


VICINITY MAP
nts

SITE DATA

SITE ACREAGE	±7.3 Acres
EXISTING SITE ZONING	"B" & "I"
PROPOSED SITE ZONING	PD-SU (F)
EXISTING USE	VACANT
PROPOSED USE	*See Note 7
EX BUILDING SIZE	±87,220SF
PARKING REQUIRED PER SECTION 6.201 B OF THE FORT WORTH ZONING ORDINANCE	

- GENERAL NOTES
- PROPOSED LANDSCAPE AREA ALONG EAST LANCASTER TO BE IRRIGATED AND INCLUDE A SINGLE ROW OF FAST GROWING TREES (CHINESE PISTACHE, 3" CALIPER, ON 25 FOOT CENTERS), GROUNDCOVER AND A SIDEWALK.
 - ALL DUMPSTERS WILL BE LOCATED WITHIN THE OUTSIDE STORAGE AREA (SCREENED FROM PUBLIC VIEW).
 - ALL EXTERIOR LIGHTING WILL BE ORIENTED IN SUCH A MANNER TO MINIMIZE THE EFFECTS ON THE NEIGHBORS.
 - THE SITE IS PREDOMINANTLY ASPHALT WITH INTERMITTENT CONCRETE AND ASPHALT PATCHES.
 - 8' SCREENING FENCE TO BE COMPOSED OF A CEDAR FENCE WITH CHAIN LINK ALONG THE INTERIOR.
 - OUTSIDE STORAGE AREA TO BE UTILIZED FOR MATERIALS RELATED TO WHOLESALE ROOFING NEEDS AND TENANT/OWNER PARKING. NO OUTSIDE STORAGE MATERIALS WILL BE VISIBLE ABOVE THE SCREENING WALL FROM A STREET GRADE.
 - PD-SU FOR ALL USES IN "I", PLUS OFFICE/WAREHOUSE WITH OUTSIDE STORAGE PERMITTED INSIDE A SCREENING FENCE PROVIDED, VEHICLE SALES AND REPAIR, USED FURNITURE SALES, BARS, TAVERNS, CLUBS, COCKTAIL LOUNGES AND PACKAGE STORES ARE NOT PERMITTED ON THE ENTIRE SITE, AND NO SALES OF ALCOHOL WILL BE PERMITTED IN THE SOUTHERNMOST 350 FEET OF THE SITE.
 - SINGLE ROW OF FAST GROWING SHRUBS (ELAEAGNUS, 5 GALLON, ON 4 FOOT CENTERS) WILL BE PLANTED AND MAINTAINED IN THE PARKWAY OF DALLAS AVENUE, PARALLEL TO THE SOUTHERN PROPERTY LINE OF THE SITE, SUBJECT TO THE NECESSARY PERMIT FROM THE FORT WORTH FORESTRY DIVISION.
 - MONUMENT SIGNAGE SHALL NOT EXCEED 6 FEET IN HEIGHT AND 8 FEET IN WIDTH.
 - OVERNIGHT PARKING OF TENANT/OWNER VEHICLES MUST BE SCREENED FROM PUBLIC VIEW.
 - ALL DELIVERIES TO THE LOADING AREAS CONTIGUOUS TO DALLAS AVENUE ARE LIMITED TO THE HOURS OF 7AM TO 7PM, MONDAY THROUGH SATURDAY.
 - EXISTING LIGHT POLES AND PROPOSED SURROUNDING ISLANDS ARE SHOWN FOR REFERENCE AND INTENT. THE EXACT LOCATION OF THE LIGHT POLES WILL BE FIELD VERIFIED.



ABC
Supply Co. inc.
ROOFING PRODUCTS & ACCESSORIES
5328 E. LANCASTER AVENUE
MONUMENT SIGN DETAIL
dta

John A. Sanford
Director of Development
Date May 21, 2003

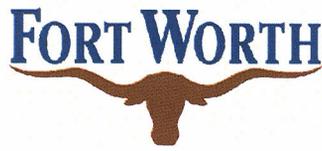


Owned By:
HENDRICKS TEXAS PROPERTIES I, LP
655 Third Street, Suite 301
Beloit, WI 53511

Developed By:
ABC SUPPLY COMPANY, INC.
6050 Tension Drive
Fort Worth, Texas 76112
817.429.4656

Dunaway Associates, Inc. | Engineers Planners Surveyors Landscape Architects
1501 Merrimac Circle, Ste. 100 Fort Worth, TX 76107 Ph: 817.335.1121 Metro: 817.429.2135 Fax: 817.335.7437

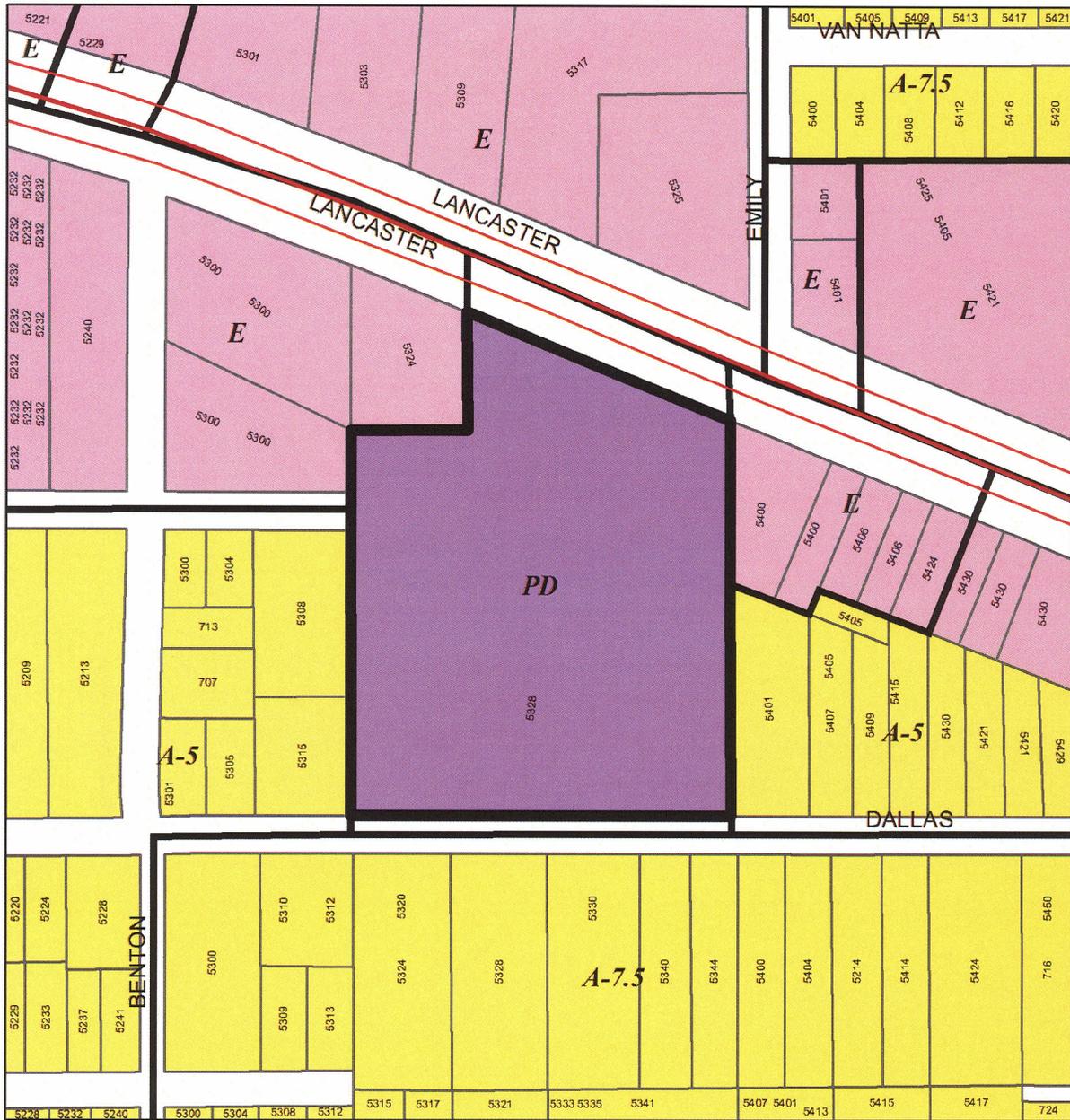
PD SITE PLAN
of
LOT 1, BLOCK 4
HAINES ADDITION
Volume 388-111, Page 94, PRTCT
being ±7.2 Acres
in the
M. Garrison Survey, Abstract No. 597
situated in the
City of Fort Worth, Tarrant County, Texas
March, 2003
Revised April 4, 2003



5328 E. Lancaster Avenue

Future Land Use

SP-12-001



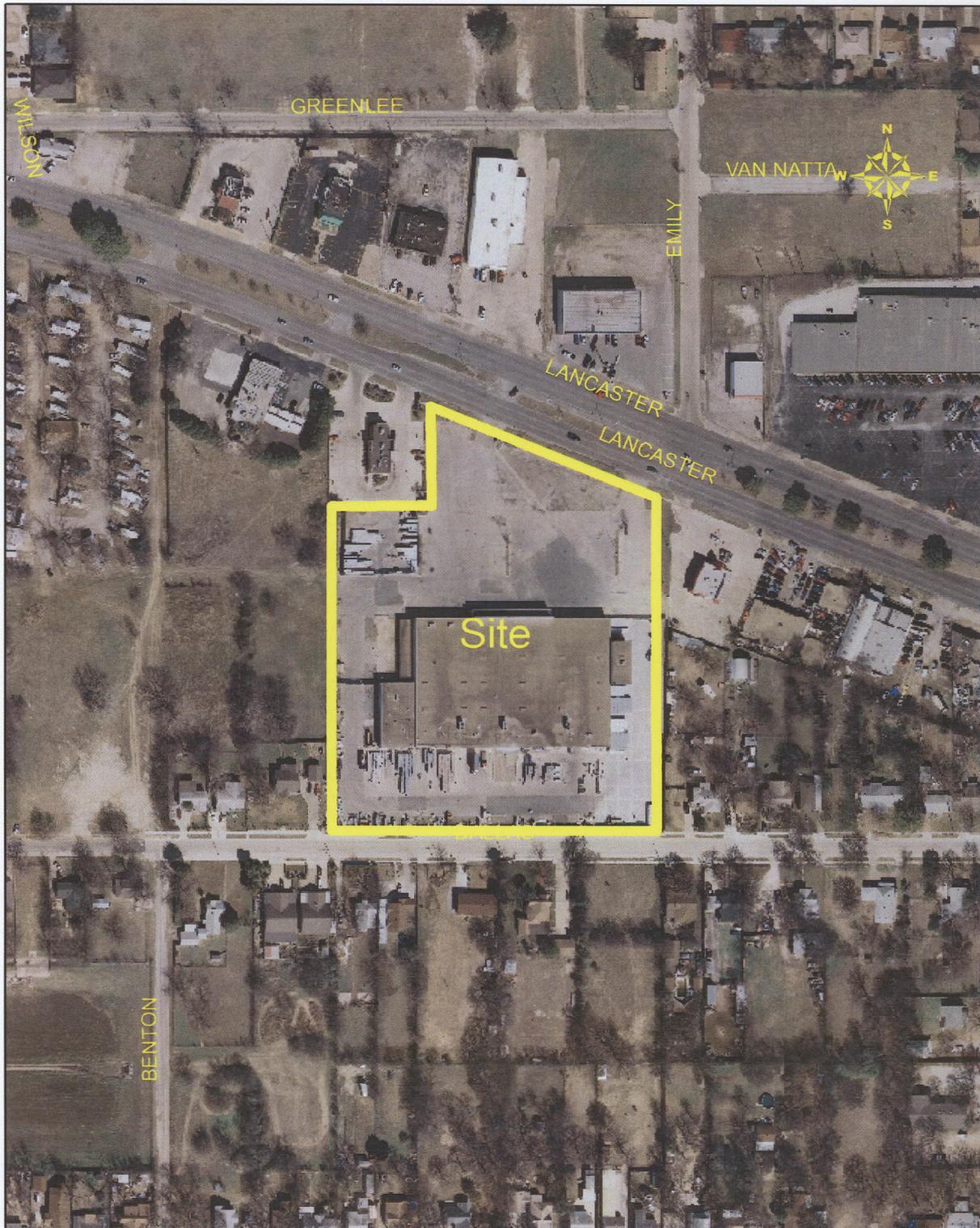
- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



The City Council adopted a Resolution recommending and supporting the candidacy of Council Member Jungus Jordan for President-Elect of the Texas Municipal League.

Motion: Council Member Scarth made a motion, seconded by Mayor Pro tem Zimmerman, that Resolution No. 4110-08-2012 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

Council Member Espino commended Council Member Jordan for his leadership on the Regional Transportation Council on issues such as transportation and air quality in the City of Fort Worth, North Texas and at the State level with the Texas Municipal League.

VIII. ZONING HEARING

Mayor Price opened the public hearing.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on July 20, 2012.

1. **SP-12-001 - (CD 5) - Hendricks Commercial Properties, LLC, 5328 East Lancaster Avenue; Amend site plan for "PD-490" Planned Development for "F" General Commercial uses with exclusions, to include a screened outdoor storage area in the front yard and temporary staging area for loading and offloading. (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)**

The City Council at its Regular Meeting on July 10, 2012, continued Zoning Docket No. SP-12-001.

The following individuals completed speaker cards in support of Zoning Docket No. SP-12-001, but did not wish to address the Council unless there was opposition.

Mr. Jim Schell, 901 Fort Worth Club Building
Mr. Christopher Bonilla, 8540 Charleston Avenue

Ms. Wanda Conlin, 1755 Martel Avenue, submitted a comment card in opposition to Zoning Docket No. SP-12-001.

Motion: Council Member Moss made a motion, seconded by Council Member Scarth, that Zoning Docket No. SP-12-001 be continued until the September 11, 2012. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Espino, that Zoning Docket No. ZC-12-048 be approved. The motion carried unanimously 9 ayes to 0 nays.

5. SP-12-001 - (CD 5) - Hendricks Commercial Properties, LLC, 5328 East Lancaster Avenue; Amend site plan for "PD-490" Planned Development for "F" General Commercial uses with exclusions, to include a screened outdoor storage area in the front yard and temporary staging area for loading and offloading. (Recommended for Denial by the Zoning Commission)

Mr. Christopher Bonilla, representing the applicant, appeared before Council in support of Zoning Docket No. SP-12-011. (provided handout)

Motion: Council Member Moss made a motion, seconded by Council Member Espino, that Zoning Docket No. SP-12-001 be continued until the August 7, 2012, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

6. ZC-12-049 - (CD 3) - John & Janet Thornhill, 2800 Alta Mere Boulevard; from: "FR" General Commercial Restricted to: "F" General Commercial (Recommended for Approval by the Zoning Commission)

Mr. Jake Barron, 1120 North Industrial Boulevard, Euless, Texas 76039, completed a speaker card in support of Zoning Docket No. ZC-12-049, but did not wish to address the Council.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Burns, that Zoning Docket No. ZC-12-049 be approved. The motion carried unanimously 9 ayes to 0 nays.

(Council Member Scarth left his place at the dais.)

7. ZC-12-050 - (CD 9) - John Chapman (Chapman Motors), 2931 Hemphill Avenue; from: "A-5" One-Family to: "PD/SU" Planned Development/Specific Use for office with development standards; site plan included. (Recommended for Approval by the Zoning Commission)

The following individuals appeared before Council in support of Zoning Docket No. ZC-12-050.

Mr. Fernando Florez, 2740 Hemphill Avenue
Mr. Henry Chapman, applicant, 2931 Hemphill Avenue

Mr. Paul Millender, 3121 Lipscomb Street, appeared before Council in opposition to Zoning Docket No. ZC-12-050.

City of Fort Worth, Texas
Zoning Commission
June 13, 2012 – Meeting Minutes

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice- Chair, District 1
Robert West, District 3
Charles Edmonds, Jr. District 4
Hugh Ferrell, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

none

I. Public Hearing – 10:01 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the May 9, 2012 meeting.

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. SP-12-001 Hendricks Commercial Properties LLC (CD 5)- 5328 East Lancaster Avenue (Haines Place Addition, Block 4, Lot 1, 6.64 Acres): Site plan amendment for PD-490 to include a screened outdoor storage area in front yard and temporary storage for loading and offloading.

Chris Bonilla, 8540 Charleston, Fort Worth, Texas representing Hendricks Commercial Properties, LLC explained to the Commissioners the request was continued from the March meeting to reconsider the screen hedging along Lancaster due to visibility concerns. They are proposing to plant shrubs with a maximum height of 4 feet. Mr. Bonilla stated they met with several neighborhoods: East Fort Worth Business Association, SE Fort Worth, Inc., Fort Worth Metropolitan Black Chamber of Commerce, and the Board members of Central Meadowbrook and West Meadowbrook neighborhood associations. He provided a letter of support from Douglas Henderson and Major Attaway.

He mentioned after meeting with the Central and West Meadowbrook NA, it appears the major issue is the outside storage in the northwest corner of the site. He went on to mention it is enclosed with an eight foot chain link fence with metal slats and noted a permit was pulled for it but no final inspection was made. The neighborhood recommended they put a building around

the screening area which would not be feasible because this storage area is used year-round. Mr. Bonilla stated if approved they are going to plant 28 trees along the east and west property lines, remove the existing pole sign and replace with a monument sign, and a 20 ft wide landscaped area along East Lancaster. He also stated that a denial would result in constricting the site needed to operate the daily operations for the business. It is the desire of the property owner and the tenant ABC Roofing to remain at this site if at all possible.

Shannon Eldridge, 655 Third Street, Beloit, Wisconsin with Hendricks Commercial properties mentioned he is here to answer any questions the Commissioners may have.

Mr. Ortiz asked about the square footage of the storage area and behind the building. Mr. Eldridge said there is approximately 11,000 sq. ft of storage area and about 30,000 sq. ft behind the building and are at capacity.

Mr. Edmonds mentioned the visual aspect of the property has changed over the years. There are a lot more 18 wheelers parked in the front yard and looks like an industrial site. He stated the problem he has is they have been trying to improve the looks of East Lancaster visually. Mr. Edmonds asked what has changed over the years. Mr. Eldridge responded they've had good success at this site. He did mention typically their buildings are closer to the street with storage and staging behind but this used to be a KMart. Being at capacity now has prompted them to look at other sites. He also mentioned it would be detrimental to them staying long term if they have storage concerns. Mr. Edmonds also asked if they owned the property to the west. Mr. Eldridge said yes they do and there is a setback because of the residential next to it.

Mr. West asked about the growth in the area and if this were to be approved about how long would they stay at this site. Mr. Eldridge mentioned there is a good chance they would stay but can't guarantee it. He said ABC is the only company that requires this type of outside storage. They have a deal for them to remain for another 10 years but based on the staging area and storage concerns they may not be able to.

Mr. Ferrell asked about their projected growth over the next two or three years. Mr. Eldridge noted that he represents a separate company created for the land management and are not privy to that information. Mr. Ferrell mentioned his concerns about the screen hedging at the front and the storage area that was originally intended for parking. Mr. Eldridge said for security purposes they would like to keep the existing fence up.

James Bews, 1709 Watson Street, Fort Worth, representing Central Meadowbrook neighborhood spoke in opposition. He noted he is against the outside storage. Mr. Bews mentioned the original zoning case and the specific language written into the site plan that does not include outside storage in front of the building. The northwest corner contains screened outside storage which originally was intended for employee parking. He displayed pictures on the overhead indicating the outside storage area, which is their main concern. Mr. Bews also talked about the original permit pulled in 2007 for the screened fence in the front yard and noted there was never a final inspection. He stated they do agree with the temporary staging area but not the screened storage and asked them to deny the request.

Ramon Romero Jr., 421 Conner Avenue, Fort Worth, Texas with El Poly Pyramid NA spoke in opposition. Mr. Romero mentioned a similar case for an auto repair that was made legal non-

conforming when it was rezoned from F to E. He also stated the use is what they should be looking at, general commercial along Lancaster.

Deidra Norris, 1421 Oakland Boulevard, Fort Worth, Texas representing West Meadowbrook Neighborhood spoke in opposition. She turned in forms of three other members who chose not to speak. The neighborhood voted on May 29, 2012 to oppose the zoning case. She mentioned the neighborhoods have been working hard to clean up East Lancaster.

Mr. Ortiz asked about growth in the area. Ms. Norris said she has lived in this area her entire life and this area is one of the areas they would like to revitalize, not to mention ABC has outgrown their space.

In rebuttal, Mr. Bonilla addressed the issue Mr. Romero mentioned earlier and that the business can still continue to operate. He said the temporary staging area will not work without the storage area.

Motion: Following brief discussion, Ms. Conlin recommended denial of the request, seconded by Mr. Edmonds. The motion carried 8-1 with Mr. Genua against.

<i>Document received for written correspondence</i>					<i>SP-12-001</i>
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
James Bews/Central Meadowbrook NA	1709 Watson St	Out		Opposition	Spoke at hearing
Ramon Romero	421 Conner Ave	Out		Opposition	Spoke at hearing
Deidra Norris/West Meadowbrook	1421 Oakland Blvd	Out		Opposition	Spoke at hearing
Michael Phipps	4451 Normandy	Out		Opposition	Turned speaker form in
Edward Sakorke	4451 Normandy	Out		Opposition	Turned speaker form in
Donnette Moseley	1801 Ederville Rd S	Out		Opposition	Turned speaker form in
Douglas Henderson/East Fort Worth Business Assoc.	na	Out		Support	Sent letter in
Major Attaway/FT. Worth Metropolitan Black Chamber of Commerce	na	Out		Support	Sent letter in

~~2. ZC-12-032 Treasure Wholesale Inc., (CD 9)- 600 and 604 W. Berry Street (South Hemphill Heights Addition, Block 32, Lots 11 & 12, 0.37 Acres): from "MU-1" Low Intensity Mixed Use to "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use plus wholesale warehouse; site plan included.~~