



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: One person spoke, two letters submitted

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

Owner / Applicant: Prosper Bank

Site Location: 15239 FAA Boulevard Mapsco: 56W

Proposed Use: Convenience Store With Game Room

Request: From: "J" Medium Industrial
To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus game room; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The applicant is requesting a zoning change from "J" Medium Industrial to "PD/J" Planned Development for J uses plus game room. The property is north of FAA Boulevard, a major arterial, and within the DFW Airport Overlay. The applicant is proposing a game room in an existing convenience store with 18 gaming machines and is not within 1,000 of a residential use or district or another game room.

City Council adopted Ordinance #21499 to amend the Zoning Ordinance to regulate game rooms operating amusement redemption machines such as eight liners as PD Planned Developments in Industrial Districts only. Ordinance #21500 providing additional Code regulations for Game Rooms was also adopted to control adverse effects.

The case was continued at the February 17, 2015 Council meeting in order for the applicant to reach out to the neighborhood organizations.

The table below depicts the site plan requirements for game rooms:

Requirement	Proposed Site Plan
Transparent glass in exterior of game room with dimension of at least 4 ft. x 4 ft.	Required but not on site plan
Clear unobstructed view of Manager station and all amusement redemption machines in game room	Floor Plan complies

Maximum of 30 redemption machines	18 proposed
Site plan drawn to scale, sealed by engineer	Completed by Engineer; awaiting seal
Identify the location of all amusement redemption machines, managers station, restroom facilities, kitchen and bar area	Complies
Identify areas patrons not permitted	Walk-In cooler and other areas behind the counter identified
One designated parking space for each two amusement redemption machines plus one per each employee per shift	Complies

Site Information:

Owner: Prosper Bank
15151 FAA Blvd
Fort Worth, Texas 76155

Agent: Mohammad Shohaib

Acreage: 1.49 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / office and industrial
East "J" Medium Industrial / water tower, office
South "J" Medium Industrial / vacant convenience store and office parking lot
West "J" Medium Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

1. Indicate that a sign identifying the Game Room will be placed at the entrance per Sect. 4.305c.
2. Indicate that a minimum 4 x 4 window (transparent glass) will be provided to the exterior per Sect.4.305d.

Compliance with the items noted above shall be reflected on the site plan.

TPW comments:

No comments have been made at the time of this report.

Platting Comments:

No comments have been made at the time of this report.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
FAA Boulevard	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Eastside Sector Alliance	Trinity Habitat for Humanity
East Fort Worth Inc.	Hurst-Eules-Bedford ISD
DFW International Airport	Grand Prairie ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change “PD/J” Planned Development for J uses plus game room; site plan included. Surrounding land uses are office and industrial to the north, convenience store and industrial to south, water tower and office to the east, and vacant to the west.

Based on the surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

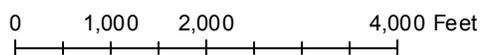
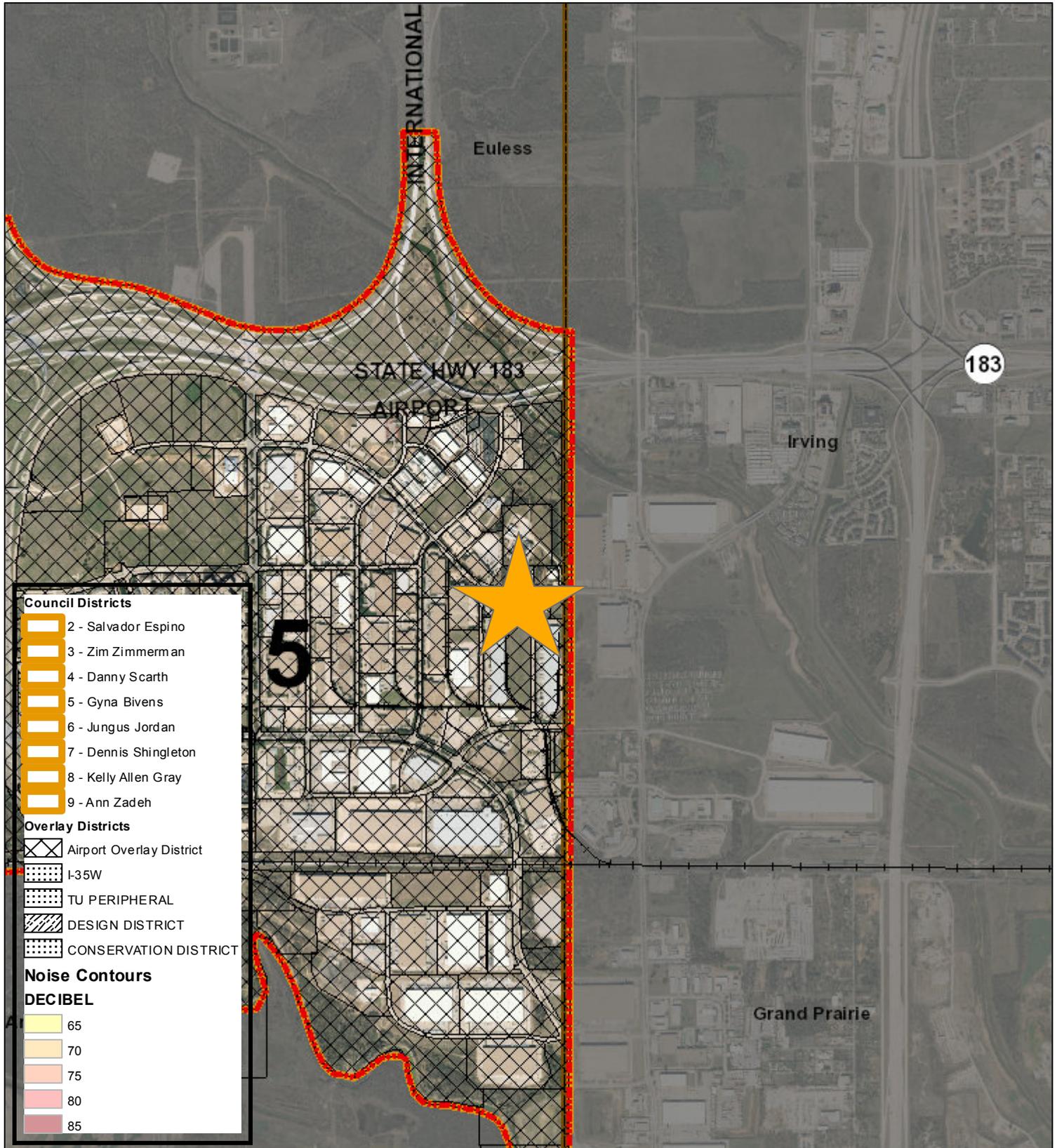
The 2014 Comprehensive Plan designates the subject property as Industrial Growth Center. The requested zoning change is consistent with the industrial future land use, as Game Rooms are only allowed for consideration in industrial districts.

Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

Area Map

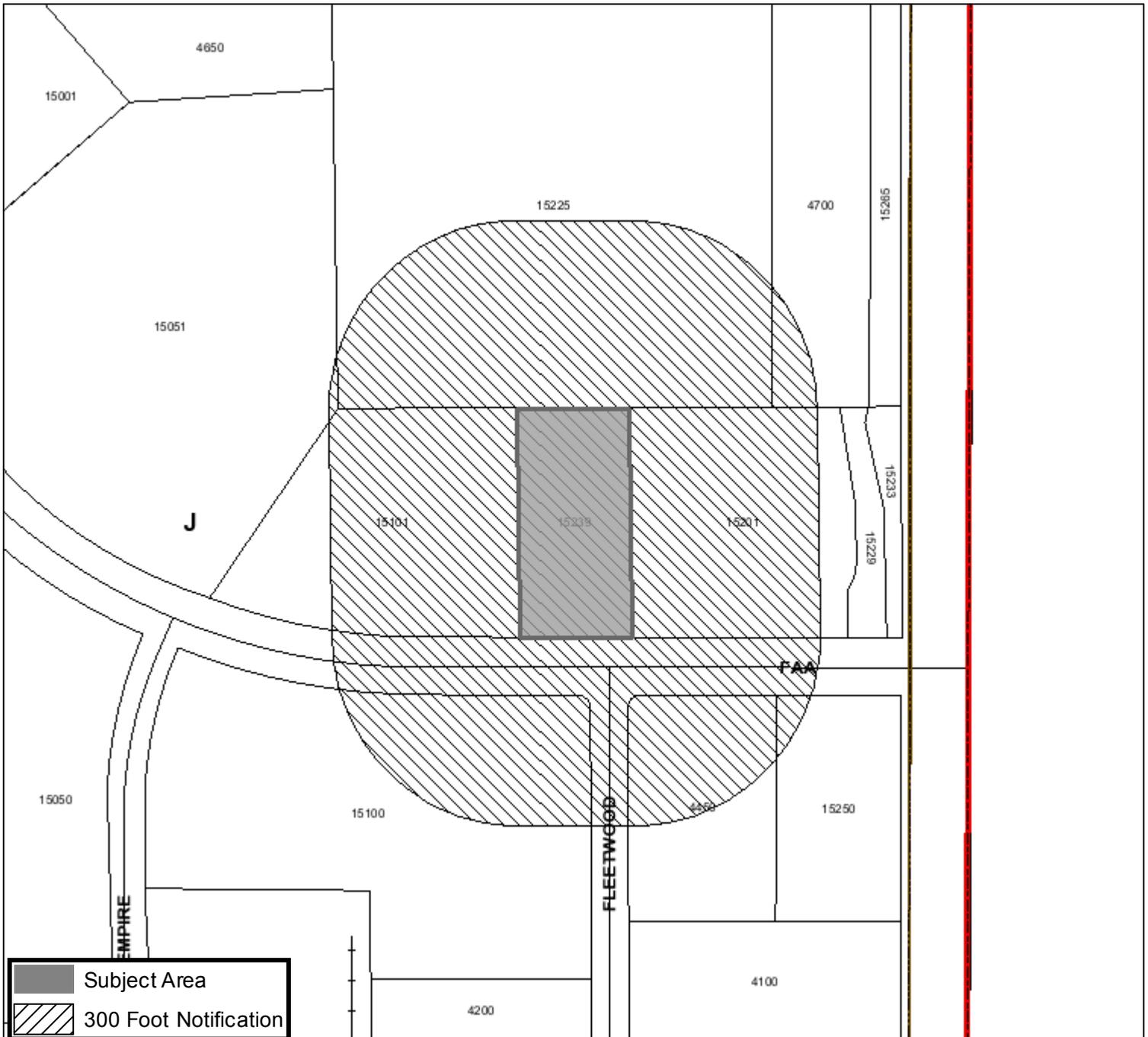




ZC-14-169

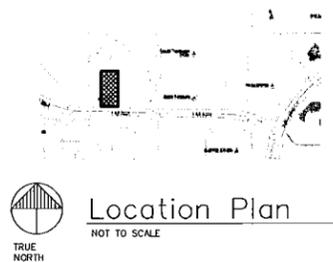
Area Zoning Map

Applicant: Prosper Bank
Address: 15239 FAA Boulevard
Zoning From: J
Zoning To: PD for all J uses plus game room
Acres: 1.49248333
Mapsc0: 31N(DAL)
Sector/District: Eastside
Commission Date: 1/14/2015
Contact: 817-392-2495



 Subject Area
 300 Foot Notification

0 115 230 460 Feet

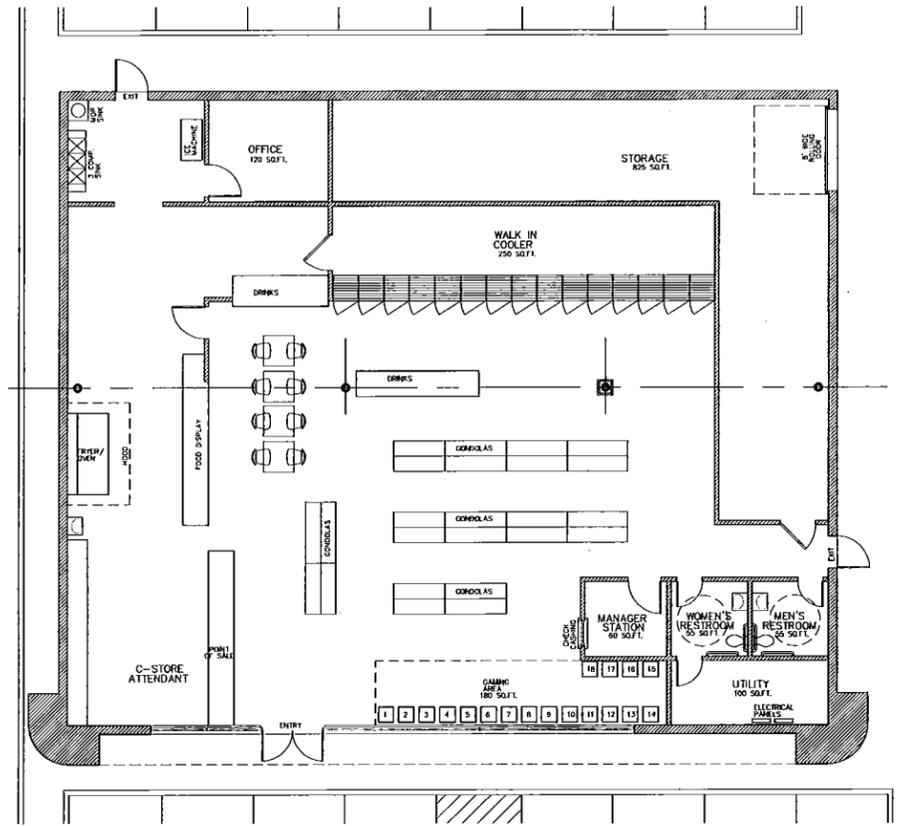
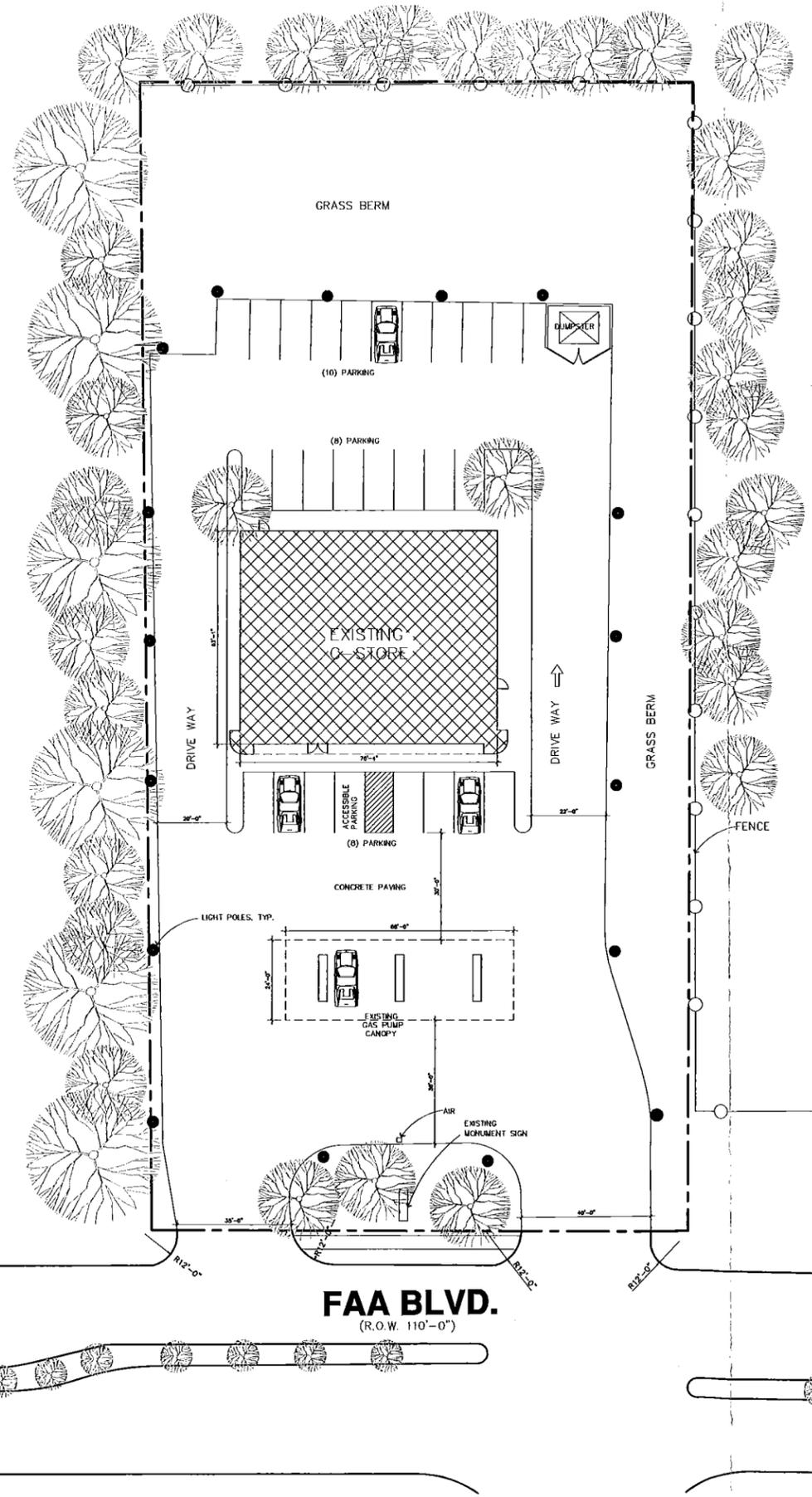


ON SITE PARKING CALCULATIONS

STORE AREA - 4800 SQ.FT.	
PARKING REQUIRED	15
NUMBER OF GAMING MACHINES - 18	
PARKING REQUIRED	9
EXTRA 1 FOR STAFF	1
TOTAL REQUIRED NO.	25
TOTAL PROVIDED	26

NOTES:
 COMPLY WITH URBAN FORESTRY
 COMPLY WITH LANDSCAPING
 COMPLY WITH SIGN ORDINANCE

PARKING SPACES ARE 9'X18' TYP.



Floor Plan
 SCALE: 1/8" = 1'-0"

RECEIVED
 DEC 03 2014
 BY: _____

ZC 14-169-

SIGNATURE: (PLANNING & DEVELOPMENT)

DATE: _____

FFK DESIGN
 400 chisholm place
 suite 106
 plano, texas 75075
 972-534 2304 (w)
 469-258-9322 (c)
 web: ffr-architect.com
 12/01/2014
 W. Shunkov

Original Date:
 DECEMBER 02, 2014
 Issue Log

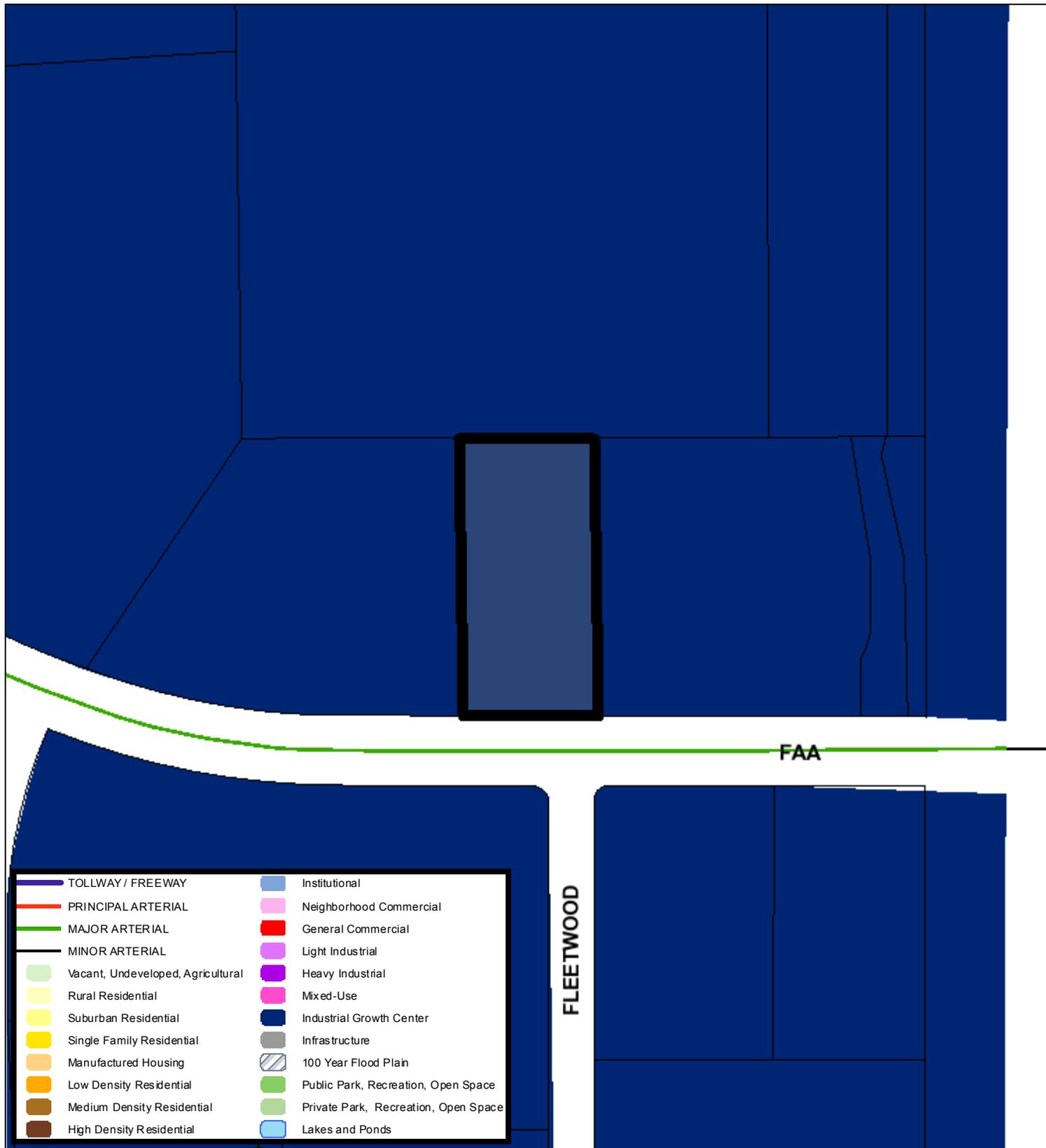
DRAWN BY: _____ CHECKED BY: _____
 COPYRIGHT

**FAA FOOD MART
 CONVENIENCE STORE**
 AT 15151 FAA BLVD
 FORT WORTH, TEXAS 76155

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Sheet Number:
A100
 Project Number:
 14-066

Future Land Use

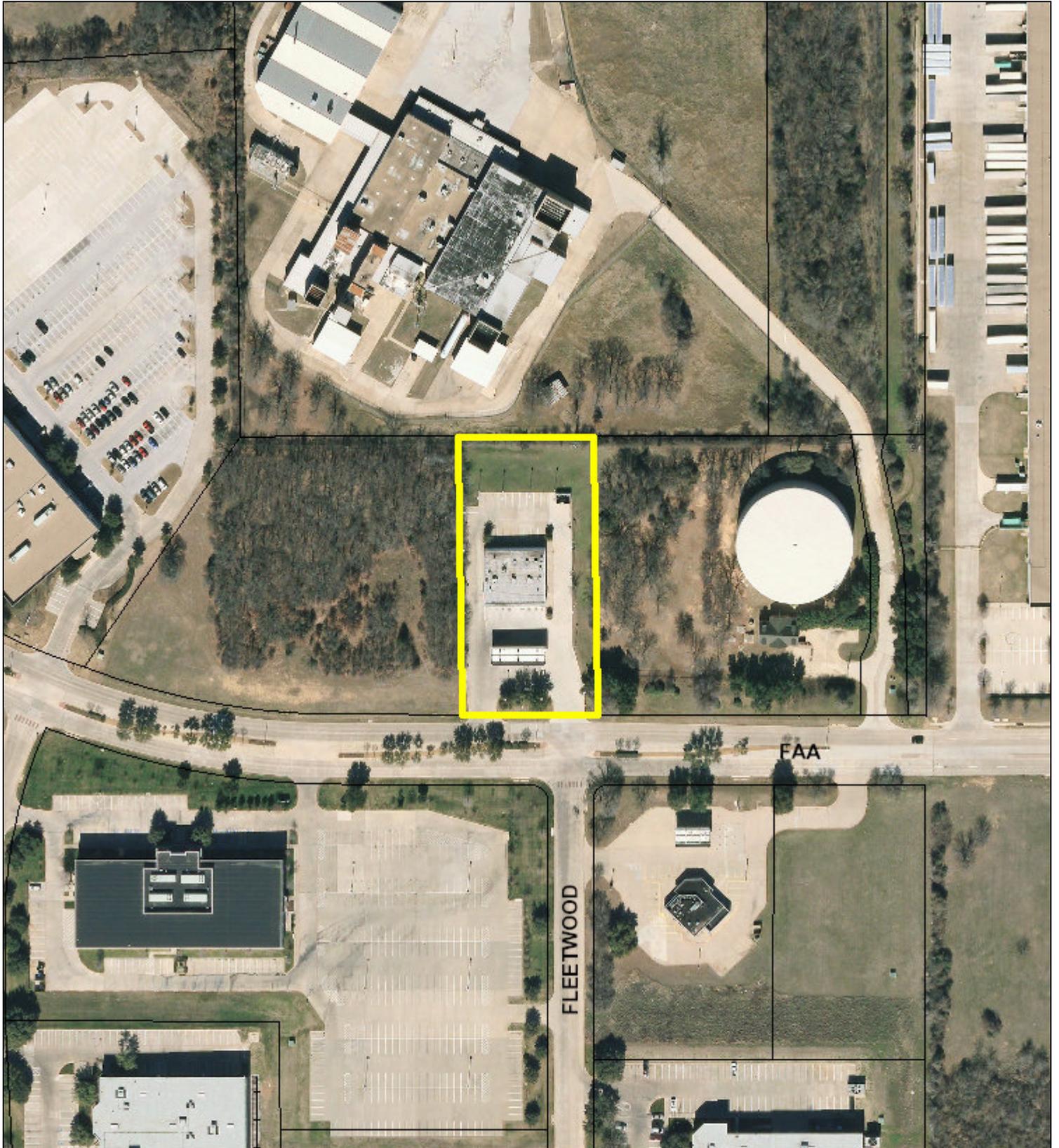


175 87.5 0 175 Feet

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 18, 2014.



Aerial Photo Map



0 110 220 440 Feet



4. **ZC-14-160 - (CD 6) - Speedclean Car Wash, LLC, 6201 McCart Avenue; from: "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash; site plan included. (Recommended for Approval by the Zoning Commission)**

Mr. Peter Adossi, 5036 Cedar Brush Drive (provided handouts), appeared before Council in support of Zoning Docket ZC-14-160.

Ms. Nikky Adossi, completed an undecided speaker card relative to Zoning Docket ZC-14-160 and was recognized by Mayor Pro tem Espino but did not wish to address Council

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-160 be approved with the following conditions: 1) No onsite repair or maintenance and 2) Eliminate the smaller of the two pole signs from the property. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

(Council Member Allen Gray left her place at the dais.)

5. **ZC-14-169 - (CD 5) - Prosper Bank, 15239 FAA Boulevard; from: "J" Medium Industrial to: "PD/J" Planned Development for all uses in "J" Medium Industrial plus game room; site plan included. (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-169 be continued to the February 17, 2015, Council meeting. The motion carried unanimously 7 ayes to 0 nays, with Mayor Price and Council Member Allen Gray absent.

6. **ZC-14-170 - (CD 3) - Terry & Sarah Alexander, 9617 Santa Monica Drive; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus Group Home I; site plan waiver requested. (Recommended for Denial without Prejudice by the Zoning Commission)**

Motion: Council Member Zimmerman made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-14-170 be denied without prejudice. The motion carried unanimously 7 ayes to 0 nays, with Mayor Price and Council Member Allen Gray absent.

7. **ZC-14-172 - (CD 2) - Baldemar Martinez, 2405 & 2409 NW 20th Street; from: "A-5" One-Family to: "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)**

Ms. Reed asked when the letter was sent out to the neighborhood association. Mr. Olmstead said approximately three weeks ago.

Mr. Genua asked about the funeral service and wanted to be embalming is not occurring on the site. Mr. Olmstead said the funeral service and cemetery are located in Azle and would like to branch out in this area. At the church property, the funeral service would include viewing and a dinner for the occasion, with no embalming or cremation. The church would still be the main use of the building.

Mr. Genua mentioned a letter received from the North Beverly Hills NA asking for a continuance. Mr. Olmstead they have a substantial greenbelt behind their property. He also mentioned the 2015 Comprehensive Plan possibly changing this area to commercial.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request, seconded by Ms. Moore. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-167</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	
Tony Martinez/North Beverly Hills NA	NA	Out		Opposition	Sent letter in

6. ZC-14-169 Prosper Bank (CD 5) – 15239 FAA Boulevard (Centerport Addition, Block 313C, Lot 1R, 1.49 Acres): from “J” Medium Industrial to “PD/J” Planned Development for all uses in “J” Medium Industrial plus game room; site plan included

Mohammad Shaha’k, 5874 Midnight Moon, Frisco, Texas representing Prosper Bank explained to the Commissioners the request to rezone to operate a game room facility. The store has been there since 2011.

Ms. McDougall asked about the transparent glass that is required. Mr. Shaha’k said they do have the glass on the front of the store.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

7. ZC-14-170 Terry & Sarah Alexander (CD 3) – 9617 Santa Monica Drive (F. D. Beasley Survey, Abstract No. 135 and L. J. Edwards Survey, Abstract No. 464, 0.28 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus group home 1; site plan waiver requested

Sarah Alexander, 9617 Santa Monica Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone their single-family home to a PD plus group home in order