Specific Use Permit

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

BUSINESS OWNER (Legal Entity): Montgomery Cranes LLC **dba** _____
Official Address to send all City correspondence: PO BOX 155276 Suite _____
City: Fort Worth State: Texas Zip: 75166
Applicant/Agent Name: David Montgomery
Mailing Address: PO BOX 155276 Suite: _____
City: Fort Worth State: TEXAS Zip: 76155
Telephone (972) 790-2400 Fax (972) 790-2466 Email: dmontgomery@montgomery

PROPERTY OWNER (Please print): M & M Properties
Signature: _____
Mailing Address: PO BOX 155276 Suite: _____
City: Fort Worth State: TEXAS Zip: 76155
Telephone (972) 790- 2400 Fax (972) 790-2466 Email: mmarchant@montgomery
@montgomeryCranesLLC.com

PART 2. PURPOSE OF PROPOSAL

In what ways have conditions changed substantially since the current zoning was set for this property?
TJL Properties has closed TJL Construction and selling the property. M & M Properties is purchasing it for use as Crane Company headquarters.

How would the proposed amendment promote the public welfare and encourage orderly city development?
Transition to expanding employer therefore enhancing city property, business and personal property, school, hospital and sales tax base.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2603 West Euless Blvd.
LEGAL DESCRIPTION: Subdivision Name Texas Continental Express Inc Addition Block(s) 1 Lot(s) 1R
Survey Name(s): _____ Abstract No(s): _____ Tract(s): _____

PART 4. PRESENT USE OF PROPERTY (CIRCLE ONE)

VACANT LAND VACANT BUILDING SINGLE FAMILY DWELLING COMMERCIAL
MULTI-FAMILY DWELLINGS (INDUSTRIAL) OTHER: _____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent _____ Date 8/30/13

OFFICE USE ONLY:

Case Number: 13-09-SUP Zoning Fee: 500.00 Date Submitted: 8/30/2013
Accepted By: ASD Current Zoning: I-1/Light Ind. Expiration Date: _____
HTE 13-3000011

The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

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Exhibit Layout

- ☐ Title Block near lower right corner
- ☐ Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- ☐ North indicator, Graphic scale, Sheet number
- ☐ Vicinity map to scale
- ☐ Zoning district
- ☐ Use indicated on the 1997 Comprehensive Land Development Plan
- ☐ Bearings and distances of perimeter of subject property
- ☐ Existing and proposed drainageway locations
- ☐ Significant natural features, such as large trees, tree clusters, steep slopes
- ☐ Existing topography, in two foot contours
- ☐ Internal circulation
- ☐ Location, height, and area of all proposed signs

Impact Mitigation

- ☐ Description of all processes and activities involved in the proposed use, including hours and days of operation
- ☐ Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials
- ☐ Location, height, and type of walls, fences, and other screening
- ☐ Proposed buffers (landscaping and screening)
- ☐ Location of any improvements required or provided to mitigate negative impacts

Location and dimensions of all existing and proposed:

- ☐ public and private roadway rights of way and face to face pavement width
- ☐ easements
- ☐ parking areas
- ☐ loading areas
- ☐ use and storage areas
- ☐ pedestrian walkways
- ☐ lighting facilities
- ☐ trash receptacles

Existing and proposed buildings and structures, including:

- ☐ footprints
- ☐ gross floor area
- ☐ height
- ☐ roof line
- ☐ location of entrances and exits
- ☐ storage areas
- ☐ areas where work is performed
- ☐ required setbacks, consistent with the zoning district

Information about land within 200 feet of subject property boundary:

- ☐ ownership
- ☐ legal description
- ☐ zoning
- ☐ land uses
- ☐ paving and ROW widths
- ☐ street medians, intersections, names
- ☐ driveways and sight visibility triangles

Elevations

- ☐ building elevations with exterior façade materials and percentages indicated
- ☐ elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

EXHIBIT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Exhibit in accordance with the City of Euless ~~Unified Development Code.~~

Exhibit Preparer's Signature

8/30/13
Date

Michael Merchant
Printed Name

Director Business Development
Printed Title

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BY:

Montgomery Cranes, LLC

Physical: 5180 Airport Freeway Suite B
Irving, TX 75062
Mail to: P.O. Box 155276
Ft. Worth TX 76155

Off. (972) 790-2400 ~ Fax (972) 790-2466

admin@montgomerycranesllc.com

City of Euless Application for SUP

Montgomery Cranes is a family owned company with 10 employees and continues to grow at a moderate sustainable pace. Montgomery provides all employees with benefits including health care. David Montgomery has been in the crane business for over 25 years. After rising through the ranks he became General Manager of Rector Crane and Equipment, Dallas TX which was purchased by ConMaco. David was named President of the crane division before resigning to start Montgomery Cranes in 2001. Montgomery cranes culture is safety and integrity in all operations. Montgomery provides clients with rental cranes, parts and service in the North Texas area. Montgomery rental division specializes in 100 to 225 ton crawler cranes. Rental periods typically are between 3 to 12 months, 50% of cranes are moved directly from one job to another (due to the high cost of freight). Montgomery sells parts and computerized safety systems and brokers cranes through fleet management agreements across the Midwest.

Property 2603 W Euless Blvd., Yard Usage description

Front of yard TX-10;

1. Corporate administrative functions, A/P, A/R, invoicing, Sales tax, Heavy Equipment HEIT tax, TERP tax collection and distribution

2. Telephone and internet brokerage sales, advertising, sales logistics

3. Telephone and internet parts order processing, service dispatching,

4. Employee parking, service truck parking

Back of Yard I-1;

1. Storage of spare crane boom, crane parts, cranes awaiting rental or service, Rental Fleet ranges from 8 to 12 cranes
2. Service bays for repair of rough terrain, truck and crawler cranes, currently we have 6 service vehicles and the majority of service work is done at customer locations or jobsites.
3. Hazardous materials, Site already has building built specifically for AST storing new and used oil and hydraulic fluids, used fluids are picked up weekly by recycling vendor. Current vendor is Universal Lubricants and sister company R-S Environmental.
4. Jack Ray and Sons is current fender for fuel.

TEREX P&H AMERICAN OHIO LORAIN Link-Belt CRANES TADANO

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Montgomery Cranes, LLC

Physical: 5180 Airport Freeway Suite B Irving, TX 75062 Mail to: P.O. Box 155276 Ft. Worth TX 76155	Off. (972) 790-2400 ~ Fax (972) 790-2466 admin@montgomerycranesllc.com

Description of current use; TJ Lambrecht Construction; heavy equipment storage and maintenance facility. Current assessed value $ 476,300 with approximate size 5.6149 acres and 18,800 square feet of facilities. Tarrant Appraisal District account number 06770223, Geo-reference 41570-1-1R, TAD Map 2114 416, MAPSCO 054U

Anticipated assessed value of land and buildings would be similar to current assessed value.

Montgomery Cranes will have new survey and environmental ESA study completed and any issues remediated prior to closing on property.

Montgomery is required to have SUP Specific User Permit prior to closing on property.

Montgomery does not anticipate any new construction.

Montgomery does not anticipate any changes to the current facilities and plans to use them as is and as described previously.

Montgomery does not anticipate any changes in landscaping, fencing or signage placement. Montgomery does anticipate having a new sign created to fit into the existing brick signage framework to replace the TJ Lambert sign.

Montgomery is not requesting any changes in easements, does not anticipate any noise issues or traffic issues.

We anticipate less trucking, picking up and delivering heavy equipment than TJ Lambert had due to the nature of our business and the smaller size of our fleet. Typically heavy haul permit load trucks operate between 9am and 3 pm due to curfews.

We currently use Bluebonnet Waste Management for weekly trash collection in 1 standard size dumpster.

Montgomery Cranes current hours of operation are 7am to 5 pm Monday through Friday.

M & M Properties (David Montgomery and Michael Marchant) is a property entity currently being filed with State Of Texas as a LLC company for the purpose of purchasing the property and facilities for the use by Montgomery Cranes.

Social activities; Montgomery currently supports FCA Fellowship of Christian Athletes Golf Tournament, Boy Scouts of America, Grapevine Festivals,

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Partners; Michael Marchant was brought in to automate corporate functions and focus on key account fleet management, internet advertising and brokerage sales. Michael formerly worked with IBM and technology companies in technical sales and management helping companies to automate business processes, increase sales and improve customer service.

Thank you for meeting and reviewing the SUP process with David and myself, feel free to call me directly with any additional information needed. The Montgomery Cranes family looks forward to be part of the City of Euless.

Michael Marchant **cell 817-291-3476**

Montgomery Cranes, LLC, **M & M Properties**

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