



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 4

Zoning Commission Recommendation: Denial by a vote of 9-0 Opposition: Six people spoke, several letters submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Jane White 2011 Irrevocable Trust, Westfork Partners LP

Site Location: 5300-5600 Blocks E. 1st St. Mapsco: Pgs 64, 65N

Proposed Use: Concrete Recycling plant and Wetland Mitigation

Request: From: "AG" Agricultural, "C" Medium Density Multifamily, D-HRI Multifamily Highrise, "E" Neighborhood Commercial, and G Intensive Commercial

To: "O-1" Floodplain, "PD/E" Planned Development for "E" Neighborhood Commercial uses; site plan waiver requested and "PD/SU" Planned Development/Specific Use for concrete recycling facility and storage with K Heavy Industrial Development Standards; site plan included

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Significant Deviation)

Background:

The applicant has requested that this case be withdrawn.

The proposed site is located on East 1 St. adjacent to the Trinity River and next to Arc Park, the main Chesapeake Company property. The property is north of Gateway Park. The applicant is requesting a zoning change from commercial and multifamily uses to O-1 Floodplain and a PD/Specific Use for a concrete recycling plant. The regulations of Sect. 4.305D apply to this recycling facility.

The front of the property (south lot) is intended to have offices for the operation. The rear (north lot) is divided from the south lot by a utility right of way; no permanent office will be on this tract. This lot will be used only for the stockpiling and storage of discarded concrete material awaiting crushing/recycling. As it is divided from the lot that includes the office, a separate land use CO will be necessary. The crusher machinery will be mobile and moved around the site as needed. An existing chain link perimeter fence with 3 strand barbed wire will be used for the northern tract. The southern tract will include a 6 ft. chain link fence with no barbed wire and a 6 ft. earthen berm toward the street. Otherwise, no screening is proposed to the public on E 1st St.

The truck traffic and stockpiles will be access via an unpaved, gravel road from E. 1st St. The portion of E 1st St. directly to the west of this property is currently under construction and includes two new bridges

before Beach Street. Truck traffic to and from this property is expected to use Beach St. from both I-30 and SH 121. Truck traffic will also access this road via Oakland St. from I-30. The gravel drive into the business will be through commercial zoning (with multifamily zoning to the east) through a proposed access easement. Adjustments would need to be made to ensure that the gravel from the roadway and from the truck loads does not spill onto E 1st St. and cause hazards for public drivers.

The site plan provides that the stockpiles will not exceed 30 ft.; however, this height cannot be screened using a fence or wall. Notes have been provided that water spray will be used to minimize dust. A stormwater pollution prevention plan will be initiated, however stormwater runoff directly into the river from the operation could be a concern. Noise will be generated through the concrete crushing activity.

The wetland mitigation area was created through a Corps of Engineers permit over the last couple of decades where the floodplain was made significantly larger. Dirt and gravel were removed from this area and used elsewhere, creating mitigation areas that are sold for area developers who cannot provide the Stormwater mitigation (e.g. detention or retention) on their properties. This mitigation area is intended to effectively serve as a large, private detention area.

The existing commercial and multifamily zoning was placed in 1985 for possible riverfront development. This would be consistent with the new emphasis placed on the Trinity River in multiple locations both upstream and downstream, e.g. the Trinity River Vision project that includes the construction of three bridges and a major river bypass channel and the development of Stormwater mitigation within Gateway Park, just upstream from this proposal. The focus of the river has changed from industrial to community events and high density residential with access to the river. The improved aesthetics and water quality of the river have become a significant goal.

At the May 11th Zoning Commission meeting, the applicant requested a 30 day continuance in order to reach out to the neighborhoods. A public meeting was held on May 17, 2016 at the Nolan High School cafeteria. Attendees have provided documentation that extensive opposition remains to the case.

Since the continuance, property has been added to the proposal which increased the size of both the commercial area and the concrete stockpile area, up to 30 ft. in height. A revised site plan was submitted shifting the truck access drive to the west on the edge of the proposed commercial area but sharing a driveway with the commercial activity.

The applicant has indicated that all concrete crusher and sorting operations have been shifted to Tract 2, north of the Oncor transmission line, however it is not stated as such on the site plan and it is not clear how stockpiles on the southern tract will be processed if not done in place. A proposed a 6 ft. tall landscaped berm is provided on the south side of Tract 1, behind the provided commercial development. However, this will not screen any stockpiles that exceed 6 ft. in height.

At the neighborhood meeting, the developer offered to plant trees in a 50 foot wide front yard landscaping area on private property at the time of development of the concrete recycling facility to the north. The applicant has explained that the trees will be planted as a part of the PD/SU, even if the proposed "E" Neighborhood Commercial development occurs at a later time. "PD/E" zoning is proposed only to formally document the developer's offer. However, as the PD/E property is separate from the PD/SU, it is not possible to withhold a CO or Land Use CO to ensure they are installed. No retail or restaurant tenant is lined up for the commercial areas. A site plan waiver is requested.

Other city staff provided comments concerning the proposed concrete recycling plant on the river and surrounding area.

Park and Recreation

PARD/PDP: The Park and Recreation Department has several concerns regarding the proposed rezoning and allowing of a concrete recycling facility located along the 5300-5600 blocks of East 1st Street. This is immediately north and across the street from the City's premier Regional Park, "Gateway Park". Some of our concerns are: the increase in heavy truck traffic (trip counts), airborne emissions, noise pollution and visual impact. The park is heavily used and hosts many local and

regional events. We would like to see all of the other departments written comments and concerns, as well as all of the reports related to the issues listed above.

Bicycle coordinator

Install at least a partially paved driveway, it would help the gravel situation immensely from the cyclist perspective.

Floodplain Administrator

Portions of this property are in the Trinity floodplain, so they will need to obtain a Floodplain Development Permit and a Corridor Development Certificate for the project. No particular issues with the proposed rezoning as long as they intend to obtain the permits required for the work.

The Corps of Engineers has been notified of this project. Streams and Valleys and Trinity River Vision have provided letter of opposition.

Staff has requested a truck traffic study which has not been received.

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. Indicate on the site plan the type and height of proposed screening fences.
2. Indicate on the site plan if there will be barbed wire on top.
3. Indicate on the site plan any proposed gates, type and height.
4. Indicate on the site plan any proposed security lighting.
5. Indicate on the site plan the width of the existing gravel road and new private access easement.
6. Indicate on the site plan the gas well building setbacks.

Items noted above shall be reflected on the site plan or waivers are required.

Platting comments:

No comments have been made at this time.

Transportation and Public Works comments:

No comments have been made at this time.

Fire comments:

1. The existing gas well pad site has building setbacks that are required in the CFW Fire Code. Plats and plans will be required to show all applicable gas well building setbacks.
2. CFW Fire Code will require an all-weather paved surface that meets the minimum requirements of the CFW Fire Code for access to the interior buildings and structures on this site.
3. CFW Fire Code will require some sort of sign for addressing purposes at the intersection of East 1st Street for any permanent structures that are setback out of sight from East 1st Street on the private drive.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Site Information:

Owner:	Jane White 2011 Irrevocable Trust 5955 Sherry Ln. Ste. 1810 Dallas, TX 75225
Agent:	West Fork Partners/Dunaway Associates
Acreage:	363.48 ac
Comprehensive Plan Sector:	Eastside
Surrounding Zoning and Land Uses:	
North	Trinity River, "K" Heavy Industrial north of river; / wetland mitigation
East	"AG" Agricultural / Open space-floodplain
South	"A-5", "E" Neighborhood Commercial and "I" Light Industrial / Gateway Park, closed city landfill, gas company and yard
West	Trinity River, "K" Heavy Industrial and "AG" Agricultural west of river / wetland mitigation

Recent Relevant Zoning and Platting History:

Zoning History: ZC-85-137 AG to C, D-HR1, E, G; approved 10/15/1985 Ord. 9486; subject property ZC-15-029 and ZC-14-051 AG to K for junkyard to the north; denied twice

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. 1 st St.	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Neighborhoods of East Fort Worth	Garden of Eden NA
White Lake Hills NA*	Riverside Alliance
East Fort Worth Business Assoc.	Eastside Sector Alliance
East Fort Worth, Inc.	Streams And Valleys Inc.
Trinity Habitat for Humanity	Fort Worth ISD
	Birdville ISD

Closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “O-1” Floodplain and “PD/SU” Planned Development/Specific Use for concrete recycling plant and storage. Surrounding land uses include the Trinity River, Gateway Park to the south, and Chesapeake gas offices and yard to the east. The proposed site is located on E. 1st St. which is a major arterial currently under construction and expansion with two new bridges.

The proposal to provide commercial uses between the street and the concrete recycling facility as a buffer does not mitigate the stockpile height, noise, and truck traffic that would be generated by the recycling facility. The timing of construction, the business types and success of commercial businesses in the area next to a recycling operation is unclear.

While the Chesapeake yard and the auto recycling across the river indicates that industrial uses used to be located along the river in the past, the emphasis of redevelopment of riverfront properties throughout the city is more residential, commercial, and river oriented. The investment of the city in Gateway Park and the current construction of ball fields to the direct south of this property is indicative of the vision for the area. The heavy industrial use is no longer appropriate in this location.

As a result, the proposed zoning **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Private Open Space and Single Family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

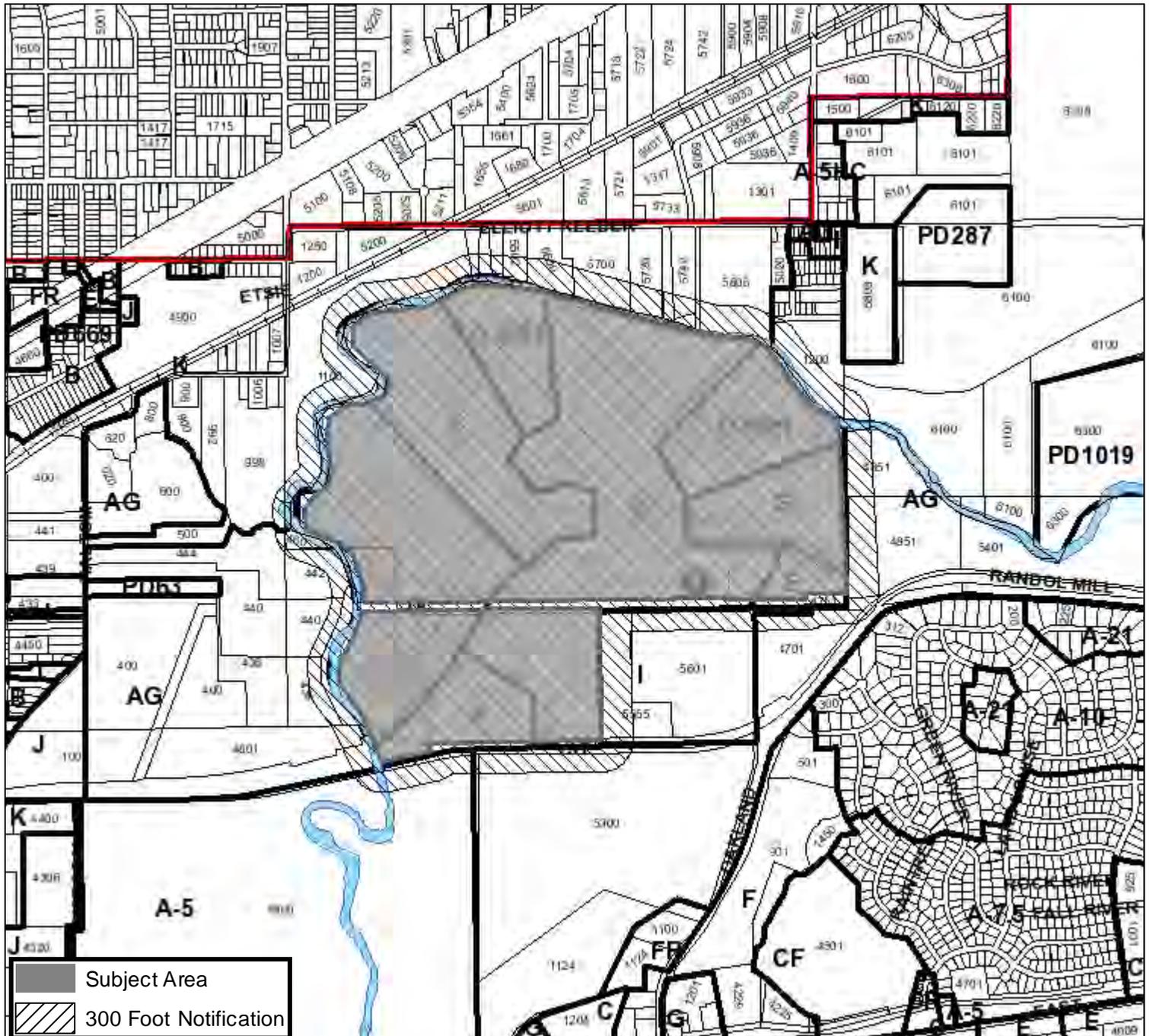
Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan and is a **Significant Deviation** from the future land use plan for the site.

Attachments:

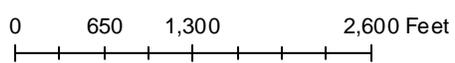
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Zoning Map

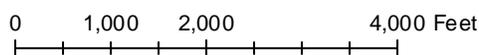
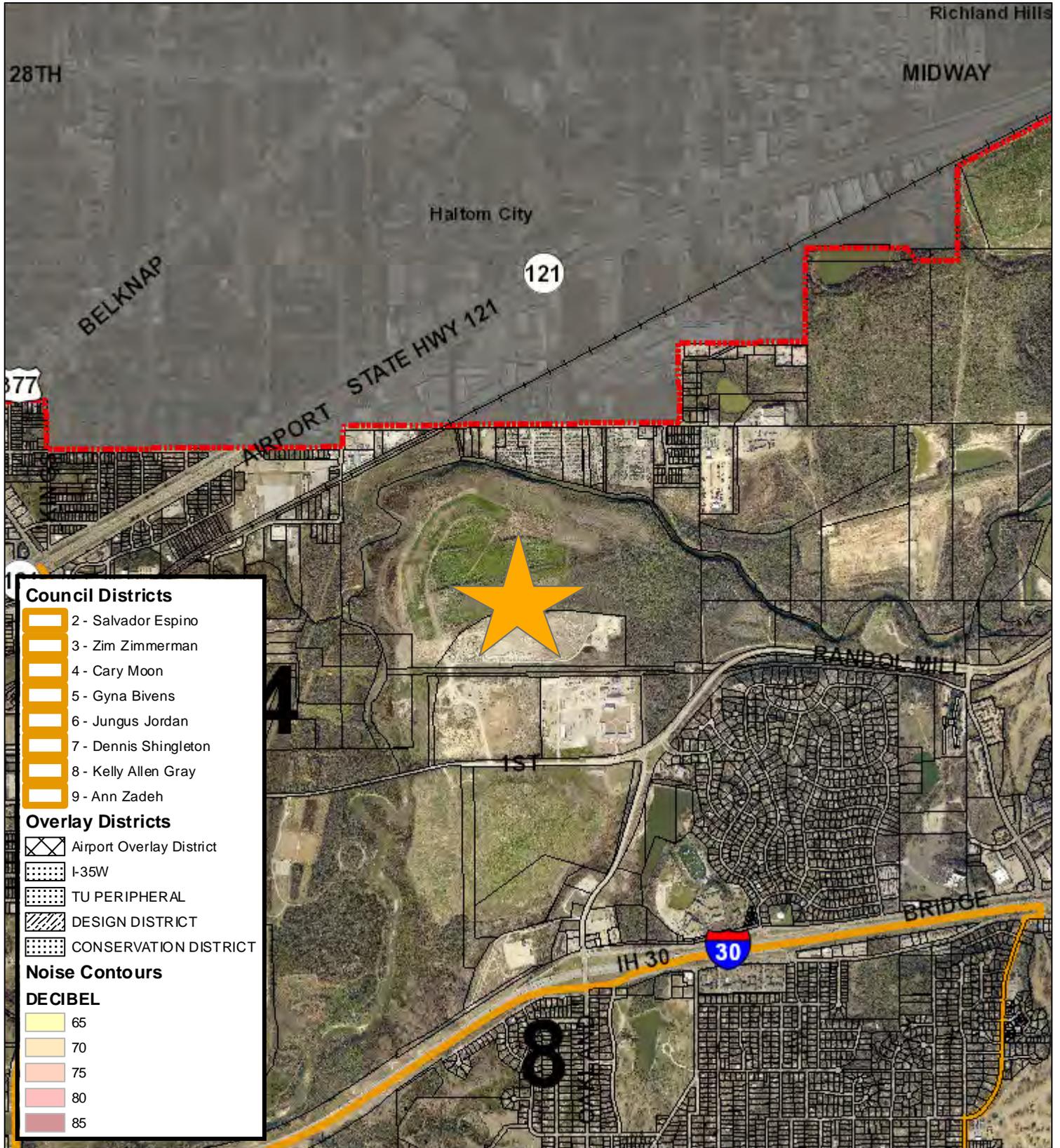
Applicant: W. Fork Partners, Jane White 2011 Irrevok. Trust
 Address: 5300 - 5600 blocks E. 1st Street
 Zoning From: AG, C, D-HR1, E, G
 Zoning To: O-1, E, PD/SU for concrete recycling facility
 Acres: 363.48531187
 Mapsco: Pg. 64,65N
 Sector/District: Eastside
 Commission Date: 6/8/2016
 Contact: 817-392-2495



[Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification



Area Map



The special conditions of section 4.305.D.4 have been met in the following manner:

(The same numbering convention has been used for ease of reference)

- i. The immediately adjacent zoning and land use has been shown on the site plan. A separate exhibit showing zoning and land use within 1/4 mile of the site has also been provided.
- ii. Existing surrounding land uses:
 - West - Wetlands mitigation bank (Floodplain)
 - North - Wetlands mitigation bank (Trinity River/Floodplain)
 - East - Chesapeake gas well/compressor facility & offices (industrial)
 - South - Closed landfill (permanent open space) Gateway Park
 - EAST SOUTHEAST - Closest residential, White Lake Hills addition approximately 2,150 ft. to the east, on the south side of East 1ST. Street / Randol Mill Road (beyond 1/4 mile).
 - SOUTHEAST - Nearest commercial business 2,500 ft. to southeast on other side of closed landfill on Oakland Blvd. near I-30 (Beyond 1/4 Mile).
 - SOUTHWEST - City of Fort Worth Gateway Park.
- iii. The site has direct access to East 1st. Street (variable width right-of-way). Currently East 1st. Street is undergoing improvements, which will transition the existing roadway from a minor arterial to a major arterial (4 lanes divided concrete pavement with curb and gutter). According to the East 1ST. Street construction plans, projected traffic volumes are:

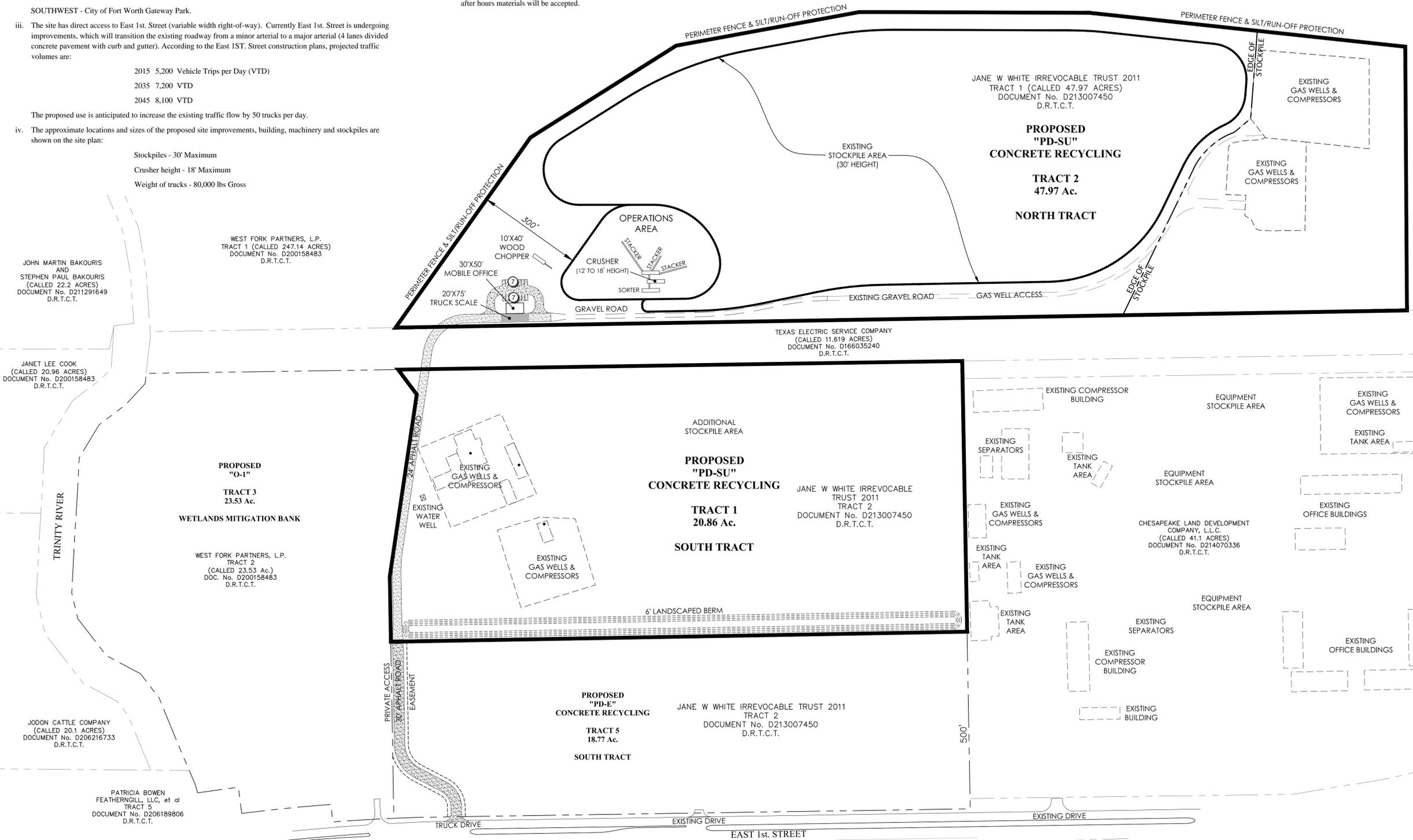
2015 5,200 Vehicle Trips per Day (VTD)
 2035 7,200 VTD
 2045 8,100 VTD

The proposed use is anticipated to increase the existing traffic flow by 50 trucks per day.

- iv. The approximate locations and sizes of the proposed site improvements, building, machinery and stockpiles are shown on the site plan:

Stockpiles - 30' Maximum
 Crusher height - 18' Maximum
 Weight of trucks - 80,000 lbs Gross

- v. Fire extinguishers will be attached to each piece of equipment and in the office and scales. All employees will be trained on the use of these extinguishers.
- vi. The site will be graded in such a manner where runoff is minimized. The operator will comply with all requisite associated permits and will utilize standard best management practices to protect the runoff.
- vii. Due to the recycling and stockpile nature of the proposed use, interior landscaping is impractical and could prove to be a hazard. Blooming trees along East 1st. Street will be planted.
- viii. All functions of the site occurs within the limits of the site.
- ix. A sign indicating the owner, operator, business address, telephone number and hours of operations under normal conditions will be placed near the proposed entrance along East 1st. Street. The hours of operations under normal conditions will be 6am to 6pm. The total hours of operation will not exceed 4,580 hours annually. All signs will comply with Article 4, Signs. Required permits will be on display at the offices of the operator.
- iy. All material brought to the site is inspected to ensure that it is acceptable. The scale manager and other employees are trained for this function.
- xi. Any material that is unacceptable of inappropriate will be removed by the person attempting to drop it off. No after hours materials will be accepted.
- xii. Machinery will be equipped with water spray bars to minimize or eliminate dust; runoff will be managed through best management practices per the state authorized storm water pollution prevention plan; rodent issues will be address quickly by professional means; and miscellaneous debris is picked up at the end of each day. A majority of the noise associated with this function is contained within the equipment itself.
- xiii. All employees will be trained on the proper procedures in using the fire extinguishers.
- xiv. Litter will be controlled and picked up at the end of each day.
- xv. All chemical or potentially hazardous spills will be addressed immediately and reported to the appropriate agency.
- xvi. Proof of financial security is available from the home office of the operator.



JOHN MARTIN BAKOURIS AND STEPHEN PAUL BAKOURIS (CALLED 22.2 ACRES) DOCUMENT No. D211291649 D.R.T.C.T.

WEST FORK PARTNERS, L.P. TRACT 1 (CALLED 247.14 ACRES) DOCUMENT No. D200158483 D.R.T.C.T.

JANET LEE COOK (CALLED 20.96 ACRES) DOCUMENT No. D200158483 D.R.T.C.T.

WEST FORK PARTNERS, L.P. TRACT 2 (CALLED 23.53 Ac.) DOC. No. D200158483 D.R.T.C.T.

JODON CATTLE COMPANY (CALLED 20.1 ACRES) DOCUMENT No. D206216733 D.R.T.C.T.

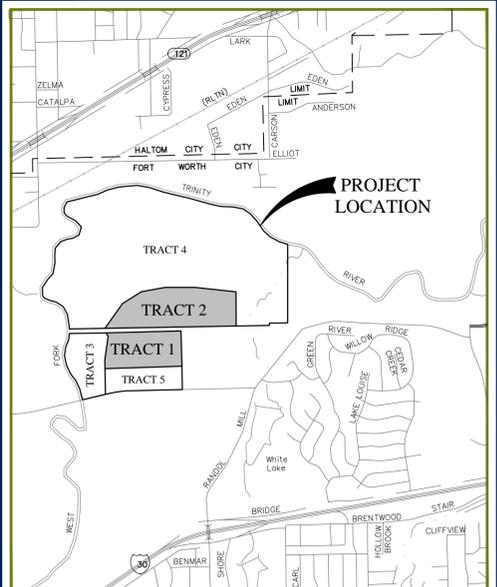
PATRICIA BOWEN FEATHERNOLL, LLC, et al TRACT 5 DOCUMENT No. D206189806 D.R.T.C.T.

TEXAS ELECTRIC SERVICE COMPANY (CALLED 11.619 ACRES) DOCUMENT No. D166035240 D.R.T.C.T.

JANE W WHITE IRREVOCABLE TRUST 2011 TRACT 2 DOCUMENT No. D213007450 D.R.T.C.T.

JANE W WHITE IRREVOCABLE TRUST 2011 TRACT 2 DOCUMENT No. D213007450 D.R.T.C.T.

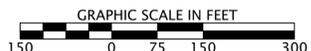
CITY OF FORT WORTH BLOCK 1, GATEWAY PARK ADDITION CABINET A, SLIDE 3-4 P.R.T.C.T.



VICINITY MAP N.T.S.

OWNER: JANE WHITE 2011 IRREVOCABLE TRUST c/o West Fork Partners, L.P. 5955 Sherry Lane, Suite 1810 Dallas, Texas 75225

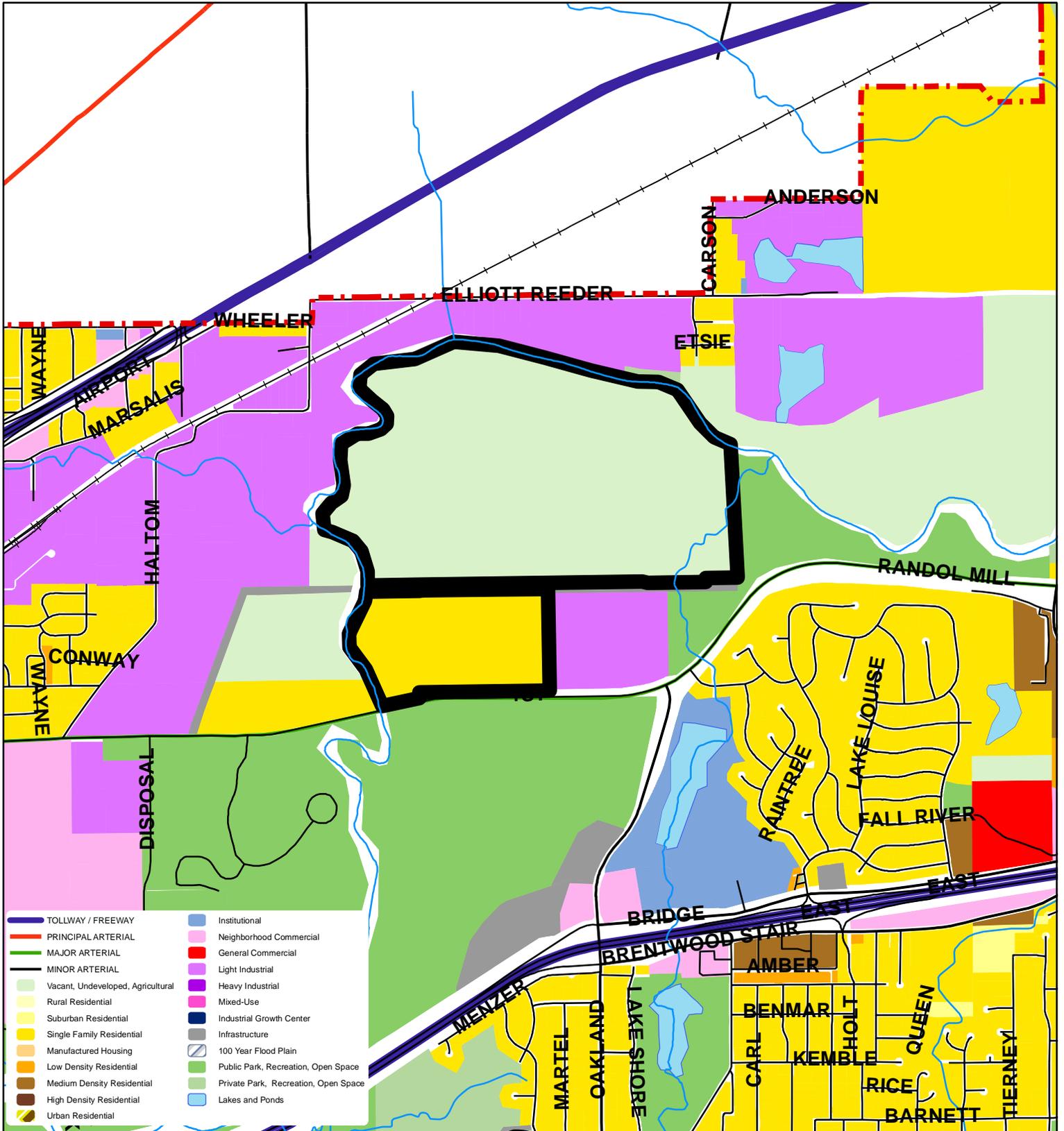
DA# B002037
DUNAWAY
 ENGINEER/PLANNING:
 Dunaway, LP.
 550 Bailey Ave., SUITE 400
 FORT WORTH, TX 76107
 817-335-1121 PH
 (TX Reg. F-1114)



ZC-16-096
 TRACTS 1 & 2
 NORTH & SOUTH TRACTS
 PD/SU SITE PLAN
 for
 TRINITY GREEN CONCRETE RECYCLING
 Fort Worth, Texas
 May 25, 2016

Director of Planning & Development Date

Future Land Use



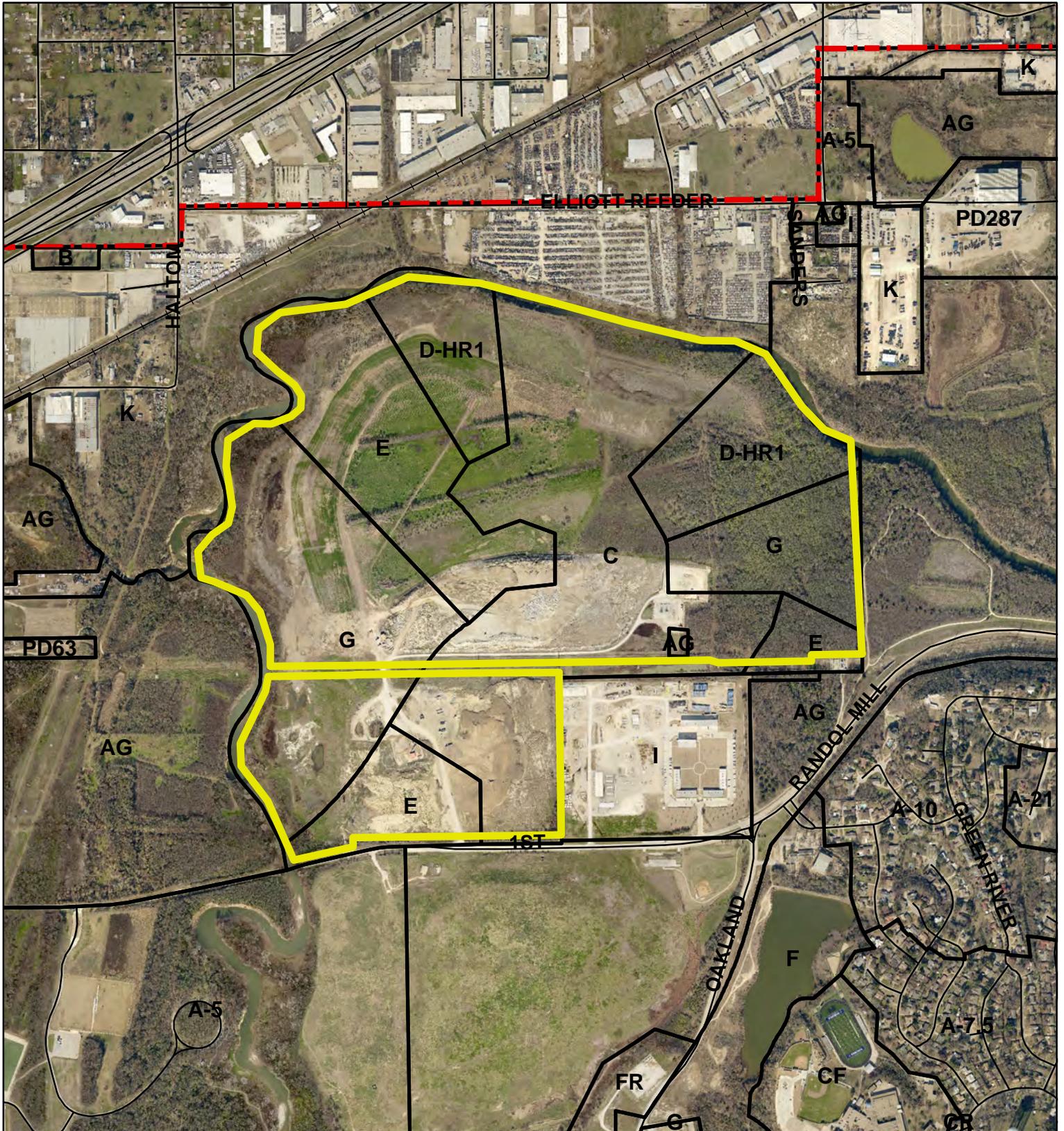
- | | |
|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY | Institutional |
| PRINCIPAL ARTERIAL | Neighborhood Commercial |
| MAJOR ARTERIAL | General Commercial |
| MINOR ARTERIAL | Light Industrial |
| Vacant, Undeveloped, Agricultural | Heavy Industrial |
| Rural Residential | Mixed-Use |
| Suburban Residential | Industrial Growth Center |
| Single Family Residential | Infrastructure |
| Manufactured Housing | 100 Year Flood Plain |
| Low Density Residential | Public Park, Recreation, Open Space |
| Medium Density Residential | Private Park, Recreation, Open Space |
| High Density Residential | Lakes and Ponds |
| Urban Residential | |



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 29, 2016.



Aerial Photograph



Joella Sample	4529 E. Kellis	Out		Support	Sent letter in
Rev. Whitney	3904 Freddie	Out		Support	Sent letter in
Louise Williams	4459 Moorview	Out		Support	Sent letter in
Gregory Lee	3905 Freddie	Out		Support	Sent letter in
Joe Johnson	3901 Dowdell	Out		Support	Sent letter in
Andrew Bradley	4117 Hardeman	In		Support	Sent letter in
A petition was submitted after the Zoning Commission meeting and can be found in the case file.					

3. ZC-16-096 Jane White 2011 Irrevocable Trust, West Fork Partners LP (CD 4) – 5300-5600 Blocks E. 1st Street (see legal descriptions in case file, 363.48 Acres): from “AG” Agricultural, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and D-HR1 Multifamily Highrise to “O-1” Floodplain, “PD/E” Planned Development for neighborhood commercial with a tree planting requirement; site plan waiver requested and “PD/SU” Planned Development/Specific Use for concrete recycling plant and storage with “K” Heavy Industrial development standards; site plan included

Jeff Davis, Dunaway Associates, 550 Bailey Avenue, Suite 400 Fort Worth, Texas representing Jane White 2011 Irrevocable Trust and West Fort Partners LP explained to the Commissioners he is requesting for a withdrawal of the case. Mr. Davis mentions that the applicant respectfully request the Zoning Commission to deny without prejudice.

Mr. Edmonds asked if after denial with prejudice on the case if the applicant/owner would re-apply for the same zoning a year later. Mr. Davis replied no, not to his understanding.

Roger Diseker, Nolan Catholic School Board, spoke in opposition. His concerns include a decrease in public safety for Nolan Catholic student drivers to and from school grounds, destruction of public streets surrounding the project site, and dangerous health impacts that can affect the community. He asks the Zoning Commission to deny with prejudice.

Fred Fernandez, President of White Lake Hills Neighborhood Association, spoke in opposition. He commented on the high civic duty his fellow neighbors partake in for the betterment of the community. He acknowledged that development helps grow a community, however, they are against heavy industrial developments being brought in. He respectfully requests the Zoning Commission to deny with prejudice. Several people were present in opposition.

Jim Ashford, spoke in opposition. He commented on the zoning process, specifically mentioning PD/SU zoning changes and how they are usually “wrong” for certain development sites.

Judy Taylor, President of Handley Neighborhood Association mentioned she stands in support of the Zoning Commission and all they do for the City of Fort Worth.

Edward Cassati, spoke in opposition. He commented on a petition that was sent around the Internet and how 800 people signed it. He mentioned the citizens of Fort Worth stand united against this case.

Charles Crooks, 1600 Lakeshore Drive, Fort Worth, Texas spoke in opposition. He mentioned that his neighbors, himself included, did not know of this case until a week before the first meeting was held. He suggested bringing in a waterpark development in place of the concrete plant.

Mr. Davis denied rebuttal time.

Motion: Following brief discussion, Mr. Edmonds recommended a Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-096
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Roger Diseker	NA	Out	Opposition		Spoke at hearing
Fred Fernandez/ White Lake Hills NA	1017 Blue Lake	Out	Opposition		Spoke at hearing
Jim Ashford	6209 Riverview	Out	Opposition		Spoke at hearing
Judy Taylor/ Handley NA	2604 Stark St	Out	Opposition		Spoke at hearing
Edward Cassati	2709 Forrest Ave	Out	Opposition		Spoke at hearing
Charles Crooks	1600 Lakeshore Dr	Out	Opposition		Spoke at hearing
A petition and more than 800 letters were submitted in opposition and can be found in the case file.					

4. ZC-16-098 Tara Murphy (CD 5) – 13408 S. Pipeline Road (G. W. Couch Survey, Abstract No. 279, 0.30 Acres): from “A-5” One-Family to “I” Light Industrial

Jennifer Cobbs, 908 W Main Street, Arlington, Texas, here on behalf of the owner, Mr. Tony Givens, explained to the Commissioners he is requesting a 30 day continuance to consider design options for the site.

Mr. Genua comments that Ms. Cobbs not only comment on including design characteristics for the project, but also meeting with neighborhood associations surrounding the development site on behalf of Ms. McDougall’s request at the previous Zoning Commission meeting. Ms. Cobbs mentioned that they have been in contact with people in Euless but have not heard back from them. Mr. Genua commented they need to be more proactive in reaching out to people not only in Euless, but also to people in Fort Worth as well.

Ms. McDougall commented on the importance of the previous requests she made concerning reaching out to neighborhood associations and receiving letters of support for the project.

11. ZC-16-096 Jane White 2011 Irrevocable Trust, West Fork Partners LP (CD 4) – 5300-5600 Blocks E. 1st Street (see legal descriptions in case file, 336.69 Acres): from “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and D-HR1 Multifamily Highrise to “O-1” Floodplain and “PD/SU” Planned Development/Specific Use for concrete recycling plant and storage with “K” Heavy Industrial development standards; site plan included

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Jane White 2011 Irrevocable Trust and West Fork Partners LP explained to the Commissioners they had a meeting with the White Lake Hills neighborhood association this past Monday and they have agreed to continue the case for 30 days in order to address some of the concerns they have.

Mr. Flores asked Mr. Hudson if they reached out to any other neighborhood organizations within the area. Mr. Hudson said they only focused on White Lake Hills NA. Mr. Flores asked he reach out to the other neighborhood organizations as well.

Fred Fernandez representing White Lake Hills NA spoke in opposition, mentioned Nolan Hills High School has agreed to allow for them to have a town hall meeting with the applicant to address their concerns.

Mr. Edmonds said perhaps he can assist in reaching out to the other neighborhood organizations and invite them to this meeting. Mr. Fernandez said he has started that process.

Dave Rettig, 5849 Fork River Drive, Fort Worth, Texas with Riverbend Estates spoke in opposition. He gave a virtual tour of the area. His concerns are the proposed use, truck traffic and dust created.

Michael Sanford, 4132 Benmar Street, Fort Worth, Texas spoke in opposition. His concerns are the environmental impact from the concrete plant.

Judy Taylor, 2604 Stark Street, Fort Worth, Texas President Handley NA spoke in opposition. Several people were present, either in opposition or have concerns and want more information.

Art Brender, 4121 Hampshire Street, Fort Worth, Texas spoke in opposition. His concerns have to do with the rock haulers.

Jim Ashford, 6209 Riverview Circle, Fort Worth, Texas spoke in opposition. His concerns are the same truck traffic, noise and dust.

Brenda Saunders-Wise, 1412 Carson Street, fort Worth, Texas President Garden of Eden NA spoke in opposition. She has concerns about the truck traffic already being generated in their area and roads not being repaired, dust. She wants to be included in the meeting.

In rebuttal Mr. Hudson apologized for not reaching out to the other neighborhoods. He explained the truck traffic that is out there now is for construction at Gateway Park. He did mention the concrete plant is not open, there is no truck traffic out there for that. Mr. Hudson said within this

30 day time-frame they want to expand the zoning case to include commercial frontage and to account for the planting plan of the red bud trees with large canopy trees along E. 1st. Street.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0. Mr. Edmonds would like the applicant to reach out to the neighborhood associations to have further dialogue.

<i>Document received for written correspondence</i>					ZC-16-096
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Fred Fernandez/White Lake Hills NA	NA	Out	Opposition		Spoke at Hearing
Dave Rettig	NA	Out	Opposition		Spoke at hearing
Michael Sabford	4132 Benmar St		Opposition		Spoke at hearing
Judy Taylor/Handley NA	2604 Stark St	Out	Opposition		Spoke at hearing
Art Brender	4121 Hampshire	Out	Opposition		Spoke at hearing
Jim Ashford	6209 Riverview	Out	Opposition		Spoke at hearing
Brenda Saunders-Wise/Garden of Eden NA	1412 Carson St	Out	Opposition		Spoke at hearing
Erin Vader/Nolan Catholic High School	4501 Bridge St	Out	Opposition		Sent letter in
George Felan	3313 Hedrick St	Out	Opposition		Sent letter in
The Chaumels	NA	Out	Opposition		Sent letter in
Wendy Roach/Charleston NA	NA	Out	Opposition		Sent letter in
Edward Casati	NA	Out	Opposition		Sent letter in
More than 24 letters of opposition were submitted and can be found in the case file.					

12. ZC-16-097 Fort Worth Transportation Authority (CD 9) – 904 E. Weatherford (Fort Worth Original Town, Block 30, Lot 1R1, 2.71 Acres): from “J” Medium Industrial to “H” Central Business District

Alice Cruz 1000 Throckmorton Street, Fort Worth, Texas with Fort Worth Housing Finance Corporation representing Fort Worth Transportation Authority explained to the Commissioners they are under an option period to purchase the property to do a mixed income work force housing plan. Ms. Cruz had a power point of what the development would look like, four story with parking garage in the middle, about 217 units.