

Identify the location of all amusement redemption machines, managers station, restroom facilities, kitchen and bar area	Complies
Identify areas patrons not permitted	Complies
One designated parking space for each two amusement redemption machines plus one per each employee per shift	2.5 required, 30 provided (for both game room, existing restaurant and convenience store) No required parking for store or restaurant use not with 250 ft. of A-5 or B zoning.
No game room shall be located within a 1,000 ft. of a residential use or residential district, church school or hospital	Does not comply- Within 515 ft. of residential use (outside city limits)

Site Information:

Owner: Spring Rocket, LLC
6001 N. Main Street
Fort Worth, Texas 76179

Agent: Lalit Sharma

Acreage: 1.28 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial / auto sales
East "J" Medium Industrial / Business 287, RR Spur
South "I" Light Industrial / auto repair
West "K" Heavy Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. Site is within 1,000 of a residential use **(waiver required)**

Zoning Commission recommended a waiver to the 1,000 ft. proximity to residential use.

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 Highway 287	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	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 vary with auto sales and repair to the north and south, Business 287 to the east and vacant land to the west.

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

2. Comprehensive Plan Consistency

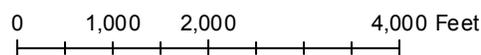
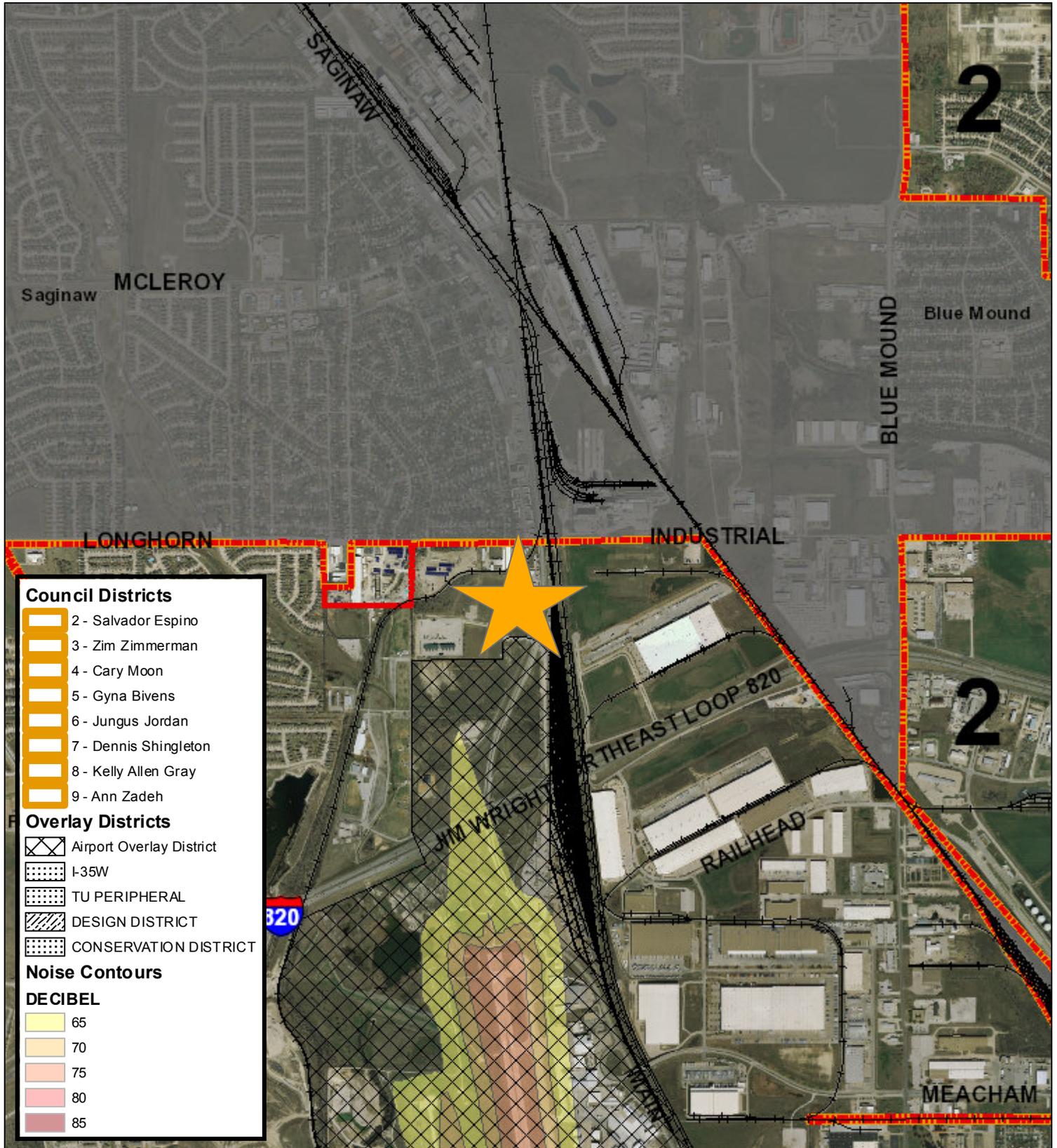
The 2015 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the industrial future land use, as Game Rooms are only allowed for consideration in industrial districts.

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



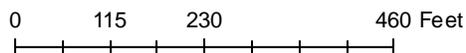


Area Zoning Map

Applicant: Springrocket, LLC
 Address: 6001 N. Main Street
 Zoning From: I
 Zoning To: PD for all I uses plus game room
 Acres: 1.3080335
 Mapsco: 48EF
 Sector/District: Far Northwest
 Commission Date: 5/13/2015
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



400 Oklahoma Place
Suite 100
Plano, Texas 75075
972-504-8222 (C)
972-504-8222 (R)
www.fk-design.com

FK design



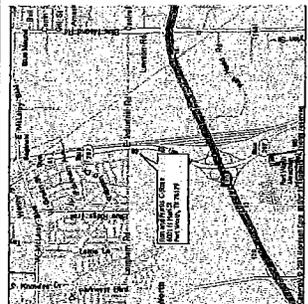
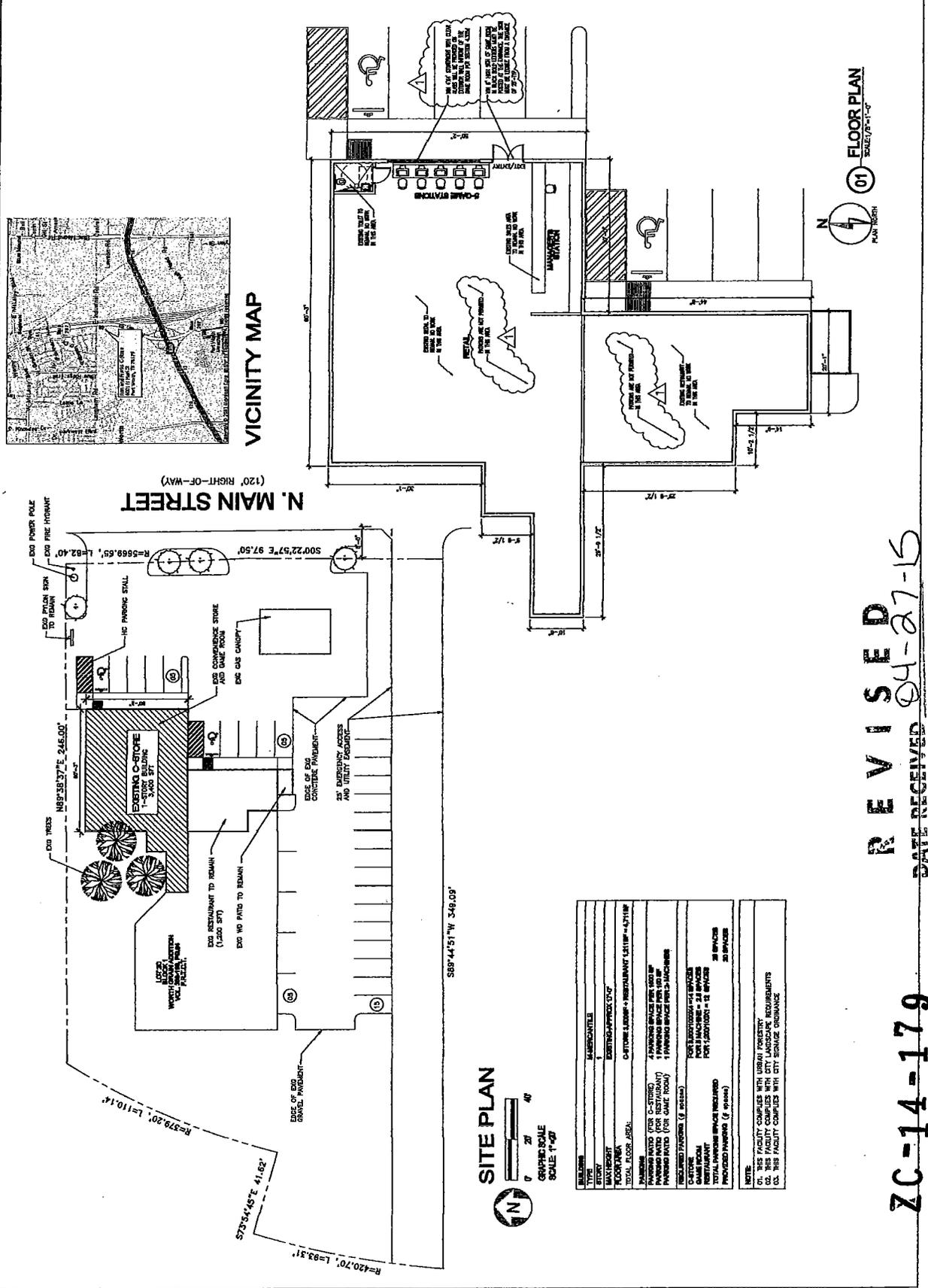
Original Date: 04/27/15
Project Name: CONVENIENCE STORE
Client: RON AND FRANKS
Address: 8001 NORTH MAIN STREET
CITY: FORT WORTH, TEXAS 76109

DATE: 04/27/15
SCALE: 1/8"=1'-0"

**RON AND FRANKS
CONVENIENCE STORE**
AT 8001 NORTH MAIN STREET
FORT WORTH, TEXAS 76109



Sheet Number: **A100**
Project Number: **15-019**



VICINITY MAP

FLOOR PLAN
SCALE: 1/8"=1'-0"

N. MAIN STREET
(120' RIGHT-OF-WAY)

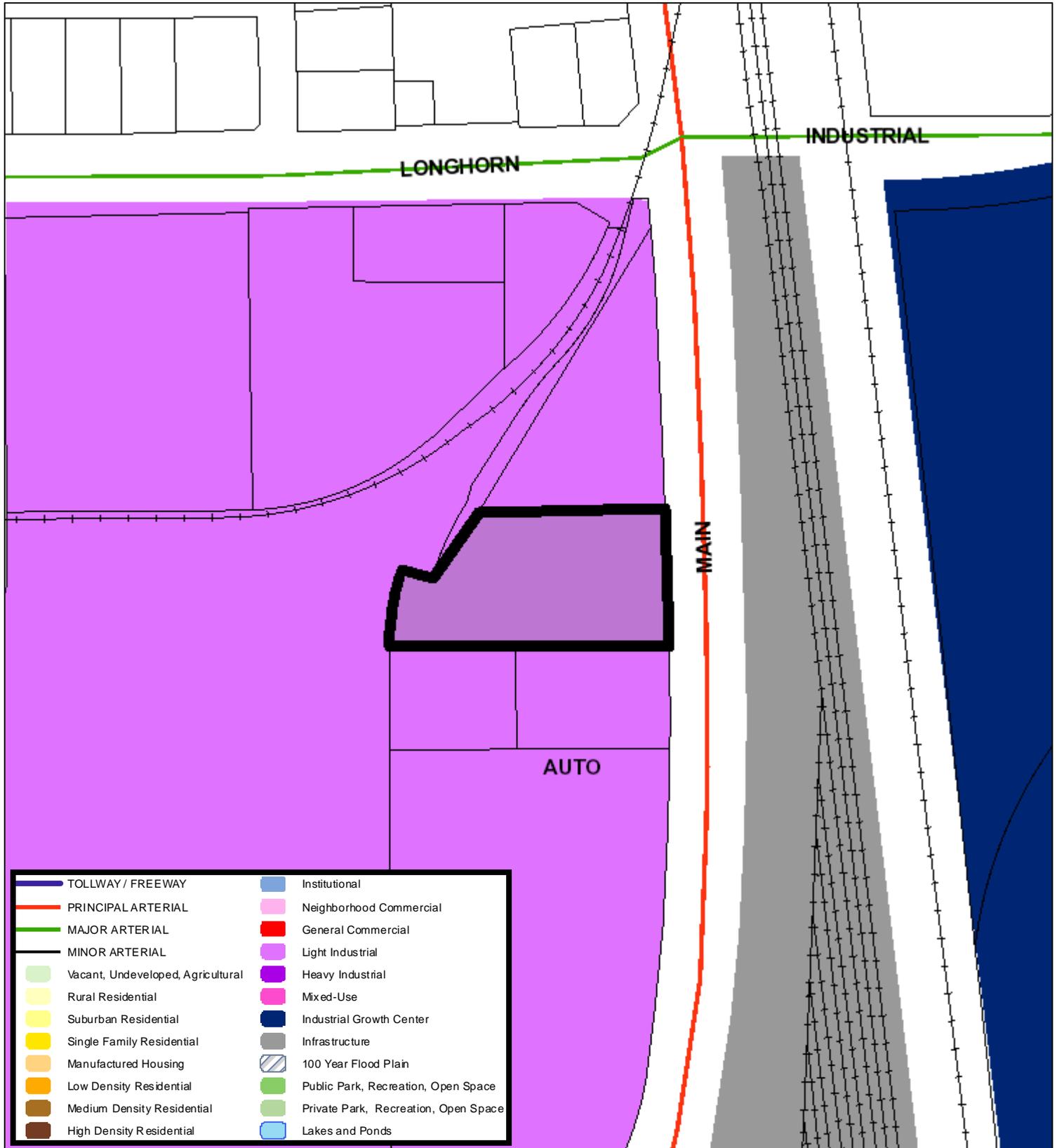
SITE PLAN
SCALE: 1/8"=1'-0"

MAX HEIGHT	35'-0" (35'-0")
FLOOR AREA	1,200 sq. ft.
TOTAL FLOOR AREA	1,200 sq. ft.
PERMITTED PARKING (SEE CITY ORDINANCE)	10 SPACES
PROVIDED PARKING (SEE CITY ORDINANCE)	10 SPACES
TOTAL PARKING SPACES PROVIDED	20 SPACES
PROVIDED PARKING (SEE CITY ORDINANCE)	10 SPACES

REVISED
DATE RECEIVED: 04-27-15

ZC-14-179

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 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 110 220 440 Feet



City of Fort Worth, Texas
Zoning Commission
May 13, 2015 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Justin Reeves, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Natalie Moore, District 6
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:04 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Mr. Edmonds, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 8, 2015 meeting.

Amendment to the Zoning Commission Rules of Procedure to change meeting start time to 1:00 p.m. *This change will be effective beginning the July 8, 2015 meeting.* Motion made by Mr. Northern, seconded by Ms. McDougall, on a vote of 9-0.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. New Cases

1. ZC-14-179 Springrocket LLC (CD 2) 6001 N. Main Street (Worth Grain, Block 1, Lot 2C, 1.31 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus game room; site plan included

Fahim Khan, 400 Chisholm Place, Plano, Texas representing the property owner explained to the Commissioners they are requesting to change the zoning to PD/I to allow for a game room. Mr. Khan said they plan on five machines and are requesting a waiver to the residential proximity within the City of Saginaw.

Mr. Flores mentioned the site plan does comply with the exception of the distance to the residential. He asked if the convenience store was pre-existing and for how long, and were the

game machines there prior to the application. Mr. Khan said his applicant just purchased the property last year and it has been there for more than five years. Snehal Shah, 2000 Saddleback Pass Road, Keller, Texas property owner said yes, the machines were there prior to him purchasing the property.

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

2. ZC-15-033 FM 1187 Partners LP (CD 6) 401 W. Rendon Crowley Road (John Steele Survey, Abstract 31, 4.10 Acres): from “PD-548” Planned Development for all uses in “FR” General Commercial Restricted except tattoo parlors and pawn shops; site plan waived to Amend PD-548 to add min-warehouse; site plan included

Brad Tidwell, 201 Hawks Ridge, Colleyville, Texas representing FM 1187 Partners LP explained to the Commissioners they are requesting to rezone four of the seven acres to allow for a 100,000 square foot, climate controlled, two story self-storage facility. There will be no outside storage. Mr. Tidwell mentioned the concerns the neighborhood had with the last application for this property to build a self-storage facility. The neighborhood did not want four stories or the outside storage. He is proposing a photometric study for the lighting so as not to bleed over into the neighborhood, hours of operation, brick wall, faux windows on south wall and to move the mechanical equipment.

Ms. Moore asked Mr. Tidwell about the rendering shown and what was represented to the neighborhood. Mr. Tidwell said the rendering he showed to the neighborhood was in the beginning stages of what the building could look like. What is being shown today is what it would look like.

Mr. Genua asked about the parking spaces and how do customers obtain access. Mr. Tidwell said the drive goes all the way around and access is on the north and south side, 12 x 14 roll up doors.

Ms. McDougall said they do have a mini warehouse in their neighborhood and is pretty quiet, not much traffic.

Kendra Morales, 328 Chase Hill, Burleson, Texas spoke in opposition. Ms. Morales said she owns the property adjacent to the proposed site and has some issues with this development. She did meet with the applicant, expressed the neighborhood’s concerns. She said the site plan submitted does not address them.

Ms. Moore asked Ms. Morales to mention their concerns. Ms. Morales said they would like to see an 8 ft. brick wall along the southern boundary, reduced hours of operation, access doors, mechanical equipment, security outlined, lighting aesthetics and faux windows on the south side.

In rebuttal, Mr. Tidwell said he agrees with Ms. Morales and is willing to put the information on the site plan and continue to work with the neighborhood.