



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 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 <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

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 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

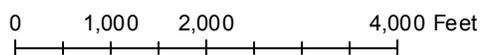
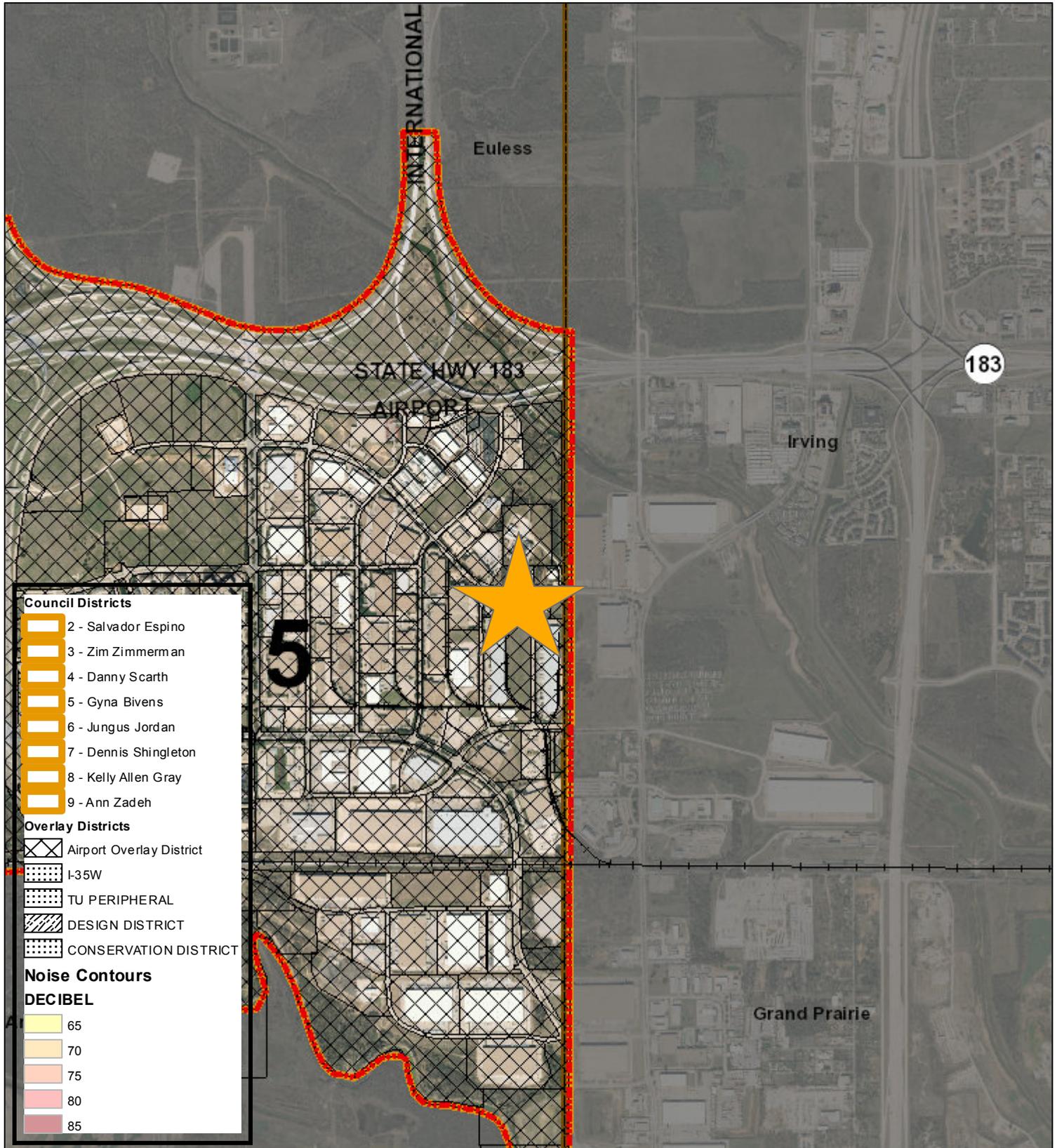
The 2014 Comprehensive Plan designates the subject property as Industrial Growth Center. The requested zoning change is consistent with the industrial future land use, as Game Rooms are only allowed for consideration in industrial districts.

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 Zoning Commission meeting

Area Map

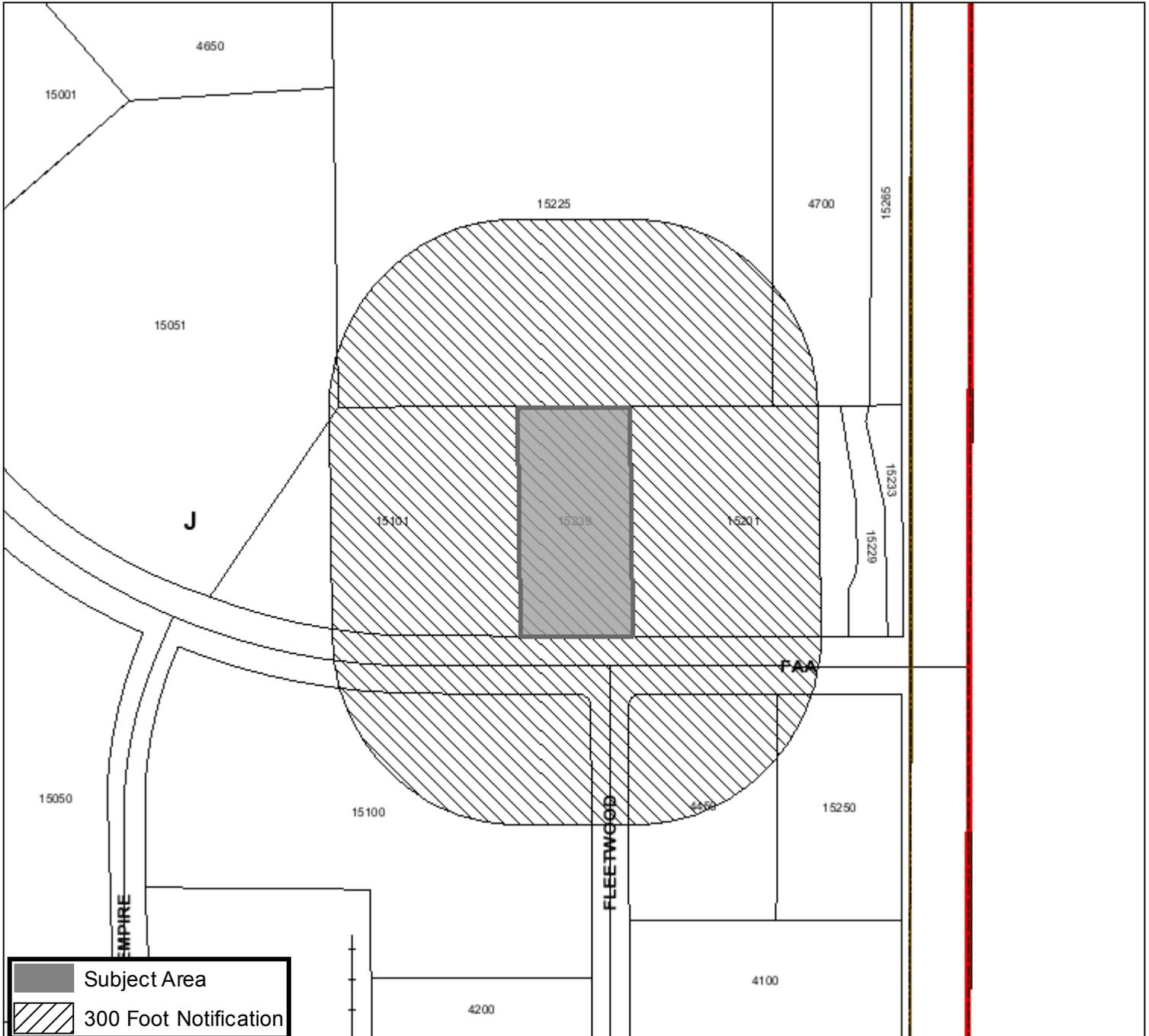




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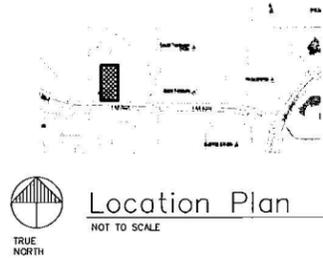
Area Zoning Map

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

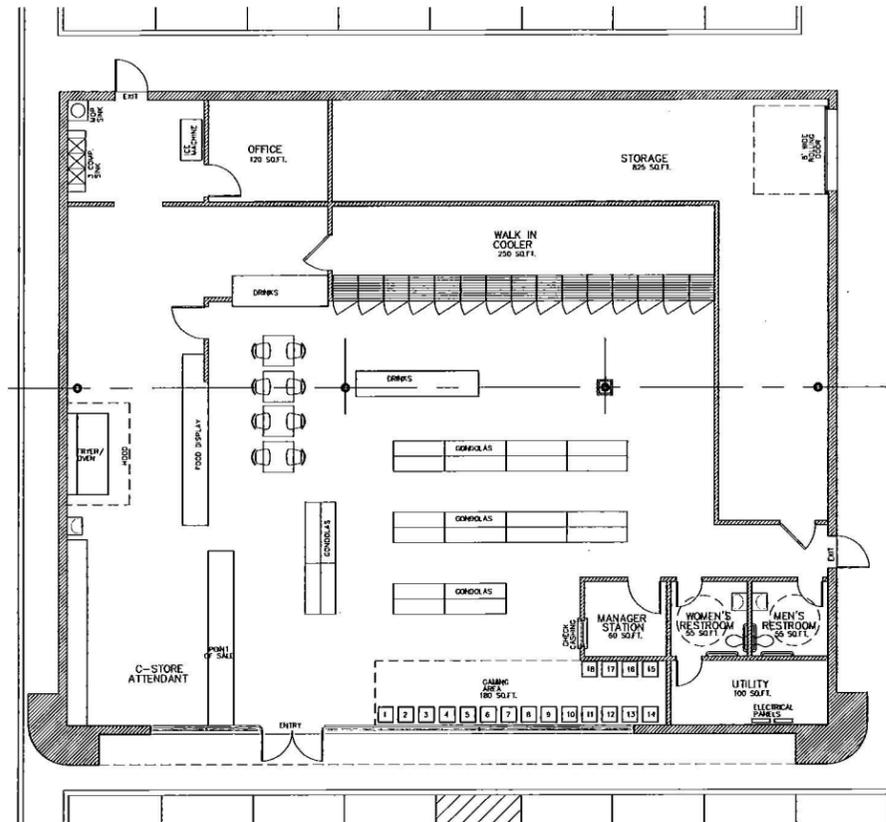
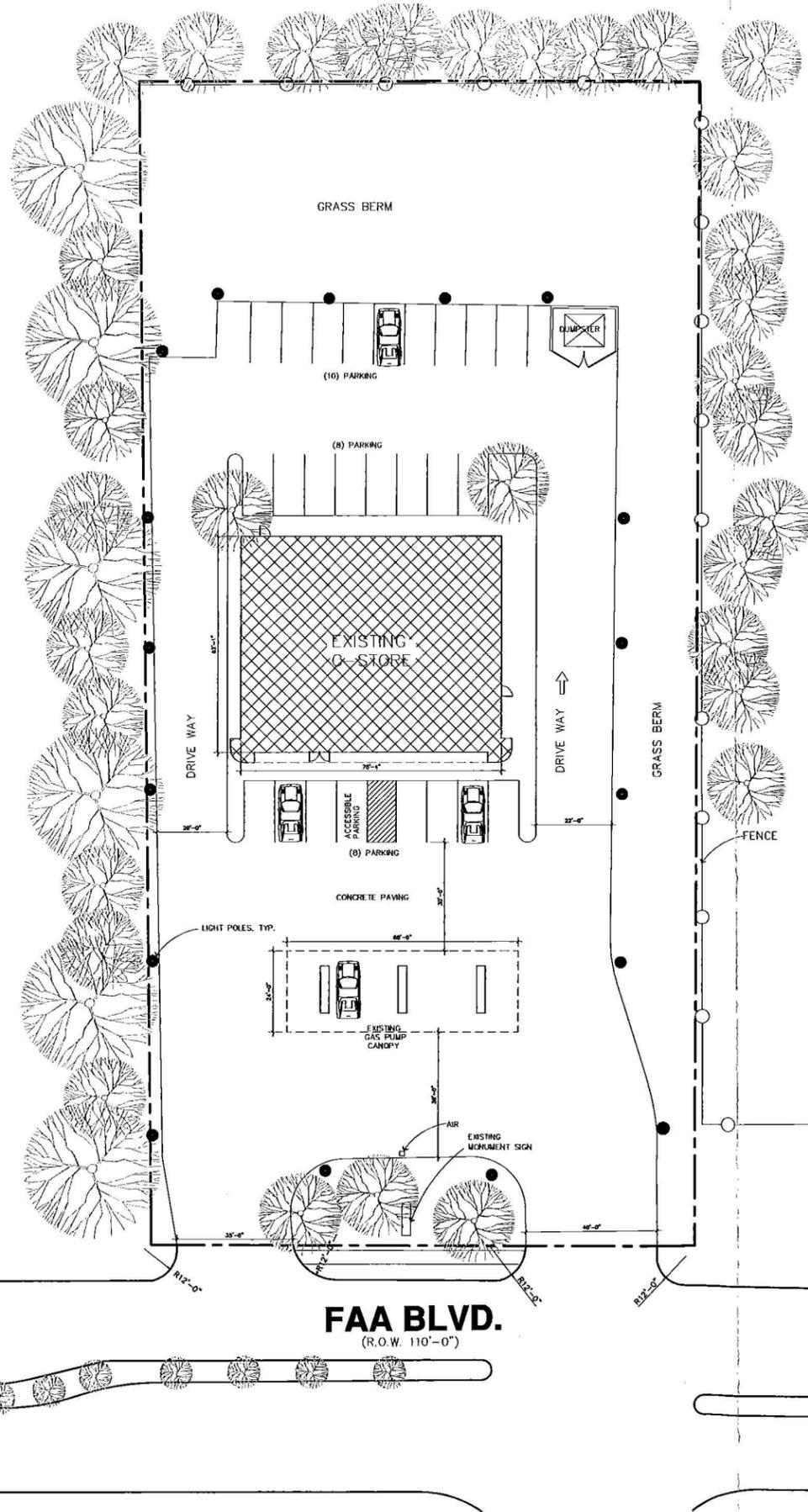


ON SITE PARKING CALCULATIONS

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
 ARCHITECT & ENGINEERS
 400 chisholm place
 suite 106
 plano, texas 75075
 972-534 2304 (w)
 469-258-9322 (c)
 web: ffr-architect.com

12/01/2014
W. Shukraw

Original Date:
 DECEMBER 02, 2014
 Issue Log

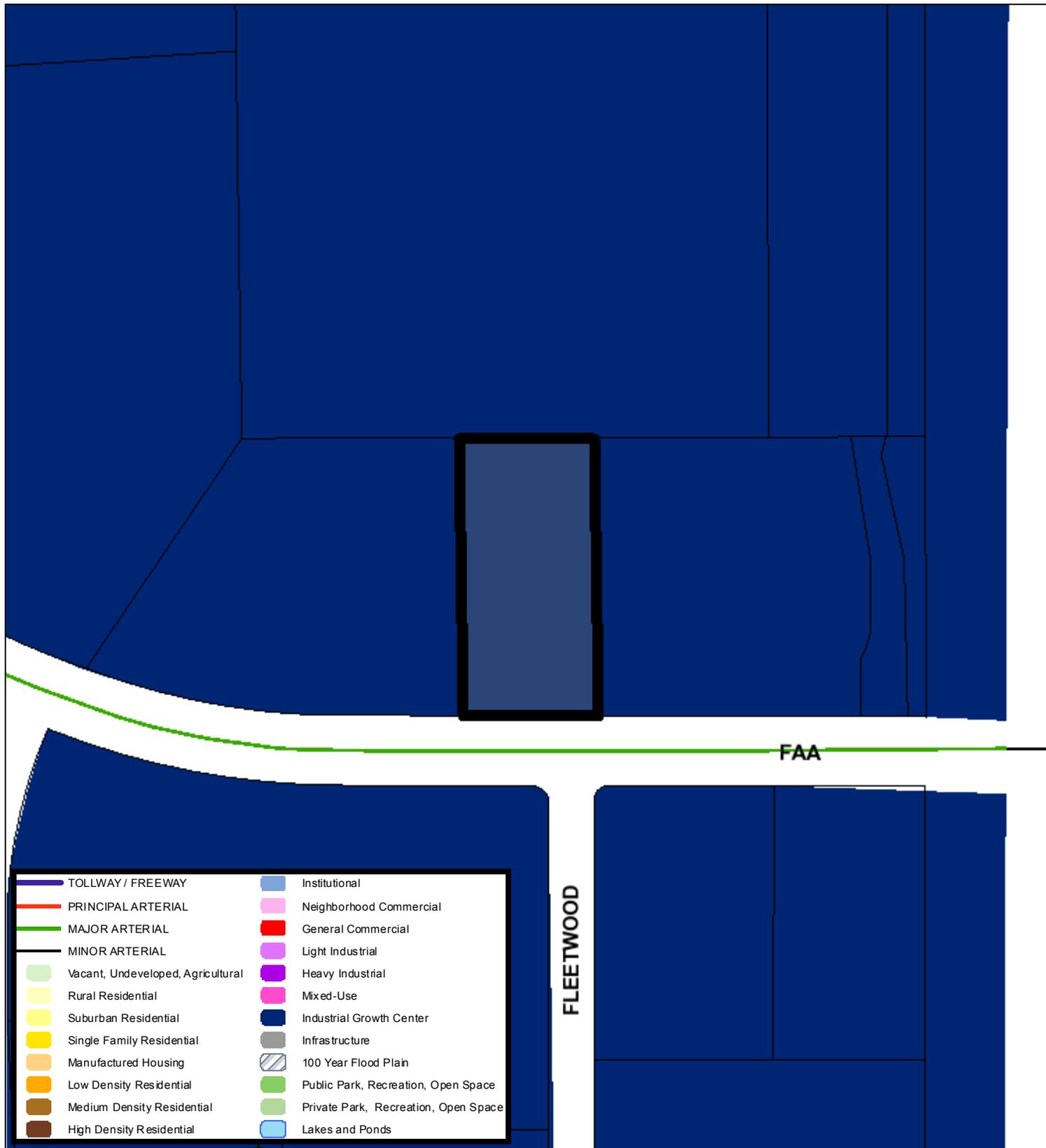
DRAWN BY: _____ CHECKED BY: _____
 COPYRIGHT

**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

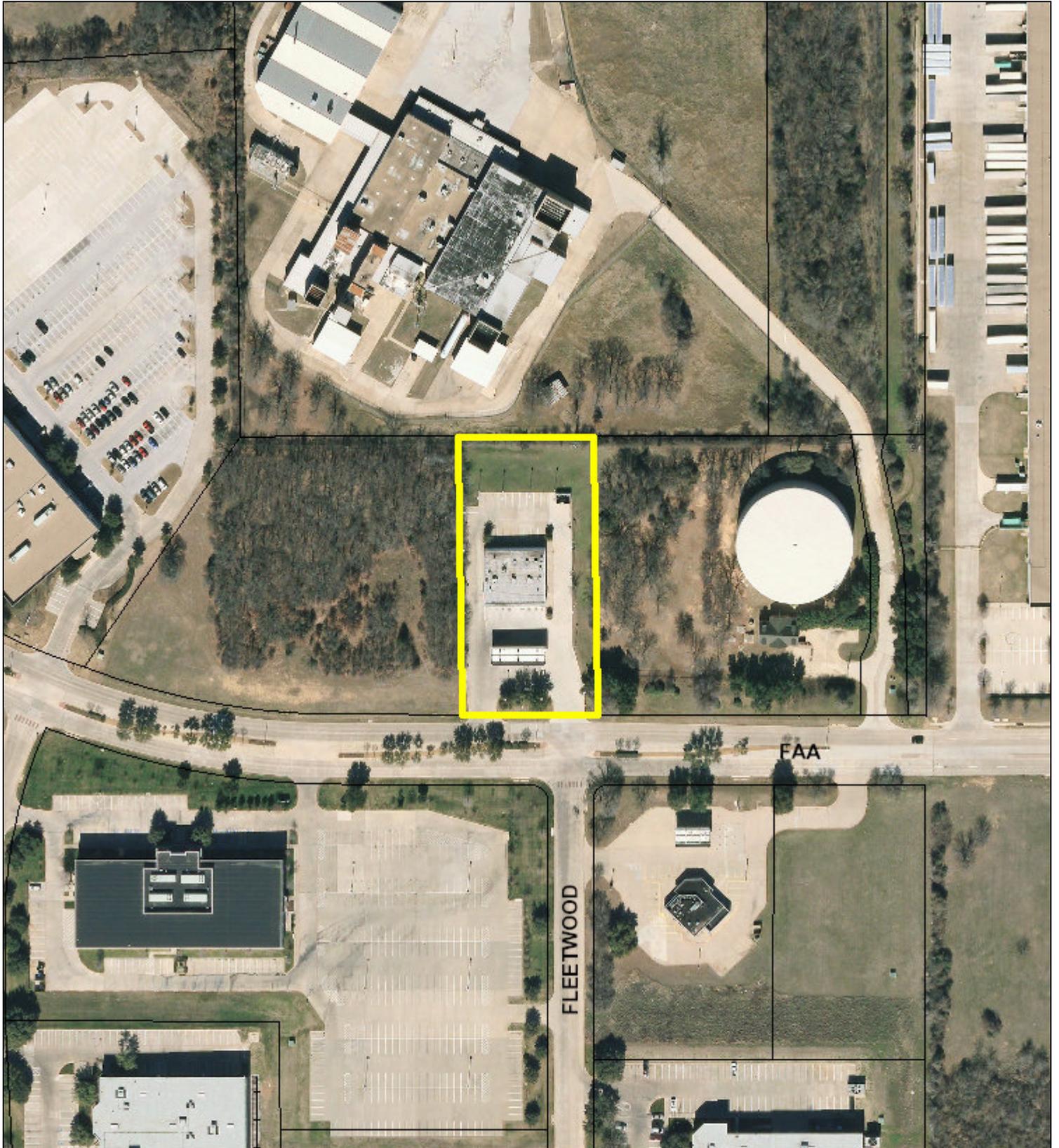


175 87.5 0 175 Feet

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



		300 ft notification area		
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; they have 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 to take care of people who are homeless and help them rebuild their lives. The name of the ministry is Seed Time and Harvest, when they purchased the property they thought the home was already being used as group home. Terry Alexander also mentioned their purpose is to help change people’s lives. They have rules and regulations for those who stay there and are not allowed outside after 9:30 pm. Mr. Alexander said they do not take in sex offenders.

Mr. Reeves commended on what they are trying to do and asked on average how many people are in the home, have they reached out to the neighborhood and are they aware of whats going on in the home. Mr. Alexander said it is a five bedroom home, all rooms have two bunk beds in them except one room has one bunk bed, so a total of 14 people could live there. They have ten people living there now. Ms. Alexander said she sent emails out to the neighborhood and went door to door, no one opened their door. The community does know what they are doing there.

Ms. McDougall asked how long do the people stay there, have they been acting as a group home in the past year, do they charge for the service and have the police been out there. Mr. Alexander said approximately one year and no they have been acting as a group home all this time. Mr. Alexander said they do not charge for this service and the police have not been called out there.