



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 3, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0

**Opposition:** One letter 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:** **Bou-Hamdan LLC**

**Site Location:** 9861 N. Saginaw Boulevard Mapsco:

**Proposed Use:** **Warehouse with Game Room**

**Request:** From: "I" Light Industrial  
To: "PD/I" Planned Development for all uses in "I" Light 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 "I" Light Industrial to "PD/I" Planned Development for I uses plus game room. The property is west of Business Highway 287, a major arterial. The applicant is proposing a game room in an existing warehouse, approximately 1,550 square feet with 30 gaming machines and is not within 1,000 of a residential use or district, church, school, 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.	Note on the site plan (has to be visible from the outside of the building)
Clear unobstructed view of Manager station and all amusement redemption machines in game room	Floor Plan complies
Maximum of 30 redemption machines	30 proposed

Site plan drawn to scale, sealed by engineer	Completed by Engineer
Identify the location of all amusement redemption machines, managers station, restroom facilities, kitchen and bar area	Complies
Entrance sign to "GAME ROOM", minimum six inch, black, block letters	Note on the site plan
Identify areas patrons not permitted	Complies
One designated parking space for each two amusement redemption machines plus one per each employee per shift	Complies

At the Zoning Commission, the property owner explained that he had recently purchased the property and that there were other existing game rooms. He indicated that he did not extend the lease of the other game rooms and understands that only this one would be able to operate. He indicated that he has plans for improving the property, including the parking lot. He understands that a window will need to be installed in order to be compliant with the ordinance.

**Site Information:**

Owner: Bou-Hamdan, LLC  
5324 Davis Boulevard  
North Richland Hills, Texas 76180

Agent: John Corbin

Acreage: 0.17 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "I" Light Industrial / industrial uses, outside storage  
East "K" Heavy Industrial / Business 287, RR Spur  
South "I" Light Industrial / industrial  
West "I" Light Industrial / industrial uses, outside storage

**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.

**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)
Business HWY 287	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Trinity Habitat for Humanity
Streams & Valleys Inc	Eagle Mountain-Saginaw ISD

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change "PD/I" Planned Development for I uses plus game room; site plan included. Surrounding land uses are industrial uses with outside storage to the north and west, industrial to south, Business Highway 287 and RR Spur to the east.

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

**2. Comprehensive Plan Consistency**

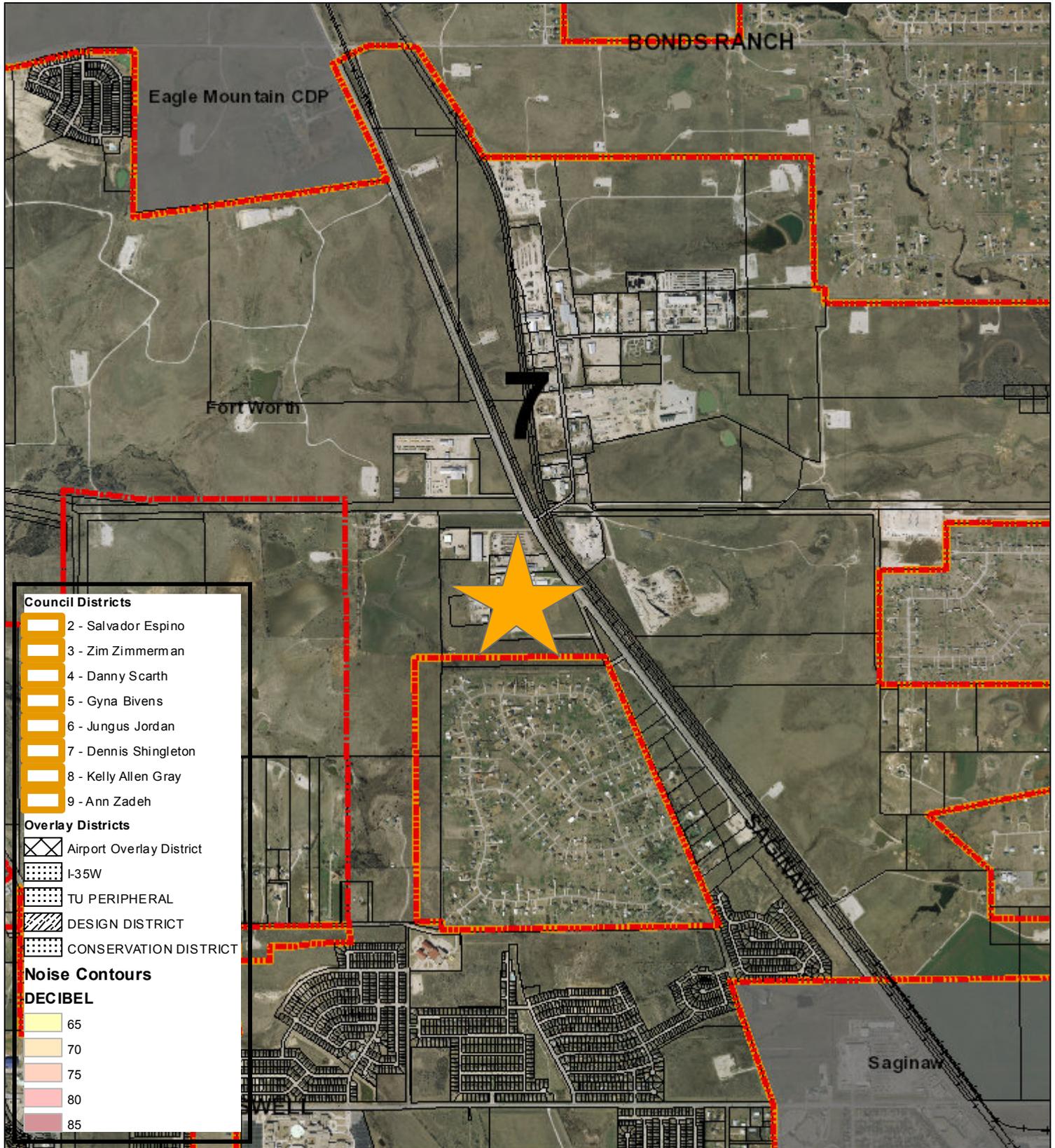
The 2014 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the industrial future land use, as Game Rooms are only allowed for consideration in industrial districts.

Based on 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



**Council Districts**

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

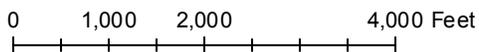
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85





ZC-15-008

## Area Zoning Map

Applicant: Bou-Hamdan, LLC  
Address: 9861 N. Saginaw Boulevard  
Zoning From: I  
Zoning To: PD for all I uses plus game room  
Acres: 0.1754588  
Mapsc0: 33A  
Sector/District: Far Northwest  
Commission Date: 2/11/2015  
Contact: 817-392-2495



0 90 180 360 Feet

PD REQUEST AREA  
SUITE 400

534.17'



ERNEST HEDGCOTH  
CONSULTING ENGINEERS, INC.

FIRM REG. NO. 628  
5701-C MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
(817) 831-7711

PROJECT # 2014-157

SEAL(S) / CONSULTANT:



01/08/2015

CLIENT / PROJECT NAME:

SITE LAYOUT  
FLOOR PLAN  
9861 NORTH SAGINAW BLVD.  
FORT WORTH, TEXAS 76179

ISSUE DATE:  
01/08/2015

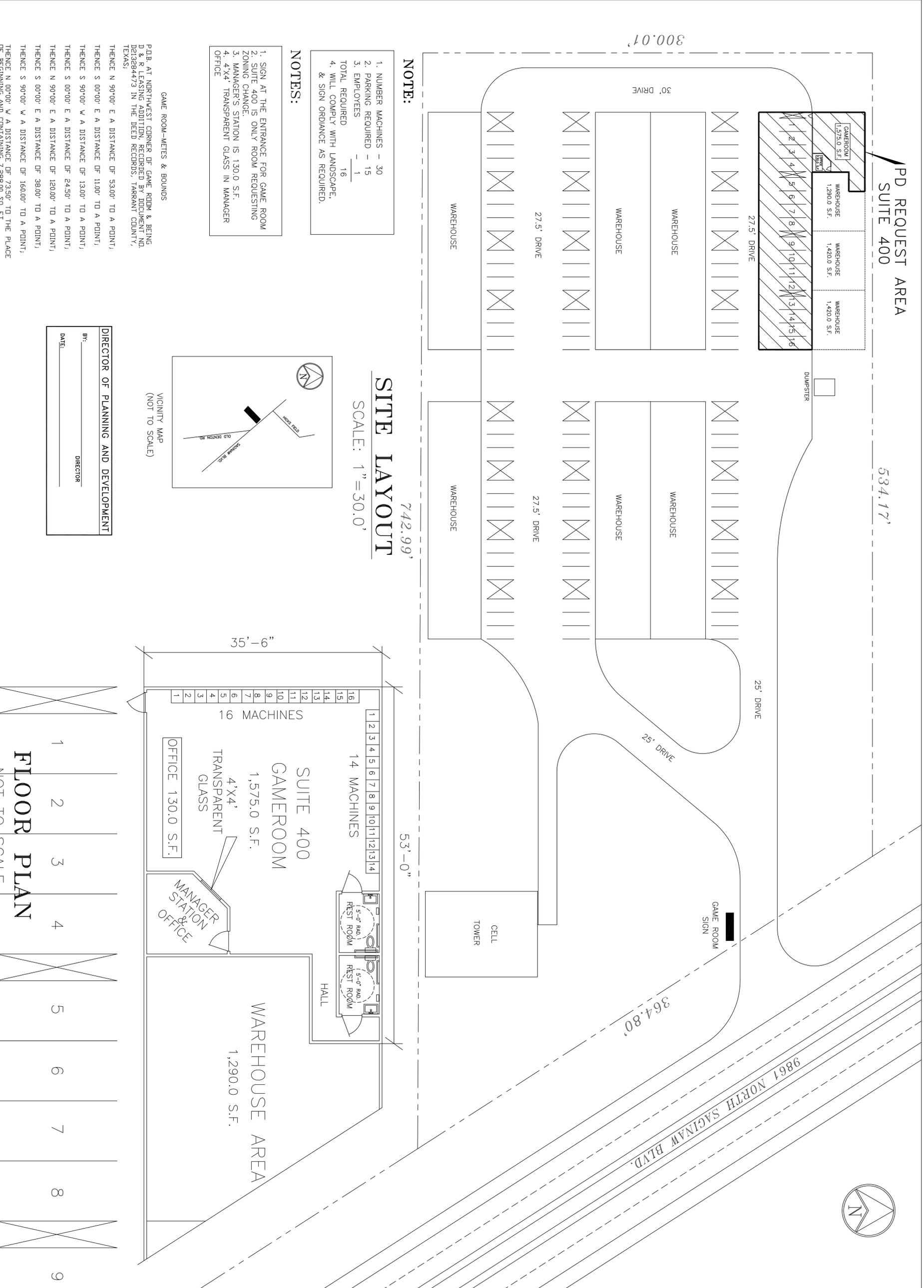
REVISION DATE:

SHEET TITLE

SITE LAYOUT  
FLOOR PLAN

SHEET NO.

C-1

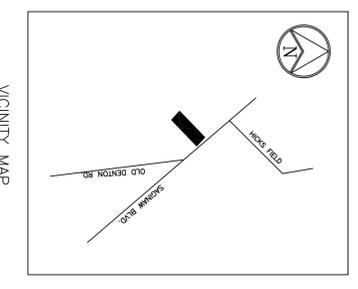


NOTE:

1. NUMBER MACHINES - 30
2. PARKING REQUIRED - 15
3. EMPLOYEES - 1
- TOTAL REQUIRED - 16
4. WILL COMPLY WITH LANDSCAPE, & SIGN ORDINANCE AS REQUIRED.

NOTES:

1. SIGN AT THE ENTRANCE FOR GAME ROOM
2. SUITE 400 IS ONLY ROOM REQUESTING ZONING CHANGE.
3. MANAGER'S STATION IS 130.0 S.F.
4. 4'X4' TRANSPARENT GLASS IN MANAGER OFFICE



SITE LAYOUT

SCALE: 1" = 30.0'

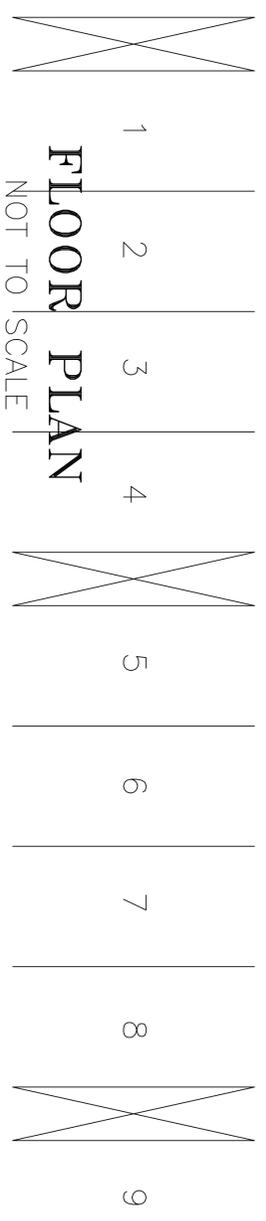
DIRECTOR OF PLANNING AND DEVELOPMENT

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR

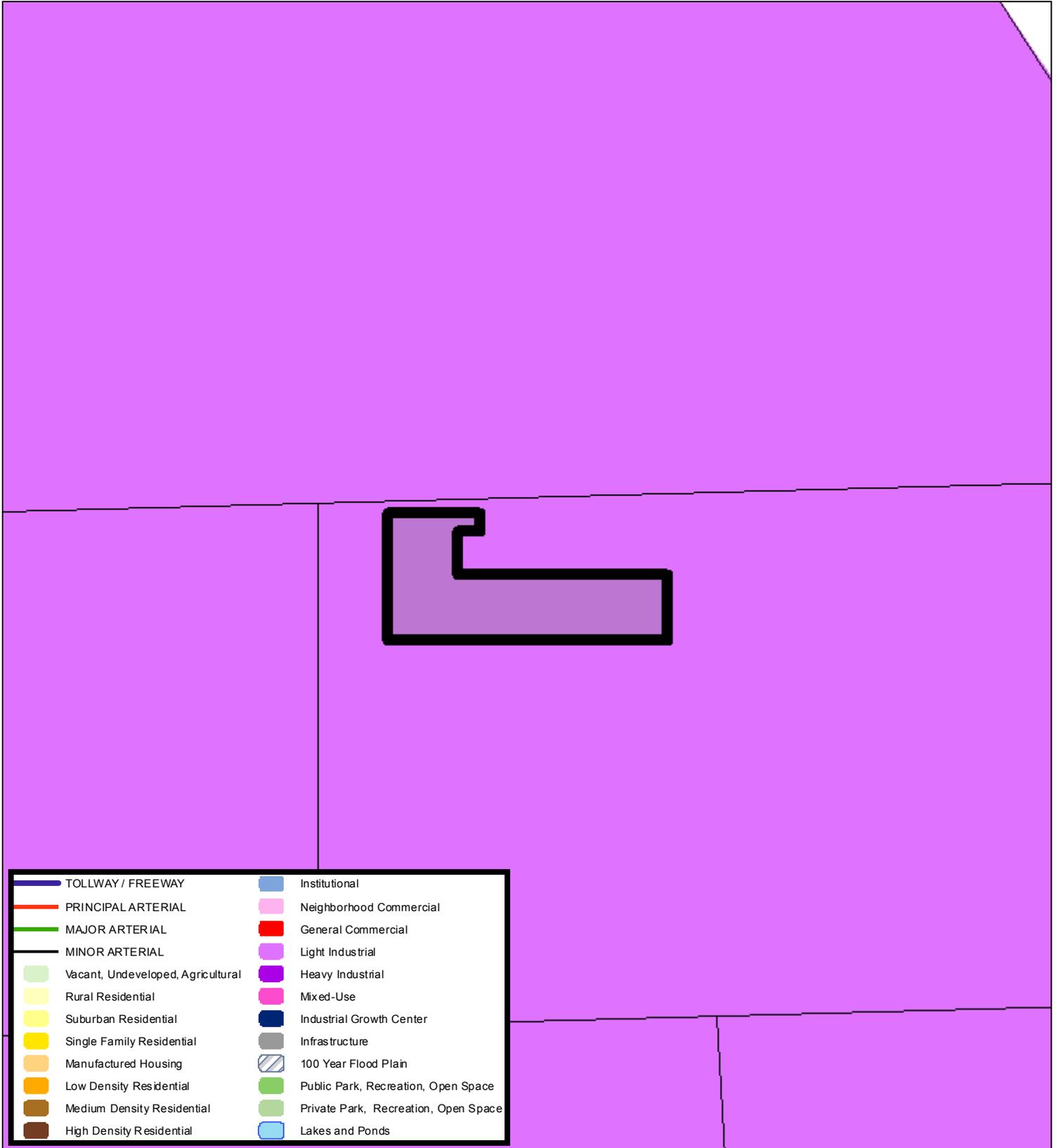
GAME ROOM-METES & BOUNDS  
P.O.B. AT NORTHWEST CORNER OF GAME ROOM & BEING D & R LEASING ADDITION, RECORDED BY DOCUMENT NO. DE213284473 IN THE DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 90°00' E A DISTANCE OF 53.00' TO A POINT;  
THENCE S 00°00' E A DISTANCE OF 11.00' TO A POINT;  
THENCE S 90°00' W A DISTANCE OF 13.00' TO A POINT;  
THENCE S 00°00' E A DISTANCE OF 24.50' TO A POINT;  
THENCE N 90°00' E A DISTANCE OF 120.00' TO A POINT;  
THENCE S 00°00' E A DISTANCE OF 38.00' TO A POINT;  
THENCE S 90°00' W A DISTANCE OF 160.00' TO A POINT;  
THENCE N 00°00' W A DISTANCE OF 73.50' TO THE PLACE OF BEGINNING AND CONTAINING 7.28800 SQ. FT.

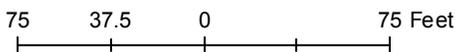
FLOOR PLAN  
NOT TO SCALE



### 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



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 45 90 180 Feet



Mary Nell Poole, 2918 Wingate Street, Fort Worth, Texas representing Crestmont Management Co., LLC explained to the Commissioners they are requesting a 30 day continuance to work with the neighborhood. Nine letters of opposition were received.

Motion: Following brief discussion, Mr. Northern recommended a 30 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**10. ZC-15-007 Melvin & Linda Parker (CD 5) 11550 S. Pipeline Road (Kitty House Survey, Abstract #678, 0.43 Acres): from “AR” One-Family Restricted to “I” Light Industrial**

Kenny Martin, 2849 Sagebrush, Flower Mound, Texas representing Melvin & Linda Parker explained to the Commissioners the request to rezone to I to relocate his existing business. No office is proposed on the site. Mr. Martin said he did try to reach out to the west and got no response.

Ms. McDougall asked about the type of storage he is proposing. Mr. Martin said he is an HVAC contractor and would be storing air conditioning items.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 9-0.

**11. ZC-15-008 Bou-Hamdan LLC (CD 7) 9861 N. Saginaw Boulevard (D & R Leasing Addition, Block 1, Lot 1 metes and bounds, 0.35 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus Game Room; site plan included**

John Corbin, 1020 Macon Street, Fort Worth, Texas representing the property owner explained to the Commissioners the request to rezone to PD/I plus Game Room. Mr. Corbin said there will be only one tenant on the property.

Mr. Genua asked how many buildings are being used. Mr. Corbin said they are only using one building.

Issam Bou-Hamdan, 6804 Shalimon Court, Colleyville, Texas and the property owner mentioned there is a wood shop in one of the warehouses, more warehouses and some vacant spaces.

Mr. Northern asked about the uses in the last two buildings. Mr. Bou-Hamdan said it was used for warehouse and two game rooms. Mr. Corbin said they are only renewing one lease for a game room, the one being proposed through this zoning.

Mr. Genua mentioned the age limit, alcohol sales and the transparency of the glass. Mr. Bou-Hamdan said they will comply with city ordinances.

Mr. Northern mentioned the letter received in opposition and the concern of criminal activity from all the game rooms.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-15-008</i>	
Name	Address		In/Out 300 notification area	Position on case		Summary
Ennis Industries	Steel	9965 Blvd	Saginaw	In	Opposition	Sent letter in

**12. ZC-15-009 Leslie Grounds (CD 7) 7201 & 7203 Vista Cliff Drive (Lake Country Estates, Block 25, Lot 31, 0.29 Acres): from “A-5” One-Family to “B” Two-Family**

Leslie Grounds, 7201 Vista Cliff Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to B to make the property legal conforming. She said the duplex was built in 1985 and when they were annexed it was rezoned to A-5.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**13. ZC-15-010 Carol D. Sweeney (CD 9) 1428 Mistletoe Drive and 2444-2502 Stonebridge Place (Hulen Retail, Block 1, Lot 3R2-A-1, 0.89 Acres): from “B” Two-Family to “A-5” One-Family**

Carol Sweeney, 2444 Stonebridge Place, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to A-5 to protect her neighborhood.

Mr. Edmonds asked if the street going to her property was a city street and noted the difference between A-5 and being able to develop smaller lots based on the acreage. Ms. Sweeney said it is a private drive and she wants to have one dwelling on one lot as it is platted. There was extensive discussion and review of the existing plat concerning what the proper zoning should be based on the acreage of the existing lots.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-15-010</i>	
Name	Address		In/Out 300 notification area	Position on case		Summary
Josh Lindsay/ Mistletoe Heights NA	NA		Out		Support	Sent letter in