

**NAVIGATING THROUGH SEX BUSINESS REGULATION:  
A CASE STUDY OF CRIME STATISTICS**

by

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## **Abstract**

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The world of sex business regulation can be muddled and confusing. In the past, cities banned sexually-orientated businesses (SOBs) on the basis that they were morally bankrupt and obscene. Courts have ruled that the First Amendment bars cities from regulating these businesses based on the content of the business, and therefore cities have found a way to regulate SOBs based on real or perceived negative effects that SOBs bring to the surrounding community. These negative effects are called secondary effects and their existence has been recently called into question. This professional report goes over the history of SOB regulations, studies that ask if secondary effects are real and a case study of SOB regulation in Fort Worth, Texas.

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# CHAPTER 1 INTRODUCTION

This professional report is written with the intention of acquiring awareness as to why Sexually-Orientated Businesses (SOBs) are regulated in the manner they are. This includes gathering data to assess if secondary effects, the consequences that occur due to the presence of an SOB, are real or perceived, as well as incorporating viable recommendations on approaches a city can utilize to regulate of Sexually-Orientated Businesses.

## **Problem Statement**

This professional report theorizes that crime is the most impactful secondary effect a SOB can bring to a city, and that certain SOBs contribute to higher percentages of crime than other SOBs. Through a case study conducted in Fort Worth, Texas, this paper attempts to reaffirm that on-premise entertainment SOBs have greater secondary effects than off-premise entertainment SOBs. As such, while both types of SOBs need to be regulated, perhaps the regulation can differ between the two.

In order to understand the regulation of SOBs, it is important to know why and how cities regulate SOBs. This professional report goes into the history of SOB regulation, showing important court cases that have been both positive and negative in regard to the outcomes for SOBs and municipalities. Many, if not most, court cases regarding SOBs deal with the impact that the SOB has on its surrounding community. This impact, called secondary effects, is discussed in detail further in this professional report. There have also been many court cases fighting the regulation of SOBs on the standpoint of First Amendment protection: Freedom of Speech. Cities can still exclude SOBs from operating

within specific zoning districts due to the relationship of secondary effects, but a longstanding argument is that the real reason for regulation is based on the content of an SOB, for example, nude dancing. Nude dancing is a form of adult expression that is typically found at SOBs which are classified as on-premise entertainment SOBs. An adult bookstore would be an example of an off-premise entertainment SOB.

What this professional report attempts to discover is if on-premise entertainment SOBs have greater secondary effects, specifically those effects that are connected with crime, than off-premise entertainment SOBs. Cooper and Morris (2014) state in their presentation that “on-premise live entertainment has the greatest secondary impact” (Cooper & Morris, 2014, slide 34). In this process of discovery this professional report also wants to make the point that “novelty” or percentage-based stores are off-premise entertainment SOBs by another name. And as SOBs, novelty stores should be under similar zoning restrictions and regulations that other SOBs must adhere too, such as SOB labeling and registration, as well as special licensing in order to operate.

This professional report conducted two different methods of research. The first was a semi-structured interview with an employee of an SOB. The interview was conducted to gain understanding of how a novelty/percentage retail store operates and clarification of their classification by cities. The second method of research was a case study conducted in Fort Worth, Texas. This case study researches different crimes that are committed in areas around both SOBs and non-SOBs.

Lastly, the purpose of this professional report is to offer recommendations that a city can utilize to make good neighbors and businesses out of their SOBs. These recommendations include classification and labeling of SOBs, utilization of chaperone

businesses to promote community health, and special licensing procedures to allow the growth of these businesses while also controlling any secondary effects that may result from their operations.

## CHAPTER 2 LEGAL HISTORY, CLASSIFICATIONS AND LOCATION

### Legal History

It is important to understand that a governing body cannot regulate businesses that have First Amendment protected activities based on the content of their wares or services for sale. To regulate as such violates the First Amendment and is against the law. These businesses have protection under the First Amendment to express themselves freely, unless the businesses or the products they sell are deemed obscene. The U.S. Supreme Court established the test that courts use to determine whether a matter is obscene in three major cases: *Miller v. California*, 413 U.S. 15, 24-25 (1973); *Smith v. United States*, 431 U.S. 291, 300-02, 309 (1977); and *Pope v. Illinois*, 481 U.S. 497, 500-01 (1987). In order for something to be declared to be obscene, it must satisfy all three prongs of the test. If the subject cannot satisfy all three prongs of the test, then it has to be accepted as being non-obscene and will have First Amendment protection.

The three-pronged Miller test (“Miller vs. California,” 1973) is as follows:

1. Whether the average person, applying contemporary adult community standards, finds that the matter, taken as a whole, appeals to prurient interests (i.e., an erotic, lascivious, abnormal, unhealthy, degrading, shameful, or morbid interest in nudity, sex, or excretion);
2. Whether the average person, applying contemporary adult community standards, finds that the matter depicts or describes sexual conduct in a patently offensive way (i.e., ultimate sexual acts, normal or perverted, actual or simulated,

masturbation, excretory functions, lewd exhibition of the genitals, or sadomasochistic sexual abuse); and

3. Whether a reasonable person finds that the matter, taken as a whole, lacks serious literary, artistic, political, or scientific value.

Cooper and Kelly (2000) mention in their book that “as of 2000, [the Miller Test] is the current test of obscenity” (p. 18). The Miller Test is still the most current test to determine if a work is obscene or not.

To show placement and history of the relationship between the First Amendment and SOB regulation, several important court cases are summarized to show why they are relevant. What must be understood is the

“complexity of the relationship between the First Amendment and the practical aspects of regulating these businesses. If you defend local government in litigation, you normally go into court with a BIG advantage – the PRESUMPTION OF VALIDITY” (Cooper & Morris 2014, slide 4).

What this means is that the presumption of validity is another way of expressing a burden of proof: the official acts of local government are presumed valid, and those who would challenge them must overcome this presumption. To start, it is important to know exactly what the First Amendment entails, and how that can be applied to an SOB.

The First Amendment is the first amendment, or change, to the Constitution of the United States. Ratified in December 1791, along with nine other amendments that make up the Bill of Rights. The First Amendment, as transcribed, reads

“Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances” (Archives.gov).

Drafted by James Madison in 1789, the Bill of Rights was a response to the United States Constitution’s lack of protection for the individual. The First Amendment gives protection of speech, and through precedent, the federal government has allowed certain forms of “expression” to be regarded as a form of speech. This means that dance, i.e. dance specific to a sexual nature, such as a pole dance, is protected as a form of speech.

### ***Miller vs. California (1973)***

As mentioned previously, the court case of Miller v. California is important to the regulation of sexually orientated businesses because this case set forth the current standard for judging if something is obscene or not. If a work, expression, or speech is deemed obscene, then it is not given protection under the First Amendment (“Miller vs. California,” 1973, p. 20). Chief Justice Burger, delivering the opinion of the Court, stated that “States have a legitimate interest in prohibiting dissemination or exhibition of obscene” (“Miller vs. California,” 1973, p. 19).

### ***Young vs. American Mini Theatres (1976)***

Young v. American Mini Theatres is a court case that was decided by the Supreme Court in June of 1976. Young was the mayor of Detroit and American Mini Theatres was the owner of two adult movie theaters, Nortown and Pussy Cat. This case is important in

regard to sexually-orientated businesses because it is the first court case to identify a secondary effect as a reason to allow for the regulation of sexual content. As Mr. Leahy described it, “the Court first faced the question of whether a city may use zoning regulations to single out adult oriented businesses” (Leahy, 2002, p. 1036). The court document, on the decision of *Young v. American Mini* to uphold Detroit’s zoning ordinance, stated that a regulated business could “not be located within 1,000 feet of two other ‘regulated uses.’” The ordinance also indicated that these regulated businesses could not be located within 500 feet of a Residential District (Leahy, 2002, p. 1036). The transcript of the Judges’ decision started with Mr. Justice Stevens saying that “the principal question presented by this case is whether that statutory classification is unconstitutional because it is based on the content of communication protected by the First Amendment” (“*Young vs. American*,” 1976, p. 52). Justice Stevens, basing his opinion on the expertise of city planners and professionals in real estate development, decided to uphold Detroit’s ordinance because he felt that “several such businesses in the same neighborhood tends to attract an undesirable quantity and quality of transients, adversely affects property values, causes an increase in crime, especially prostitution, and encourages residents and businesses to move elsewhere” (“*Young vs. American*,” 1976, p. 55).

### ***City of Renton v. Playtime Theaters (1986)***

In 1980, the Mayor of the City of Renton, WA, decided that the city needed a way to zone adult businesses. After committees and public hearings, the city adopted “Resolution No. 2368 which imposed a moratorium on the licensing of “any business which has as its primary purpose the selling, renting or showing of sexually explicit materials” (“*City of Renton*,” 1986, p. 44). The city had decided that “such businesses

would have a severe impact upon surrounding businesses and residences" ("City of Renton," 1986, p. 44). The court decided that the city had problems with secondary effects, not the content of the businesses (p.47). What the Supreme Court ultimately decided on was that a city did not have to conduct its own study to prove or disprove secondary effects, rather a city can rely on studies previously conducted by other cities. According to the Supreme Court, this method of regulation is not unconstitutional (p. 52). As McCleary (2008) puts it, "City of Renton v. Playtime Theatres holds that governments may rely on any evidence 'reasonably believed to be relevant to the problem that the city addresses.' Taking advantage of this evidentiary standard, few governments conduct local secondary effects studies; most rely on the large body of studies conducted in other places and times" (McCleary, 2008, p. 1).

This is an important case because Justice Rehnquist (1986) decided "The First Amendment requires only that Renton refrain from effectively denying respondents a reasonable opportunity to open and operate an adult theater within the city, and the ordinance before us easily meets this requirement" ("City of Renton," 1986, p. 54). Cities now had a way to effectively regulate adult business based on studies, done elsewhere, that claimed there was a syndrome called secondary effects.

### ***City of Los Angeles v. Alameda Books, Inc. (2002)***

Under Los Angeles Municipal Code 12.70(C), the city decided to prohibit "the establishment or maintenance of more than one adult entertainment business in the same building, structure or portion thereof" ("City of Los Angeles," 2002, p. 430). Two respondents, who operated two separate adult bookstores in conjunction with adult video booths filed suit against the city, claiming that their First Amendment rights were being

taken away from them. At the Court of Appeals, the court “found that the city failed to present evidence upon which it could reasonably rely to demonstrate a link between multiple-use adult establishments and negative secondary effects” (“City of Los Angeles,” 2002, p. 430). At the Supreme Court ruling, Justice Souter “asked the city to demonstrate, not merely by appeal to common sense but also with empirical data, that adult businesses are associated with crime and that its ordinance will successfully lower crime” (McCord, Tewksbury, 2012, p. 1113). Ultimately however Justice Souter was overruled; the Court ruled that a 1977 study done in Los Angeles provided enough evidence to show that “concentrations of adult businesses are associated with higher rates of prostitution, robbery, assaults, and thefts in surrounding communities” (“City of Los Angeles,” 2002, p. 430). While Alameda lost their case, a precedent was set that now allowed

“adult businesses to challenge the relevance of secondary effects evidence. If a business could demonstrate that the government’s evidence was irrelevant to the problem that its ordinance purported to address, the ordinance could be struck down” (McCleary, 2008, p. 2).

One more thing to note is that after the Los Angeles study of 1977 was completed, the city “admitted that the police [had] increased surveillance of adult businesses during this study” (Linz et al., 2006, p. 2). What this implies is that even during their study, city officials had reason to doubt the validity of secondary effects.

### ***Encore Videos v. The City of San Antonio (2003)***

The City of San Antonio updated one of their zoning ordinances in 1998, creating Ordinance # 87443. This update allowed the City to have distance barriers for adult businesses between each other as well as from residential areas, very similar to that upheld in *Young vs. American Mini*. The City had decided that this type of zoning would benefit the city by reducing the concentration of secondary effects. The City of Renton v. Playtime Theatres ruling about the usage of older studies was taken into account by the court for this case, with Circuit Judge Smith stating that “a local government seeking to use the secondary effects justification need show only that “(1) the drafters of the ordinance did rely upon studies of secondary effects,” and (2) a ‘majority’ of the city council members received “some information about the secondary effects” (“Encore Videos,” 2003, p. 291). However, the judges also ruled in favor of the respondent, deciding that Encore Videos was correct in regard to a lessening of secondary effects because they did not offer any on-premise viewing, the movies were to be taken home and used. Judge Smith wrote that

off-premise businesses differ from on-premise ones, because it is only reasonable to assume that the former are less likely to create harmful secondary effects. If consumers of pornography cannot view the materials at the sexually oriented establishment, they are less likely to linger in the area and engage in public alcohol consumption and other undesirable activities (“Encore Videos,” 2003, p. 291).

Because the City of San Antonio failed to provide a study that showed the different secondary effects for on-premise versus off-premise adult entertainment establishments

the Circuit Judges decided to “strike down the zoning provision of Ordinance # 87443” (“Encore Videos,” 2003, p. 295).

While there are significantly more court cases involving sexually-oriented businesses than are mentioned in this report, these five cases provide a good perspective for the situations cities face when they must decide how to regulate sexually-oriented businesses. In summation of the cases, a city must:

1. Prove that a business engages in obscene acts, thus eliminating First Amendment protection.
2. Zone a business for its secondary effects, not the content. All ordinances must be content-neutral.
3. Produce a study that proves that secondary effects are harmful to the community. However, a city does not need to create the study themselves, they can rely on past precedent.
4. Prove that the secondary effects study is relevant. If not relevant, then the ordinance may be found invalid.
5. Provide accurate studies showing secondary effects that specifically pertain to the business in question.

### ***First Amendment Protection Status***

As cities continue to create regulations and ordinances to benefit their communities, it is important to remember what expressions and acts fall under the protection of the First Amendment. In the PowerPoint, [Keeping It Legal: Regulating Sex Businesses](#), Cooper and Morris created a list of protected and non-protected sexual uses, “because of the links between sexually-oriented business and the First Amendment, understanding the

legal context in regulating these businesses is highly important” (Cooper & Morris, 2014, slide 18).

Protected:

- Books, magazines
- Videos, DVDs
- Movie theaters
- Dance performances, including erotic

NOT Protected:

- Obscene works (defined by state)
- Prostitution
- Massage except as licensed or allowed by state
- Body painting, lingerie modeling
- Possibly video arcades (Cooper & Morris, 2014, slide 19).

### **Classifications of Sexually-Orientated Businesses**

It is important to understand what type of business qualifies as a sexually-orientated business (SOB). An SOB is a business that offers sexually-orientated merchandise or performances as its primary business use. However, “the notion of treating the sex business as a single entity is misleading, because it is really many businesses, with many different characteristics and different impacts on communities” (Cooper and Kelly, 2000, p. 7).

Through my research I have come to understand that there are two main categories of SOBs. They are on-premise entertainment SOBs, and off-premise entertainment SOBs.

(Cooper and Kelly, 2000, p. 25). Cooper and Kelly refer to off-premise entertainment SOBs as “retail businesses,” however this report refers to them as off-premise entertainment SOBs to differentiate these SOBs from traditional retail businesses allowed in most commercial zoning districts. On-premise SOBs are where people, usually men, go to receive sexual gratification through live entertainment, or via a movie style experience. Off-premise entertainment businesses are retail stores that sell sexual devices and aides, toys, and usually some mix of lingerie and videos to rent or buy. The best way to define an off-premise SOB is that where purchased items are to be used elsewhere. The purpose of an off-premise SOB, in addition to the obvious one of making a profit, is to provide tangible outlets for sexual expression.

### ***Off-premise Entertainment Sexually-Orientated Businesses***

Types of off-premise SOBs include adult bookstores or video stores that rent or sell movies to be viewed elsewhere, and retail stores that specifically cater to men and/or women providing products for the sexual needs of both parties. These can be better classified as:

1. Adult sex shops, such as Cindie’s, Pricilla McCall’s, Hustler Hollywood and Condom Sense. Some sex stores are clearly marked for women, such as a Pricilla McCall’s or the Cindie’s located in Arlington Texas. These stores stock lotions, novelties, gag and gifts, sex toys, lingerie, and bondage accessories, as well as condoms and lubrication.
2. Bookstores- these are noted by the painted over windows and the letters XXX displayed prominently.

3. Any store that deals with the sale of sexual material and requires its patronages to be over the age of 18.

### ***On-premise Entertainment Sexually-Orientated Businesses***

Here the sexual expressions are more abstract in nature. While a patron of an on-premise facility may have the opportunity to touch a performer (if he/she pays generously), for the most part, the performer and the patron have limited physical contact. Rather the performer is an idea, a fantasy. When the dance or allotted time is over the patron must continue to pay to keep the fantasy alive.

Businesses that fall under the heading of on-premise sexually-oriented entertainment include

1. Any place of business where a typical scenario would involve performers removing their clothing for the enjoyment of a customer. This could be called a gentlemen's club, a strip club, or informally called a "titty-bar". This is the most common type of on-premise entertainment establishment, and usually will have signs that state, "Girls, Girls, Girls," "full nudity," and/or "topless." Here, "the dancer's purpose, for the most part, is to entice the audience member(s), through a display of sensuality, to give tips, or to buy a special personal dance" (Hanna, 1998, p. 45). An interesting commentary to note is that "exotic dance is considered an 'art' and has 1<sup>st</sup> Amendment protection. In their day, even the waltz and polka were said to be debauched" (Hanna, 1998, p. 52).
2. A massage parlor where people go to receive sexual gratification, usually through a "hand-job". In her PowerPoint, Cooper said that a good way to

distinguish such places is that here the “Massage providers [are] NOT certified massage therapists” (Cooper and Morris, 2014, slide 17).

3. A movie theater that shows sexually explicit movies that are considered “hard-core.” Soft-core pornography is now readily available in many popular mainstream theatres as part of a movie. In their book, Everything You Always Wanted to Know About Regulating Sex Businesses, Cooper and Kelly (2000) state that soft-core pornography is too readily available in mainstream access to be considered a land use problem. Rather, this is an access problem. Soft-core pornography is pornography where the sexual act is hidden from view, such as two people are under the sheets and you only see their faces, or you can clearly see a woman breasts, but you cannot see direct male genitalia. Hard-core pornography, on the other hand, explicitly shows sexual intercourse, direct male genitalia, female labia, and/or penetration by either fingers, a male penis, or a sexual toy, into any orifice on the other person. "Hard-core pornography remains primarily a product of the sex industry," Cooper states, "where sexually-oriented entertainment is available to the public on-premise, in a theater or other venue, the activity becomes a land-use issue" (Cooper and Kelly, 2000, p. 6).
  
4. A business that has private booths where a customer can see a performer dance, or can watch parts of a movie by inserting money. These are not common anymore. Called peep shows, or video-viewing booths, the point of a private booth is so that the customer can be alone, with the implication that he will be able to sexually gratify himself. Cooper and Kelly (2000) note that

"one of the striking things we found in our field studies was that only in establishments with video viewing booths did we encounter loitering and any sort of real discomfort of being there. The loitering near the video viewing booths gave these businesses many of the characteristics that most concerned neighbors-characteristics having to do with use patterns and the behavior of customers rather than the inventory of the stores" (Cooper and Kelly, 2000, p. 32).

5. In their PowerPoint presentation titled "Keeping it Legal", Cooper and Kelly also list lingerie modeling and nude photography as on-premise establishments (Cooper and Morris, 2014, slide 9).

Cooper and Kelly also compared revenues between off-premise and on-premise facilities. They compared revenues of a video booth establishment to a retail store. Video viewing booths made on average \$3000-\$6000 per week, whereas a retail store makes an average of \$6000-\$9000 daily. A significant chunk of a retail store's profits come from either sale of a video, or rental of a video (Cooper and Kelly, 2000, p. 33). The authors, through their research, concluded that in regard to video-booth/peep-show establishments, they could "find no public benefits that offset the significant public health and safety concerns that we have identified" (Cooper and Kelly, 2000, p. 33).

### ***Other Sub Classifications***

Though Off-premise and On-premise are the two most common classifications of SOBs, there are technically several different classifications of sexually-oriented businesses. One classification is a business offering a small amount of sexually-oriented merchandise

such as media stores that may have a back room with sexually explicit videos, or a newsstand with the same scenario. What is interesting to note is that these video/media/newspaper stores do not show a marketable impact on the community around them, therefore are not considered a land use issue. Other stores such as a Barnes & Noble bookstore, sell books on art which may or may not contain full frontal nudity, marital aid books which may contain pictures and how-to instructions, and what are traditionally considered soft-core pornography magazines such as Playboy and Penthouse. Drugstores like Walgreens or CVS may sell similar magazines, as well as paraphernalia used for sex such as prophylactics and lubrication. Lingerie is also not considered to be explicitly sexual, so there are no regulations on where they can operate. That is why stores like Victoria's Secret are frequent in malls, and people of all ages are allowed to enter and shop. These stores would not be considered sexual-oriented businesses because the amount or volume of "sexual" merchandise sold is minimal or it is not merchandised in a manner that would be considered sexually-oriented in nature (offering lingerie along with lubricants, adult videos and sex toys) thus there is no land-use issue.

Another common classification is that of percentage stores. These stores have to keep their percentage of sexual material under the designated percentage to not be classified as a sexual business. For example, they may sell candy, T-shirts, and other items of a tourist sort of nature. Cooper and Kelly's book mention a study completed in Kansas City in which the city itself requires that a store, to be considered mainstream, use an item count of having no more than 50% of their merchandise be of a sexual orientation. As one would assume, "the owners play the numbers game of stocking the store full of needless merchandise that is never sold just to manipulate the percentages" (Cooper and Morris, 2014, slide 11)!

The problem when using an item count as the measurable percentage is that a store can stock up on small items that really have no value, such as traditional women's magazines, or jars of pens, where each pen is counted individually. For example, if a person were to walk into a percentage store and purchase two pens, one toe ring and one dildo, the dildo would only make up 25% of the purchase. Using this method is how a business can stock 50% of their merchandise as sexually-oriented in nature, and yet would not be classified as a sexually-orientated retail business; it would be classified as a mainstream retail business.

### **Locations of SOBs Within a City**

The locations of SOBs vary city to city. Some cities will put them in industrial areas, for several reasons. One important reason is that SOBs are typically banned from operating within 1000 feet of a residence, daycare, churches, or another sexually-orientated business. All studies I analyzed had regulations between a minimum of 500 to 1000 feet. The next reason is because of the high crime rate associated with some forms of SOBs; they need to be located away from other areas. In the journal article, Does the Presence of Sexually Oriented Businesses Relate to Increased Levels of Crime? McCord and Tewksbury state that: "SOBs, as

'undesirable' land uses, are often located in neighborhoods of social disorganization and social economic status where the community lacks the political power to resist their placement. Social disorganization and low social

economic status is also associated with higher crime levels” (McCord and Tewksbury, 2012 p. 1114).

Some of the reasons SOBs are located away from residential areas are because “the presence of SOBs in a community spawns concerns and debates regarding whether such entities are socially harmful. Primary concerns about SOBs center on the issue of crime, as SOBs are presumed to be patronized by socially marginal, and perhaps criminal, individuals” (McCord and Tewksbury, 2012 p. 1109).

## CHAPTER 3 SECONDARY EFFECTS

### Classifications of Secondary Effects

Cooper and Morris (2014), in their presentation, list many other secondary effects:

Types of negative secondary effects:

- Reduction in residential and commercial values
- Difficulty in selling or renting homes and businesses
- Perceived impact that neighborhood is unsafe
- Negative impacts of noise, lighting and traffic
- Risk for minors from exposure or contact
- Overall community blight

Cooper and Kelly mention in their presentation that “All sex businesses have some level of secondary effects” (Cooper & Morris, 2014, slide 32). Could it be possible that some of these secondary effects are only true in the sense of perception? In order for a business, including SOBs, to have such negative impacts on their surrounding communities and appraisal values, the negativity has to be perceived by the surrounding area.

What this professional report wants to discover is if on-premise entertainment SOBs will have greater secondary effects, especially effects connected with crime, than off-premise entertainment SOBs. Cooper and Morris (2014) state in their presentation that “on-premise live entertainment has the greatest secondary impact” (Cooper & Morris, 2014, slide 34). In this process of discovery this professional report also wants to make the point that “novelty” stores are off-premise SOBs by another name. As off-premise SOBs,

novelty stores should be under the same zoning restrictions as other off-premises entertainment SOBs.

## **Secondary Effects and the Routine Activity Theory**

McCord and Tewksbury wrote that “to defend any regulatory attempt, a government must produce evidence to show that the businesses are associated with secondary effects such as ambient noise, litter, and, in particular, crime” (McCord and Tewksbury, 2012 p. 1113). Secondary effects, as mentioned previously in the introduction, are the perceived or real negative effects that happen due to the presence of a sexually-orientated business. One of the reasons that SOBs are labeled as having secondary effects is due to Routine Activity Theory (RAT) (McCord and Tewksbury, 2012 p. 1113). RAT is the theory that “when motivated offenders, suitable targets, and a lack of effective guardianship converge in time and, space, criminal activities are likely to occur” (McCord and Tewksbury, 2012 p. 1113). An exercise would be to visualize a triangle where at each corner contains one person doing a different activity. When all three activities come together in the center of the triangle crime has a greater chance of occurring. The first corner contains a person carrying cash heading into an on-premise SOB, like a strip club. At another corner, there is a person with criminal intent watching this man. The last corner of the triangle contains the bouncer of the strip club, seated at the front entrance of the club. Keep in mind that SOBs, while possibly having a bouncer, do not tend to have onsite security. Strong security is bad for business, as promised anonymity is what brings the clientele inside. According to RAT, this is an ideal setting for a crime. Under the cover of darkness, and a lack of attention by the bouncer, the criminal approaches the man with a weapon. The man, scared, hands over his cash and heads home.

RAT tries to present a compelling reason to believe that there are secondary effects, especially those in relation to crime, and that the crime will mostly likely occur at on-premise entertainment SOBs. However, several studies I reviewed showed higher crime was occurring away from sexually-orientated businesses, rather than near them. Hanna (1998) said it adequately when she wrote that:

The clubs' presence is presumed to depreciate property values and increase crime (and the cost to fight it). However, planner (AICP) Bruce McLaughlin's research since 1988 on the impact of exotic dance establishments in various cities and counties – for example, in California, Florida, Georgia, Minnesota, Missouri, New York, Ohio, South Carolina, and Washington – finds no evidence for such negative effects and, therefore, no need for regulation. (p. 61)

While it may be that measurable crime is not being committed or reported at these SOBs, it is still vital that cities regulate them. Other secondary effects occur, and without updating regulations, cities oftentimes force SOBs to operate in locations that are not suitable for commercial activities, which can be an attractant to crime by itself. In the next section additional studies are introduced. However, before continuing, it is important to clarify that crime is not the only secondary effect.

### **Debate of Secondary Effects**

While the intention of this professional report is to understand and test the theory of crime as a secondary effect caused specifically by the operation of an SOB, crime is not the only secondary effect that results from an SOB operating within a community. Another important secondary effect is that of diminished property values. While SOB proponents

argue that secondary effects do not exist based on an absence of crime statistics, they oftentimes fail to mention the negative secondary effects of the perceived diminished real estate values supported by studies of residential and commercial real estate appraisers. While crime can be proven or disproven to exist, appraisal values are not so definitive. In the spectrum of secondary effects, perception of crime or blight can lead to the reality of lost property values.

This section presents two different studies that conclude with two opposing findings. The first is a study on crime conducted in San Diego, CA. The second is a study on the perceptions of appraisers in Fort Worth, Texas. While there are many more studies available, these two were chosen to showcase the difference of opinions and conclusions that surround the ongoing debate over the validity of secondary effects.

### ***The San Diego Peep Show Study***

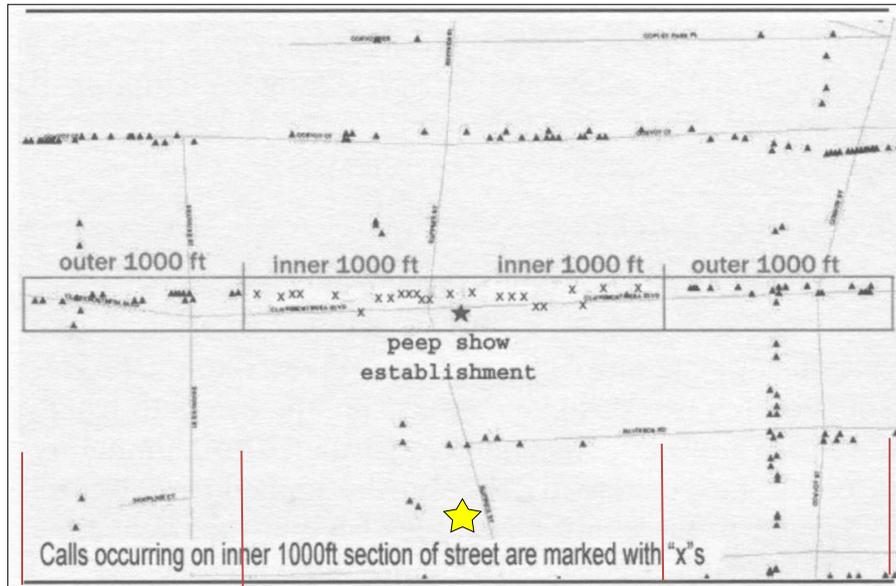
In 2004, researchers Daniel Linz and Mike Yao, at the University of California, Santa Barbara, and Bryant Paul at Indiana University, undertook a study in San Diego, California, to see how accurate some of the city's zoning ordinances were in regard to adult businesses. They chose to focus their study on San Diego because of a "City Ordinance from October 2000 [that] made it unlawful for any person to operate a 'peep show booth' or 'peep show device' between the hours of 2 AM and 6 AM" (Linz et al., 2006, p. 182). The city had determined that crime around adult businesses was greater during the nighttime hours, and that the city had a vested interest in reducing crime in locations of peep show establishments.

According to the journal article, the researchers had two questions that needed to be answered. Those questions were:

1. Is criminal activity in San Diego particularly acute at peep show establishments compared to surrounding control locations?
2. Is criminal activity in San Diego disproportionately greater at or near peep show establishments between the hours of 2 AM and 6 AM compared to other times of the day (Linz et al., 2006, p. 185).?

To set up their study, the researchers decided to set control areas around the peep show locations. This was accomplished by setting the test areas (the establishments themselves) and the control areas along the same street, though several thousand feet apart. At the epicenter, was an adult business. The test areas, also called the inner areas, spanned 1000 feet in either direction from the adult business for a total distance of 2000 feet. The control areas or "outer areas" started at the end of the 2000 feet and continued for an additional 1000 feet. There were no adult businesses in the control areas. Figure 3.1 shows the test/control area as a whole, taken from the study.

Figure 3-1 Peep Show San Diego Configuration of 1000 ft. zones



Source: Linz, D., Paul, B., & Yao, M. (2006)

In order to obtain consistent and reliable results, the researchers gathered and analyzed data for a period spanning over five years. The data would determine the amount of community disorder that the peep show establishments were responsible for. The data used was CFS, or Calls-for-Service, that were made to the police during the study years. By doing so, this study was able to compare the amount of crime occurring both in the test and the control areas daily, as well as for each hour of the day, in order to get the data for the hours between 2 and 6 AM (Linz et al., 2006, p. 185). In total 607,903 CFS records from the San Diego Police Department were used in the study. Tables 3.1 and 3.2 show what percentage of those calls were coming from which area.

Table 3-1 Total Calls-for-Service

Peep Show	Total inner	Total outer	Inner/Outer*
Establishment A	2551	2123	1.20
Establishment B	1421	1591	0.89
Establishment C	3444	1569	2.19
Establishment D	2552	2571	0.99
Establishment E	1930	1780	1.08
Establishment F	419	540	0.77
Establishment G	1182	941	1.25
Establishment H	2120	2099	1.01
Establishment I	5328	2304	2.31
Establishment J	1372	1907	0.71
Establishment K	726	558	1.30
Establishment L	306	451	0.67
Establishment M	1221	549	2.22
Establishment N	926	681	1.35
Establishment O	1068	1733	0.61
Establishment P	1424	2126	0.66
Establishment Q	423	605	0.69
Establishment R	332	216	1.53
Establishment S	755	1157	0.65
<b>Average</b>	<b>1552.63</b>	<b>1342.15</b>	<b>1.16</b>

\*Ratios greater than 1 indicate more calls-for-service in the 1,000-foot areas immediately on either side of the peep show establishments than in the adjacent 1,000-foot areas. Ratios below 1 indicate more calls-for-service in the adjacent areas.

Source: Linz, D., Paul, B., & Yao, M. (2006)

Table 3-2 All Calls between the Hours of 2 and 6am

**Table 5. Calls-for-Service for Inner and Outer 1,000-ft. Areas Surrounding Peep Show Establishments in San Diego Between the Hours of 2 a.m. and 6 a.m. Compared to the Remaining Time of Day**

Peep show	Inner area	Outer area	Outer/Inner
Establishment A	249	282	1.13
Establishment B	146	207	1.41
Establishment C	463	152	0.32*
Establishment D	340	325	0.95*
Establishment E	247	172	0.69*
Establishment F	44	51	1.15
Establishment G	142	129	0.90*
Establishment H	201	194	0.96*
Establishment I	830	237	0.28*
Establishment J	140	204	1.45
Establishment K	89	59	0.66*
Establishment L	27	42	1.55
Establishment M	170	61	0.35*
Establishment N	114	52	0.45*
Establishment O	135	244	1.80
Establishment P	131	179	1.36
Establishment Q	39	69	1.76
Establishment R	21	16	0.76*
Establishment S	76	123	1.61
<b>Averages</b>	<b>189.68</b>	<b>147.26</b>	<b>1.03</b>

\* Higher number of crime incidents in the areas immediately surrounding the peep show establishments than in outer areas.

Source: Linz, D., Paul, B., & Yao, M. (2006)

What the researchers found was that “the results showed no reliable evidence of differences in crime levels between the control and test areas, nor was there any evidence of disproportionately greater amounts of crime within the 2 am to 6 am time” (Linz et al., 2006, p. 185). Even more interesting was that “in no instance did the number of calls for service at any of the peep show establishments approach the frequencies of the top street addresses within the inner areas” (Linz et al., 2006, p. 189). This meant

that the 1000 - 2000 foot buffers around any of the peep show establishments carried a greater crime risk than the actual establishment itself. After comparing the results of the inner area versus the outer area it was determined that while the inner areas had 11% of the calls during the four-hour period in the morning, the outer areas were almost identical, which an average of 10.6%.

The end of the journal article summed up the researcher's conclusions of their study, stating that "lacking empirical proof of its own, the city of San Diego may be engaging in disapproval of adult speech rather than attempting to regulate sex communication out of concern for adverse secondary effects" (Linz et al., 2006, p. 191). Their conclusion was that "San Diego does not have a problem with crime at peep show establishments generally, nor is there a heightened problem with crime during the 2 am to 6 am hours" (Linz et al., 2006, p. 1).

### ***The DFW Real Estate Appraisers Study***

In 2004, city planning professionals Connie Cooper and Eric Damian Kelly conducted a survey of MAI and SRA certified real estate appraisers within the Dallas/Fort Worth, Texas metropolitan area. Cooper and Kelly, hired by the City of Fort Worth, created a survey to ascertain if common perceptions of secondary effects brought upon by SOBs held validity within the City of Fort Worth. According to Cooper and Kelly "the most commonly cited secondary effects of sexually-oriented businesses on communities relate to incidence of crime and effects on surrounding property values" (p. 2). Utilizing mailouts the researches contacted 186 different appraisers using a survey methodology to ask questions pertaining to effects on surrounding properties for a variety of land uses. Out of the 186 contacted appraisers, 41 participated in the survey. In order to remove bias or

suggestions of recommended outcomes, appraisers were asked to provide both positive and negative assessments on a multitude of land use types. These included parks, libraries, pawn shops and SOBs. Because “the opinions of appraisers are essentially self-fulfilling prophecies” (Cooper and Kelly, 2004, p. 3), it is important for cities to understand how appraisers view different land uses. The following table, found on page 4 of the published results of the survey, show how the perceived connotations of secondary effects are birthed into reality by an appraiser’s professional opinion.

Table 3-3 Effects on Property Values by Land Use

Land Uses	Affect on Single Family Home's Appraised Value (%)			
	Decrease	No impact	Increase	No Opinion
<b>Adult Arcade/Peep Booths</b>	<b>97.5</b>	<b>0.0</b>	<b>0.0</b>	<b>2.5</b>
<b>Adult Novelty/Media Store (Retail only)</b>	<b>97.5</b>	<b>0.0</b>	<b>0.0</b>	<b>2.5</b>
<b>Gentleman's Club/Cabaret</b>	<b>95.0</b>	<b>2.5</b>	<b>0.0</b>	<b>2.5</b>
Homeless Shelter	95.0	2.5	0.0	2.5
Bar/Lounge	87.5	7.5	0.0	5.0
Pawn Shop	87.5	10.0	0.0	2.5
Convenience Store (beer/wine license)	80.0	12.5	2.5	5.0
Gas Station	60.0	32.5	2.5	5.0
Office Building	52.5	40.0	0.0	7.5
Grocery Store	47.5	25.0	25.0	2.5
Fire station	27.5	50.0	20.0	2.5
Bookstore	23.1	59.0	15.4	2.6
Religious Institution	15.4	61.5	17.9	5.1
Public Library	15.0	45.0	32.5	7.5
Neighborhood Park	5.0	15.0	77.5	2.5

Source: Cooper, C., & Kelly, E. (2004)

Question seven in the survey asked if “there would be a greater negative impact on property values if there is a concentration of land uses that have a negative impact on

appraised values” (Cooper and Kelly, 2004, p. 8). Of those responding to this question, 82.9 % of appraisers answered “yes” to this question. This question and its answer, in relation to crime, is something discussed further in this paper’s case study conducted in Fort Worth.

In summation, Cooper and Kelly discovered that “appraisers were nearly unanimous in responding that adult-orientated businesses of any kind would decrease single-family home property values” and that “the vast majority of appraisers agreed that a concentration or cluster of detrimental uses had a greater negative impact than isolated uses” (Cooper and Kelly, 2004, p. 11).

## CHAPTER 4 RESEARCH METHODOLOGY

The two research methods used for this professional report were the “Interview” and the “Case Study.” The interview method was chosen because it was the best way to get answers to questions directly from off-premise entertainment SOBs. Since it would be easier to discuss sex-related business matters with someone of the same gender as myself, interviews were requested from locations that had women managers. Fortunately, a majority of off-premise entertainment SOB establishments, often classified as “Novelty/Retail Stores,” catered to women and had women managers. Interviews of managers were requested from five different stores. All but one manager declined to meet with me, but only after a promise of anonymity, due to her upcoming departure from the store and contractual relationships with her vendors. [See Appendix A for full interview questions and answers]

Farthing, in his book *Methods of Data Generation in Research* (2016), writes about different styles of interview methods and how the different methods can be used to produce different results. My lack of quantity in interview subjects meant my single interview was conducted carefully, with a focus on depth. Had I been able to procure multiple interviews I may have asked fewer questions, choosing instead to focus on key differences between the places of business rather than trying to get all my questions answered at each location. My interview style was semi-structured, because the questions were already in place, and I was aiming for specific answers through the use of my questionnaire (Farthing 2016, p. 128). Because I was not necessarily seeking quantitative data, the interview questions were open-ended rather than closed-ended, as would be found in true structured interviews. The objective was to seek out what my

interviewee knew, and how she thought or felt about her work environment and situation. A less structured or informal interview could have allowed for a conversation about her work place, however it was important to have a strong list of questions already available; as I did not want to risk getting off topic. Farthing says that through the use of interviews, the person doing the interview “assumes that these people are in a good position to know the answer to these questions” (p. 127). In this sense, I believe the best way to get answers about how an SOB operates is to talk to someone who works at an SOB. I did not seek IRB approval for this interview because I am not planning to publish or disseminate the results of this work and do not intend to contribute to generalizable knowledge.

The second method for research accumulation employed in this report was that of the Case Study. In his paper, “Five Misunderstandings about Case Study Research,” Flyvbjerg (2006) calls case studies a “method of human learning” (p. 222). We all learn in different ways and different capacities. For this report, I wanted to assess the theory that novelty/retail stores, as understood in this paper, would not have the same secondary effects as that of other SOBs, particularly that of on-premise entertainment. Flyvbjerg’s writes that “the case study is useful for both generating and testing of hypotheses but is not limited to these research activities alone” (p. 229). Stake (2008), discusses different types of case studies. The type used in this report is the “Instrumental” Case Study (p. 88). Stake describes this type as when “the case is of secondary interest; it plays a supportive role, facilitating our understanding of something else.” (p. 88). For this professional report, the “something else” is a broader understanding of secondary effects of SOBs, and the City of Fort Worth is used instrumentally to advance understanding of secondary effects.

The City of Fort Worth utilizes a crime data website and Crime Mapping software that allows the average user the ability to understand how crime was committed and recorded within the City. I found the website crimemapping.com first, and then when I realized that Fort Worth utilized the Crime Mapping software I made an educated decision to pursue Fort Worth as my case study. Fort Worth was specifically chosen because the data is in a user-friendly format and I know the City has a variety of SOBs that smaller surrounding cities lack.

I feel that this report is stronger with its own own primary data than it was before the Fort Worth Case Study.

In his summary, Stake lists what he calls conceptual responsibilities of the case researcher. One of these responsibilities is “seeking patterns of data to develop the issues” (p. 103). Seeking patterns of data is the goal of this report because I want to see if crime statistics show patterns emerging to indicate a quantitative presence of secondary effects. After analysis of crime statistics, it was clear that there are indeed patterns of secondary effects.

## CHAPTER 5 INTERVIEW AND CASE STUDY

### Interview of an SOB Manager

One of the goals of this professional report is to provide recommendations on regulation options that would classify novelty/percentage retail stores as off-premise entertainment SOBs, I wanted to interview a novelty store employee to learn if the internal perception of these stores was on par with the external perception of the off-premise SOBs. I contacted several managers at different stores and finally one manager at a novelty/retail store agreed to an interview. This manager asked for anonymity for herself and for her store, and I readily agreed to this condition.

The manager's store is located in a medium/large city, situated in a shopping plaza along a major thoroughfare. There is a shopping mall across the street with restaurants scattered on both sides of the street. Several apartment buildings are located within 1,000 feet of the store. This store is the only Novelty/Retail Store of its kind located on this street.

I started the interview by asking her how long she had worked at this SOB, and how long had the store been in business. She has worked there since 2010, and the store opened in 2008. When asked if there were any problems at the store, she was able to tell quite an interesting story.

The city, in what was proven to be a false complaint, closed the store down for three days, because the police believed this store was in violation of the city's ordinance regarding window dressing. The city "believed" there to be explicit materials in the

windows. The city sent masked police officers into the store to film evidence that the window displays were or were not in compliance. The manager told me that:

this was actually an incredibly scary event at the store, as two men in ski masks with holstered guns had entered the store, initially refusing to identify themselves as police, to film inside the store to just make sure that we were in compliance. The reason they had ski masks on was to conceal their identities because they worked vice operations, so they did undercover work, but still. Men walking in with ski masks and video cameras at a sex shop sends a very scary message (May 31, 2016).

As the manager and I talked, and went through my interview questions (See Appendix A). I learned the pros and cons about working at an off-premise SOB. The pluses included things like helping a deaf woman find a “how-to” video with captions so she could learn to dance seductively for her partner. The negatives included people coming in, just to ask questions, be annoying, and showing disbelief that the day-to-day work routine wasn’t as exciting as they imagined it to be. She told me that:

Some people want to think it's a rock-star job, there's coke and hookers, you're f\*\*king off all day. They don't really respect that it's a legitimate job with an actual, on the books, paycheck... They want to believe you're watching porn and flirting and drinking or whatever else and that was supremely frustrating. They didn't really believe we were a legitimate business (May 31, 2016).

It makes me wonder if this attitude toward sexually-oriented businesses and their employees is a contributing factor in the negative viewpoints of cities.

During the interview, I learned that this place of business is not labeled as an SOB. The store's official category is that of "novelty/specialty retail store." The manager mentioned that the business was "technically not a sex shop," because of the novelty category. This particular store kept their sexually-orientated merchandise under 49% of all their stock, which allowed them to be zoned as a non-SOB. This store carried 85 different styles of tights, and in four different sizes which is 340 pairs of tights. None of the tights count as sexually- merchandise. The 1800-2000 sticks of individual incense, the buckets of fake eyelashes and toe rings also did not count as sexually-orientated merchandise and thus did not count towards their percentage either. The store's true sexually-orientated merchandise amounted to approximately 150 dildos/vibrators, an equal amount of anal beads/butt plugs, 20 kinds of sex pillows and 100 DVDs. The amount of sexual merchandise for sale in the store did not even come close to the 49% cutoff.

I asked the manager if she would consider this form of strategic stocking "cheating" and her response intrigued me:

Eh, not really. It's stuff that sells and all that, but really it's the county or city or state or whoever's law so if it's being followed. I personally wouldn't call it cheating since it's following the laws given to us by someone else (May 31, 2016).

In summary, this store is following the laws that a city imposed on them. The goal of a business is to make a profit, and this specific business found a loophole, so to speak, in SOB zoning regulations that would allow that to happen. In order for a sexually-orientated business to be able to operate on a busy street, in a city center, surrounded by residential zoning districts, that business must also sell sticks of incense and toe rings.

Please see Appendix A for a complete list of interview questions and answers.

## **Case Study of SOBs in the City of Fort Worth**

### ***Fort Worth SOB Zoning Regulations***

This section explores my case study to determine if off-premise entertainment SOBs have lower incidents of crime than on-premise SOBs within the City of Fort Worth. Fort Worth was chosen because it is one of the major cities within the Dallas/Fort Worth Metroplex, and also has SOB ordinances in place, including ordinances regarding the percentage of sexually-oriented merchandise that a novelty/retail store can sell.

The first step in the research process is to review city ordinances concerning SOBs. Fort Worth, in their Code of Ordinances, outlines the elements that would determine if a business were an SOB and the location and condition under which it may operate. Under Chapter 9, Definitions, the ordinance states that any business that is “an otherwise lawfully operating retail business which does not offer or feature sexually explicit merchandise, material or items for sale or rental to customers as a ‘principal business operation’ (35% or more) and does not offer or feature any form of live sexually-oriented entertainment” is not to be considered a sexually-orientated business (Fort Worth City Code Chapter 9). This is important for the city because it clearly states the separation between Novelty/Retail Store and other types of off-premise entertainment SOBs in its ordinance. Thus, if a Novelty/Retail Store keeps their sexually-oriented merchandise under thirty-five percent (35%) then they would not be classified as an adult bookstore - which is how off-premise SOBs are classified in Fort Worth - and are not limited to operating in the Industrial Zoning Districts. The following are considered SOBs under the Fort Worth City Code:

1. Adult arcades;
2. Adult bookstores or adult video stores;
3. Adult cabarets;
4. Adult motels;
5. Adult motion picture theaters;
6. Escort agencies;
7. Adult model studios;
8. Sexual encounter centers; and
9. Any commercial venture whose operations include the providing, featuring or offering of employees or entertainment personnel who appear on the premises while in a state of nudity or simulated nudity and provide live performances, services or entertainment for customers (Fort Worth City Code Chapter 5).

In addition to being allowed to follow traditional retail zoning, a Novelty/Retail Store does not need to apply for Specialized Certificates of Occupancy.

Under Section 5.203 Specialized Certificate of Occupancy, Fort Worth's City Code states that all SOBs must have Specialized Certificates of Occupancy (SCO) in order to be operational, and that they are forbidden from operating under the title of "lounge, nightclub, bar, tanning salon, etc., that does not also expressly provide for the sexually oriented business and activity also conducted on the premises" (Fort Worth City Code Chapter 5). The code also states that the SCOs would be denied if "the location of the establishment would be in violation of the applicable zoning district classification for the intended property use" (Fort Worth City Code Chapter 5). This means that an SOB

cannot be an allowed use in any zoning district except those classified as being Industrial in nature and use.

According to Fort Worth's Zoning Ordinance, the manager of an adult business "commits an offense if he or she causes or permits the operation or establishment of a sexually oriented business in or within 1,000 feet of an existing:

- (1) Religious institution;
- (2) School;
- (3) Public park;
- (4) A residential district;
- (5) The downtown tourism area;
- (6) The cultural district;
- (7) Fort Worth stockyards national register historic district (Fort Worth City Code Chapter 5).

The City of Fort Worth has effectivity made it difficult for any SOB, whether they are classified as on-premise or off-premise to operate within the city limits. Not only do on-premise SOBs have to be limited to Industrial zoned locations, but they have to follow the 1,000-foot rule as well. This means that if a school or residential home is located within an Industrial Zoning District as a Legal Non-Conforming use, then the SOB would not be able to be located 1,000 feet near these uses, regardless of the appropriate zoning being in place.

In summation, Fort Worth is fairly standard in their ordinances regarding sexually-orientated businesses. The City Code states that an SOB cannot be located with 1000 feet of a church, school, residential district, park or another SOB. They also need to have SCOs and must be located within an Industrial District, where they are allowed by right

within all three Industrial Zones - I, J, and K. However, all must comply with Chapter 5 of the Fort Worth City Code, Supplemental Use Standards, Article 2, which stipulates that SOBs must have SCOs, must adhere to a specific sign ordinance and must not allow anyone under the age of 18 to enter the premises, or anyone under the age of 21 if alcohol is served. (Fort Worth City Code Chapter 5).

### ***SOB Case Study Results***

The following case study looks at a mix of different types of SOBs, located in different areas of the City. This professional report researched 10 different SOBS within a 180-day timeframe - August 25, 2016 through February 20, 2017. Four SOBs fall under the classification of on-premise entertainment, i.e. strip clubs and adult cabarets. The other six are off-premise SOBs, two of which are classified as Adult Bookstores and the remaining four are classified under the ambiguous Novelty/Retail Store label. I was unable to determine the exact number of SOBs that are located within the City of Fort Worth. The 10 chosen to research were included in this report due to their dispersal throughout the City and the varied classifications and merchandise they offer. Table 5.1 shows the name, address, and business type of the 10 SOBs and Table 5.2 shows what zones each of the 10 SOBs are located.

Table 5-1 SOBs by Name, Address and Classification for Fort Worth Texas

Name	Address	Type of SOB
The Velvet Box	5900 Overton Ridge Blvd #120	Novelty/Retail Store
Christal's	3012 Alta Mere Drive	Novelty/Retail Store
Jumping Jax	3740 Golden Triangle Blvd	Novelty/Retail Store
Sara's Secret	2730 Western Center Blvd Suite 412	Novelty/Retail Store
Adult Super Store Video	14160 US Highway 377	Adult Bookstore
A-Z Adult Videos	7900 Jacksboro Hwy	Adult Bookstore
Bucks Cabaret	2345 Meacham Blvd	Strip Club
Ricks Cabaret Fort Worth	7101 Calmot Ave	Strip Club
The Roxy Showgirls	1300 NE Loop 820	Strip Club
Elegance Cabaret	2412 E Belknap Street	Strip Club

Source: Google

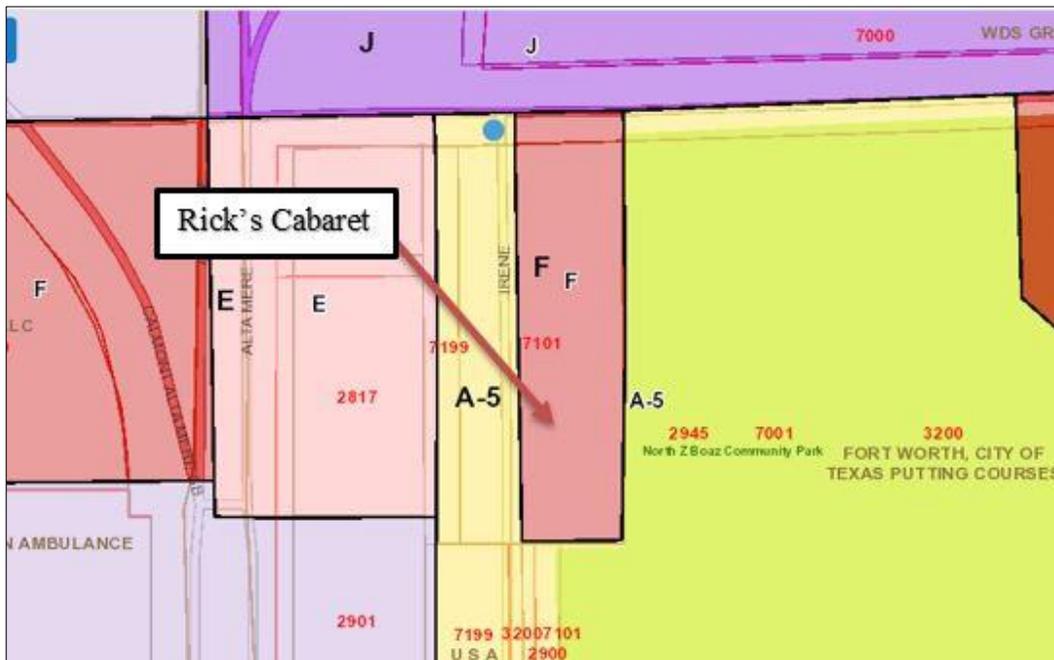
Table 5-2 SOBs by Name and Zoning for Fort Worth Texas

Name	Type of SOB	Zoned
The Velvet Box	Novelty/Retail Store	High Intensity Commercial "G" Intensive Commercial
Christal's	Novelty/Retail Store	Industrial "I" Light Industrial
Jumping Jax	Novelty/Retail Store	Moderate Intensity Commercial "FR" General Commercial Restricted
Sara's Secret	Novelty/Retail Store	High Intensity Commercial "G" Intensive Commercial
Adult Super Store Video	Adult Bookstore	No Zoning, in the ETJ
A-Z Adult Videos	Adult Bookstore	"AG" Agriculture Special Use District
Bucks Cabaret	Strip Club	K Heavy Industrial
Rick's Cabaret Fort Worth	Strip Club	Moderate Intensity Commercial "F" General Commercial Restricted
The Roxy Showgirls	Strip Club	K Heavy Industrial
Elegance Cabaret	Strip Club	K Heavy Industrial

Source: Google

As stated previously, SOBs in the City of Fort Worth are only allowed in the three Industrial Zoning Districts. The four novelty/retail stores do not have to follow this requirement as they fall under Fort Worth's 35% rule. The Adult Bookstore, "Adult Super Store Video," is not within the city limits, and as there is traditionally no zoning in the Extra Territorial Jurisdiction; they do not have to adhere to the Industrial Zoning requirement. Three of the four strip clubs are located within the required zones. Rick's Cabaret and A-Z Adult Videos are not located within an industrial zone. Rick's is also located adjacent to a large residential district. Figure 5.1 shows Rick's Cabaret placement within the residential district:

Figure 5-1 Zoning Map of Location of Rick's Cabaret



Source: <https://mapit.fortworthtexas.gov/Html5Viewer/?viewer=zoning>

It appears that Rick's Cabaret is in violation of Fort Worth's City Code. However, this may not be the case if it was in operation before the adjacent property was zoned residential.

If Rick's was in operation before the residential zoning, then Rick's could be classified as a Legal Non-Conforming use, which would allow them to maintain operations, but inhibiting expansion. Rick's Cabaret is surrounded on three sides by an A5 Residential District, which is a golf course in its entirety. According to Section 4.603-Residential District Use Table of the Fort Worth City Code, a golf course is a permitted use in the Single-Family A5 District. While Rick's is definitely within 1,000 feet of a Residential District, it is nowhere near any residential homes. Furthermore, Rick's isn't zoned Industrial, but Moderate Intensity Commercial "F" General Commercial Restricted. This zone is allowed to have nightclubs, bars, taverns and private clubs as land uses, though SOBs are not permitted. Rick's may have started as a nightclub and then changed into a cabaret at some point. Realizing these types of circumstances exist - and taking the time to research the history of a site - could be an important step for a city trying to understand the possible effects a business could have on the surrounding land uses.

The website used to map crime data for Fort Worth is called Crimemapping.com. Crime Mapping shows all crime within the City going back 180 days. For the purposes of this study, I looked at crime occurrences between August 25, 2016 and February 20, 2017. Crime Mapping is an optimal tool because it allowed me to search via each SOB's specific address, and then to narrow crime reports to those within 500 and 1000 feet buffer zones. I chose those two distances because most ordinances require these two distances in terms of use separation for SOBs. The results were not what I anticipated - my hypothesis was that novelty/retail SOBs would have *significantly* less reported crime in the surrounding areas than on-premise entertainment SOBs. What I discovered was that the location with the most surrounding crime was indeed a novelty/retail store. Coming in last with zero reported crime was an adult bookstore. While there was indeed less crime surrounding the novelty/retail stores on average, the numbers were not

significantly different. Table 5.3 shows the names and types of SOBs I researched, as well as the total number of reported crimes in the surrounding 500-foot and 1000-foot buffer zones. For a complete spreadsheet listing all data collected in this case study please see Appendix B.

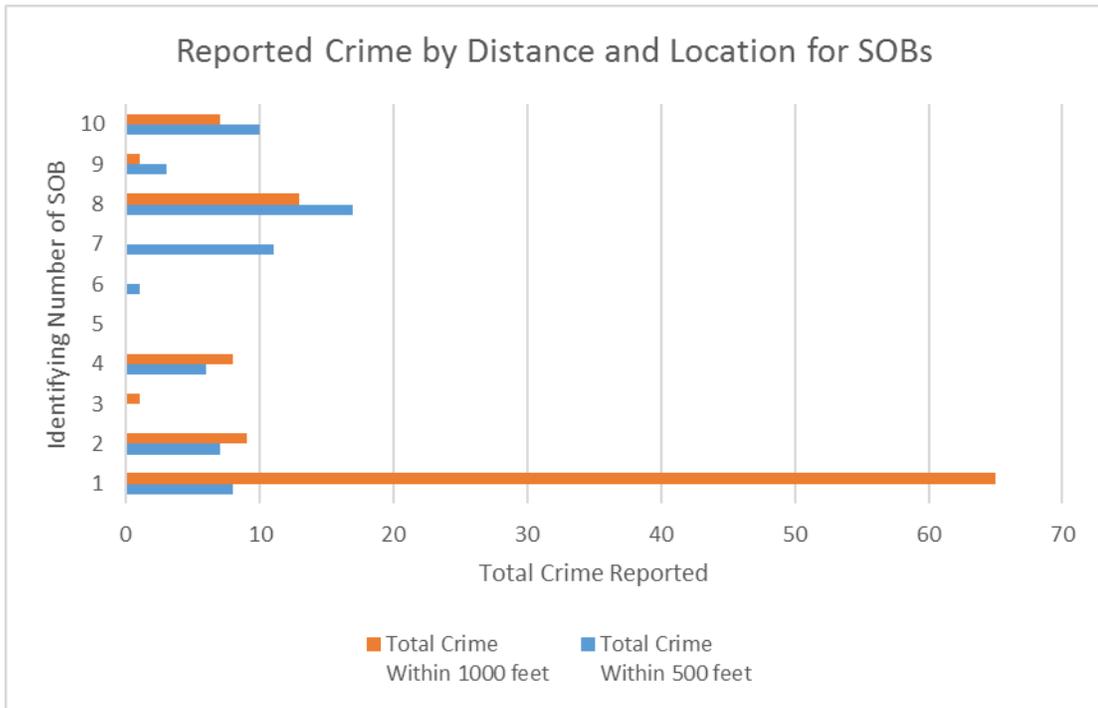
Table 5-3 Total Crime for SOBs in Fort Worth Texas

Identifying Number of SOB	Name	Type of SOB	Total Incidents of Crime Within 500 feet	Total Incidents of Crime Within 500-1000 feet
1	The Velvet Box	Novelty/Retail Store	8	65
2	Christal's	Novelty/Retail Store	7	9
3	Jumping Jax	Novelty/Retail Store	0	1
4	Sara's Secret	Novelty/Retail Store	6	8
5	Adult Super Store Video	Adult Bookstore	0	0
6	A-Z Adult Videos	Adult Bookstore	1	0
7	Bucks Cabaret	Strip Club	11	0
8	Ricks Cabaret Fort Worth	Strip Club	17	13
9	The Roxy Showgirls	Strip Club	3	1
10	Elegance Cabaret	Strip Club	10	7

Source: Crimemapping.com

What the data displays is that the novelty/retail stores have crime incidents occurring further away from their locations than the strip clubs. To put the data in a better visual perspective, consider Figure 5.2:

Figure 5-2 Reported Crime by Distance and Location for SOBs



Source: Crimemapping.com

It is also important to address the fact that The Velvet Box (ID number 1) has within its 1000-foot buffer zone an overwhelming amount of reported crime. As previously mentioned, The Velvet Box is a novelty/retail store that is zoned High Intensity Commercial. The Velvet Box is located in a busy shopping plaza that is within 1000 feet of a Target store. The Velvet Box has a record 65 instances of reported crime occurring between 500 and 1000 feet of its location. Out of those 65 crimes, 22 were from people shoplifting at the Target. Another 11 were of the “All Other Larceny” category also relating to crime committed at Target. Larceny is a type of theft, just like shoplifting. Out of the 65 reported crimes between the 500 and 1000 foot buffer zone, 33 were related to instances of theft at the Target. Thirty-three reports represent half the crime for that buffer zone. For the case of the Velvet Box, their location in relation to crime has more to do with their spatial relationship to Target than to a land use issue of secondary effects. In fact, there

is only one crime report generated from The Velvet Box specifically, and that crime involved shoplifting. Crimemapping.com gives Incident Report Numbers for all crimes. The crime committed at The Velvet Box that was Incident Number 160118354 (Appendix B gives the Incident Number for each documented crime report). An important lesson learned researching crime data is that it is important to look at the surrounding land use and demographics in addition to the type of SOB. If I had not paid attention to the location and land use details of the Velvet Box, I would have surmised that the Velvet Box was a major contributor to the levels of crime in that area.

The next set of data I review looked at the number of crime incidents occurring within the 500-foot buffer and how many originated at the actual location of the SOB. Table 5.4 shows this data:

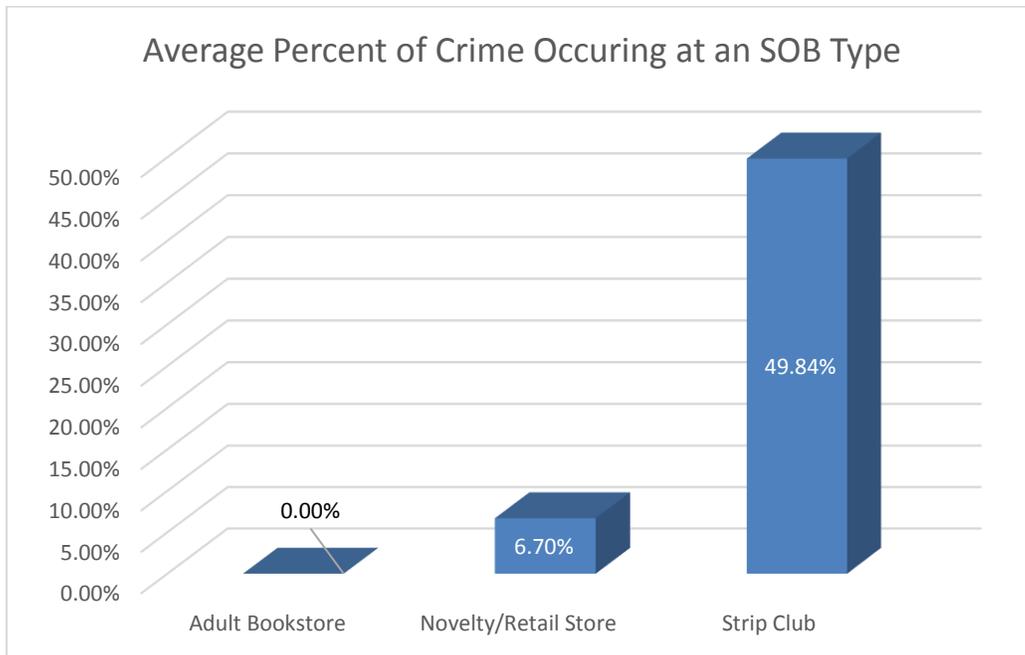
Table 5-4 Percent of Crime Occurring at Each SOB

Number	Name	Type of SOB	Total Crime Within 500 feet	Total Crime Originating at the SOB	Percent at SOB
1	Velvet Box	Novelty/Retail Store	8	1	12.50%
2	Christal's	Novelty/Retail Store	7	1	14.29%
3	Jumping Jax	Novelty/Retail Store	0	0	0.00%
4	Sara's Secret	Novelty/Retail Store	6	0	0.00%
5	Adult Super Store Video	Adult Bookstore	0	0	0.00%
6	A-Z Adult Videos	Adult Bookstore	1	0	0.00%
7	Bucks Cabaret	Strip Club	11	10	90.91%
8	Ricks Cabaret	Strip Club	17	2	11.76%
9	The Roxy Showgirls	Strip Club	3	2	66.67%
10	Elegance Cabaret	Strip Club	10	3	30.00%

Source: Crimemapping.com

This data set shows an increase in crime levels at the actual location of the strip clubs vs. the novelty/retail stores and the adult bookstores. Figure 5.3 shows the percent information in chart format:

Figure 5-3 Percent of Crime Originating at SOB Type



Source: Crimemapping.com

For all crime that is committed and reported within a 500-foot buffer zone around an SOB, on average, 50 percent (50%) originates at the location of a strip club, whereas only 6.7 percent (6.7%) originates at a novelty/retail store.

### ***Analysis of SOB Data***

All of the sexually-orientated businesses I review show an increase in crime around the On-premise Entertainment SOBs. While my data shows that crime is occurring at SOBs, it is important to not generalize all on-premise SOBs as being contributors of secondary

effects. Another important factor to consider is the *type* of crime committed at each SOB. A non-violent crime, such as theft or public intoxication, cannot be held to the same degree of scrutiny as a violent crime, such as assault or murder.

Buck's Cabaret, an on-premise SOB, has the highest number of incidents occurring during the 180-day timeframe of my case study. Out of the eleven incidents reported in the 500-foot buffer, ten originated at Buck's. Table 5.5 identifies the nature of the crimes:

Table 5-5 Designation of Crime Occurring at Buck's Cabaret

Designation of Crime	Number of Crime Occurrences
Drunkenness	1
Simple Assault/Misdemeanor Assault	2
All Other Larceny	3
Theft from Motor Vehicle	2
Motor Vehicle Theft	1
Drug, Narcotic Violations	1

Source: Crimemapping.com

While Buck's appears to be a conduit of criminal intent, after a cursory examination it appears that the majority of crime committed at Buck's has to do with theft. Out of the 10 reported crimes, six involve theft of some nature. Assault and drunkenness only occurred once each. Routine Activity Theory (RAT) could potentially explain the occurrences of theft, as people carrying cash and a desire to remain anonymous make easy targets according to this theory. However, as the point is to remain anonymous, theft may likely go unreported. This implies that additional crime may be occurring but not being reported.

To see if the trend of crime leans towards the non-violent in the other researched SOBs, I compare the violent vs. non-violent statistics of crime incidents that occur at each SOB in

Table 5.6:

Table 5-6 Comparison of Crime by Type in all SOBs

Designation of Crime	Bucks	Rick's	Roxy's	Elegance	Adult Super	A-Z Adult	Velvet Box	Christal's	Jumping Jax	Sara's Secret
Drunkenness	1	2								
Simple Assault / Misdemeanor Assault	2									
All Other Larceny	3	1	1							
Theft from Motor Vehicle	2	1								
Motor Vehicle Theft	1									
Drug, Narcotic Violations	1									
Credit Card, ATM Fraud		1								
False Pretenses, Swindle		1								
Robbery			1							
Burglary, Breaking and Entering				1		1				
Destruction, Damage, Vandalism				1						
Shoplifting							1	1		

Source: Crimemapping.com

A blank space indicates that no crime of that nature was committed at a specific location.

In total, the ten SOBs had a combination of 19 reported crime incidents. Out of the 19, four are violent in nature, and seven more would be considered violent if drunkenness

were included. While crime is still more prevalent at the on-premise SOBs compared to the off-premise SOBs, the reality is that the crimes committed at both classifications of SOBs are mostly non-violent and mirror each other in type. The reasons pertaining to the difference in quantity could be as simple as to the quantity of people in an establishment at any given time. My experience with visiting different SOBs gives me the perspective that off-premise SOBs usually catered to a lower number of patrons at any given time, versus the greater number of patrons gathering at an on-premise SOB during the same time periods. As my case study did not gather data on this topic of occupancy, this is purely a speculative observation on my part.

Table 5.6 indicates that there was no crime committed on-site for the two adult bookstores. My theory as to why there is almost no crime around the two adult bookstores within Fort Worth has to do with the locations of these SOBs. Both are located in isolated areas next to state highways, and neither one has any surrounding land uses that would cater to a criminal intent. My hypothesis is that if the adult bookstores were located closer to other commercial activities, in comparable ways to the other two categories of SOBs discussed, they would also show an increase in crime.

### ***Analysis of Non-SOB data***

While the data shows that there is a measurable difference in the number of crimes reported between on-premise and off-premise SOBs, I feel it is imperative to compare the crime data compiled for SOBs to a control group of non-SOB businesses. To keep the ratio the same I researched reported crime for four bars/nightclubs, four small retail

stores and two bookstores. The names and addresses of the control businesses are listed in Table 5.7:

Table 5-7 Non-SOBs by Name and Address for Fort Worth Texas

Name	Address	Type of Business
Hip Chic Boutique	7200 Camp Bowie Blvd.	Small Retail Store
Hale House Vintage Living	1800 Montgomery St.	Small Retail Store
Three Boutique	3460 Blue Bonnet Cir.	Small Retail Store
De ma fille-a bridal Boutique	2964 Park Hill Dr.	Small Retail Store
Dock Bookshop	6637 Meadowbrook Dr.	Bookstore
Half Price Books	5417 S Hulen St.	Bookstore
Billy Bob's Texas	2520 Rodeo Plaza	Bar/Nightclub
Lola's Trailer Park Bar	2735 W 5th St.	Bar/Nightclub
El Parian Night Club	3425 Deen Rd.	Bar/Nightclub
Electric Cowboy	8740 Camp Bowie W Blvd.	Bar/Nightclub

Source: Google.com

I applied the same logic to picking the control businesses as I did picking the SOB. I chose locations from around the city and I chose a mix of large and small businesses. When I did research on the control businesses I theorized that Billy Bob's and Half Price Books would most likely have the highest concentrations of crime, due to their size, popularity and highly populated/trafficked locations. I expected Half Price Books to have high levels of theft and for Billy Bob's to have high levels of assault and drunkenness. Table 5.8 lists all the crime per each location and distance, similar to Table 5.3 which delineates the total crime for the SOB businesses.

Table 5-8 Total Crime for Non-SOBs in Fort Worth Texas

Identifying Number of Non-SOB	Name	Type of Business	Total Incidents of Crime Reported at Location	Total Incidents of Crime Within 500 feet	Total Incidents of Crime Within 500-1000 feet
1	Hip Chic Boutique	Small Retail Store	0	6	17
2	Hale House Vintage Living	Small Retail Store	0	4	6
3	Three Boutique	Small Retail Store	0	8	20
4	De ma fille- a Bridal Boutique	Small Retail Store	0	1	5
5	Dock Bookshop	Bookstore	0	30	58
6	Half Price Books	Bookstore	0	8	28
7	Billy Bob's Texas	Bar/Nightclub	0	34	55
8	Lola's Trailer Park Bar	Bar/Nightclub	1	4	50
9	El Parian Night Club	Bar/Nightclub	0	2	8
10	Electric Cowboy	Bar/Nightclub	7	11	20

Source: Crimemapping.com

While my theory of Billy Bob's having a higher concentration of crime is correct, it was not correct for the reasons I was expecting. While there were 34 cases of crime reported within 500 feet of Billy Bob's none originated at the site. In fact, 14 of the 34 originated at the Neon Saloon, which is adjacent to Billy Bob's. Of those 14, five were related to drunkenness. Half Price Books on the other hand did not have any cases of reported shoplifting. Being a large store, I had assumed it would attract shoplifters who could potentially hide from store employees as they carried out their nefarious deeds. The second bookstore that I researched, Docks Bookshop, had an unusually high

concentration of crime - much more than Billy Bob's. Table 5.9 describes the type of crime committed around Billy Bob's and Docks Bookshop similar to Table 5.6 for type of crime committed at each SOB.

Table 5-9 Breakdown of Crime Committed at Two Non-SOBs

Designation of Crime	Billy Bob's Texas 500 feet	Billy Bob's Texas 500-1000 feet	Docks Bookshop 500 feet	Docks Bookshop 500-1000 feet
Burglary, Breaking and Entering	0	0	5	2
Destruction, Damage, Vandalism	2	6	5	9
Drunkenness	7	17	4	2
Robbery	0	0	3	2
Simple Assault/Misdemeanor Assault	3	6	3	14
All Other Larceny	6	1	0	5
Theft from Motor Vehicle	4	9	0	6
Motor Vehicle Theft	2	2	1	2
Shoplifting	4	1	2	7
Drug, Narcotic Violations	0	1	0	4
Aggravated Assault	2	1	0	4
Credit Card, ATM Fraud	0	1	0	1
Theft of Motor Vehicle Parts or Accessories	3	0	0	1
Disorderly Conduct	1	3	0	0
Drug Equipment Violations	0	0	1	1
Driving Under the Influence	0	3	0	0
Weapons Law Violations	1	1	0	1
False Pretenses, Swindle			1	0
(Theft) From Coin-Operated Device	0	1	1	0
Pocket-Picking	0	1	0	1

Source: Crimemapping.com

Table 5.9 has two numbers highlighted in green. Those numbers represent two unexpected statistics. The first is that within the 500-1000-foot buffer for Billy Bob's, there were 17 incidents of drunkenness. Those 17 incidents occurred sporadically throughout the buffer - yet none were related to Driving under the Influence. While it is feasible for an inebriated individual to walk over 500 feet from a bar before being apprehended by the authorities, it would appear to be more probable for those individuals to be arrested closer to the source of the alcohol, and a further distance would be an indication of drunk driving. I surmise that the instances of drunkenness are occurring at other bars in the same vicinity as Billy Bob's Texas, which would show that it is the proximity to Billy Bob's, rather than Billy Bob's itself, that is a suppliant of crime.

The second number highlighted in green represents 14 instances of assault that occurred near Docks Bookshop, a small bookstore. Twelve of the 14 reports of assault originated at the same location, the Handley Oaks Apartments. The address for the apartment complex is 2120 Handley Drive, Fort Worth, Texas 76112. Out of the 58 instances of reported crime within the 500-1000-foot buffer for Dock Bookshop (which are detailed on Table 5.9), 32 of those incidents occurred at the Handley Oaks Apartments. This presents a dilemma for the researcher. One could argue that an adult bookstore would have more instances of crime occurring in the nearby area than a typical bookstore would. Table 5.6 presents the irrefutable data that only one incident of crime occurred within 1000 feet of the two adult bookstores researched in this professional report. The crime was for Breaking and Entering and it occurred over 500 feet away from A-Z Adult Videos. As stated previously, my conclusion on this statistic has to do with the under-utilized land surrounding the adult bookstores more so than the character of merchandise sold at said stores. This conclusion carries forward in regard to Docks Bookshop. It is not the character of merchandise for sale at Docks Bookshop that leads to any secondary

effects, but rather the proximity to the apartment building that causes Docks to display more than double the crime, both violent and non-violent, than Rick's Cabaret. Rick's had only 30 incidents occurring within its 1000-foot buffer compared to Docks 88 incidents.

Please see Appendix B for additional details regarding the specific crimes committed at the Handley Oaks Apartments as well as specific data for all reviewed businesses in this case study.

### ***Conclusions of the Fort Worth Case Study***

While my initial research shows an apparent link between proximity of on-premise entertainment SOBs and increased crime, this link becomes less evident once a comparison is made between the SOBs and the control group of non-SOBs. From the data gathered in this case study, it appears that it is not the nature of what a business offers for sale that leads to an increase in crime, but rather the adjacency to areas of large congregations of people. Docks Bookshop showed high instances of crime due to being located within close proximity to multi-family dwelling units. Billy Bob's crime rates would be indicative of a cluster of bars and restaurants in an area of the city amid high traffic counts. The two adult bookstores I researched show no crime occurrence, yet their remote locations could be an indicator of why there is no crime situated at, or surrounding, their properties.

In conclusion, I have discovered that researching and understanding secondary effects is more difficult than originally anticipated. Several of my researched studies prove that secondary effects exist, and without a doubt, have a significant impact on the primary focus. Other studies - such as the one previously mentioned from San Diego, CA - seem

to prove the exact opposite of my findings. My study of Fort Worth leads me to conclude that location matters as much, if not more, than type of land use.

## CHAPTER 6 RECOMMENDATIONS AND CONCLUSIONS

### Recommendations

To complete the research for this paper I feel it is important to offer some recommendations as to how a city can more effectively zone for a sexually-orientated business use. This professional report offers a number of recommendations. The recommendations deal with labeling and identification of sexually-orientated businesses, as well as location suggestions and methods of integrating these businesses into the overall wellbeing of a city.

My first recommendation is that cities locate, identify, and provide accurate up-to-date information on the classifications and types of sexually-orientated businesses that they currently have. An accurate count could only serve to benefit the city, as many cities require that SOBs have specific licenses or permits. This can be an effective way for a city to inventory what SOBs they have, and if there is not a classification system in place, can provide the information needed to create one.

The second recommendation is that cities label novelty and percentage stores as SOBs. while Fort Worth's City Code states that percentage stores, or novelty/retail stores are not considered to be SOBs (Fort Worth City Code Chapter 9), many cities such as Arlington, Texas do not even mention these businesses in their ordinances. It would behoove a city to acknowledge the inherent sexual nature of these businesses. Recognizing novelty/retail stores as SOBs would allow a city the ability to control the risk of secondary effects by applying zoning tools, such as special licensing requirements, that would not be required if the label of SOB were not applied to these stores.

The third recommendation is for cities to set percentage requirements in their ordinances, similar to Fort Worth's 35% cap for sexual merchandise in a novelty/retail store. This could be an effective way to avoid potential conflict in the future if a novelty/retail store were to increase the percent of their sexual offerings. As an example, without regulations acknowledging and requiring caps of sexual merchandise in novelty/retail stores, there is nothing legal in place to stop a store like Spencer's Gifts, frequently located in shopping malls, from increasing the amount of sexual merchandise they sell to that of a disproportionate amount.

The fourth recommendation is for cities to utilize special zoning conditions, such as special licensing requirements to regulate SOBs. Doing so allows the city to place specific requirements on adult businesses that would not be adapted or enforceable if the adult business were to locate in a zoning district where they were allowed by right, such as an Industrial Zoning District. Utilizing specialized licensing requirements can stipulate specific standards for SOBs. This could include age thresholds, exterior and interior lighting, hours of operation, and facility cleanliness (Cooper and Kelly, 2000, p. 74).

The fifth recommendation calls for cities to regulate separation of adult businesses from residential uses, churches and schools. Additional separation requirements could potentially mitigate chances of increased crime that seems to occur when high concentrations of people are gathered in close proximity, such as presented in my case study with Billy Bob's Texas and the central location of many bars and nightclubs. Further data needs to be conducted, preferably from unbiased third parties, to understand if a cluster of bars and a cluster of SOBs have the same secondary effects on a community.

The sixth recommendation provides ways for cities to move beyond special licensing to allow SOBs to operate within commercial zones. One of the solutions is via the use of chaperone land uses. Brennan and Zelinka , in their book *SafeScape: Creating Safer, More Livable Communities Through Planning and Design* (2001) write that “Adult-oriented uses can be made into good neighbors, in terms of both image and operations, by the presence of chaperone land uses” (Brennan and Zelinka, 2001, p. 129).

Chaperones can be positive retail solutions such as restaurants, reputable retail stores or even downtown office areas. Close proximity to fire and police stations can be considered chaperones as well. These chaperones can help mitigate potentially negative land uses. What chaperone land uses do is break up clusters of potentially negative land uses by allowing individual SOBs the opportunity to operate outside of an industrial zone.

These negative land uses are more than just SOBs. Bars, nightclubs and homeless shelters all are considered negative, all should have minimum distance requirements and all should have positive land uses surrounding them. SafeScape talks about how “markets” are clustered together in challenged areas. Such as pawn shops and check cashing retail stores located in close proximity to unstable neighborhoods. Signage, design, and adjacent uses can contribute to both real and imagined negative impacts. To quote McCord and Tewskbury (2012) “If we can better understand community conditions, including what structures are present in a community, locations and movements of people in physical environments, temporal aspects of activities and movements of people, and the locations and uses of physical aspects of communities, it may be possible to design environments to prevent criminal activities or facilitate the detection and effective responses to crime” (McCord and Tewskbury, 2012 p. 1109).

Table 6-1 shows all the recommendations of the is professional report in a concise manner

Table 6-1 Summation of Recommendations

<b>Recommendation</b>	<b>Why Recommended</b>	<b>Results of Recommendation</b>
Locate and Identify SOBs	Create and understand SOB classifications	Cities can create or utilize specific licenses or permits
Label novelty and percentage stores as SOBs	Inherent sexual nature of the businesses	Cities can apply zoning tools such as special licensing requirements s
Set percentage requirements for novelty/percentage SOBs	Allows a city to create a cap on sexual merchandise	Eliminates a novelty SOB from increasing their percent of sexual merchandise beyond appropriate percentages
Utilize Specialized Licenses	Can be more restrictive than a conditional use	Cities can insure that their SOBs are in compliance and undesirable activities are limited
Explore separation requirements to eliminate SOB clusters	My research suggests that areas with high concentrations of people tend to have an increase in crime levels	Potential mitigation of crime by disallowing SOBs to cluster in close proximity to each other
Chaperone land uses for SOBs	Chaperones can work towards creating a more enjoyable community overall	Positive land uses can mitigate secondary effects associated with negative land uses

## **Conclusions**

This professional report has been written with the intention of acquiring awareness as to why Sexually Orientated Businesses (SOBs) are regulated in the manner they are. This includes gathering data on secondary effects related to sexually-oriented businesses and incorporating viable recommendations on alternative approaches a city can utilize to amend their ordinances in regard to the regulation of these sexually-oriented businesses.

While crime is the main secondary effect explored in this report, other secondary effects do exist, with the primary secondary effect being lowered property values in the view of real estate appraisers. While this type of secondary effect may stem from perception rather than measurable outcomes like crime statistics, the effect of perception can be damaging to property values. As cities regulate and license SOBs and other potential negative land uses, they need to be aware of all types of secondary effects and be prepared to mitigate the effects.

Through research on SOBs in Fort Worth, this professional report shows that some SOBs can potentially pose a greater threat to a city's wellbeing than others do. As such, on-premise entertainment SOBs should be zoned away from residential areas and daily nodes of commercial activity. While it is important to keep on-premise SOBs away from residential homes, churches and school, this professional report was able to show a conflict when SOBs have more stringent zoning requirements than do other forms of adult entertainment, such as bars or nightclubs. Further research into the subject of secondary effects, in conjunction with land use and areas of population concentrations, will need to occur in order for cities to gain accurate representation of potential land use situations for the purpose of applying adequate solutions to areas that have increased

crime levels. Solely placing the blame on one specific classification of business is not only an archaic way of dealing with land use problems, but is also potentially dangerous. Knowing where and why crime occurs in any given community would allow cities to more effectively zone and regulate the location and content that a business offers for sale.

The last conclusion of this professional report is that one of the least complicated methods to effectively regulate SOBs is to discontinue the use of labeling certain off-premise entertainment SOBs as novelty/retail stores and proceed to call them what they are – a sexually-orientated business. They should be identified as a sexually-oriented land use with specific licensing requirements, but these novelty/retail stores should not be regulated with the same strict standards that on-premise entertainment SOBs are regulated,.

## APPENDICES

### Appendix A: Complete Interview Transcript with an SOB Employee

Q1. What year did The Company open, and what year did you start?

A1. We opened in 2008, I started in early 2010.

Q2. As manager, did you have any dealing you had to do with the city?

A2. Only from a police and alarms corner. We had to update our alarm permit once a year and then had to deal with police if we'd had any crimes reported but that was about it.

Q3. Did anyone, be it customer, manager, stranger, tell you or one of your employees that there was a problem with the location you were at? Like, were there city complaints about The Company?

A3. When we first opened, we did have issues with the city, even having been forced to close in our first year open, for I think a period of something like three days, because the city falsely determined we'd had explicit materials in view of the window. That wasn't true and they actually filmed inside the store, so they knew it wasn't true but it was still a huge hassle while the 'investigation' was being completed. This was actually an incredibly scary event at the store, as two men in ski masks with holstered guns had entered the store, initially refusing to identify themselves as police, to film inside the store to just make sure that we were in compliance. The reason they had ski masks on was to conceal their identities because they worked vice operations, so they did undercover work, but still. Men walking in with ski masks and video cameras at a sex shop sends a very scary message.

Q4. Were you required to dress your windows in a certain manner, to protect those outside from viewing the sexual merchandise

A4. Yes, nothing considered "obscene" can be in view of the windows, but vast and wide that really only means that nothing with obvious genitalia on it, or any toys that are realistic.

Q5. Who did you mostly cater to? Women, men, couples etc?

A5. Everyone. Very few weirdos in totality. Lots of men, women, couples, singles, marrieds shopping together, marrieds shopping alone, groups, girls night out groups, everyone. It really was a huge melting pot. Trans individuals, cross dressers, disabled, 18 years old, 92 years old, virgins, prostitutes, everyone.

Q6. How old did your employees have to be? How old did someone have to be to shop at The Company? Why? Who made that rule?

A6. Standard 18, which I believe is the law in dealing with explicit material.

Q7. Did city officials, cops, code enforcement ever come into the shop to check on business, or to make sure you all were doing the correct things?

A7. Not after our first year in terms of specifically obscenity stuff, but several times to make sure we were up to code in terms of fire safety/OSHA things, several times to check and confirm gas and water lines were functioning normally, alarms all worked and employees knew how to operate them and fire safety equipment and so on. This was maybe a couple times a year. Arlington Police were also a regular, happy and helpful presence in making sure that we as a business had resources we needed and knew who to go to for needs and questions.

Q8. Did employees have to go through any training that might be different from a regular retail store?

A8. Nope. Its specialty retail instead of just like...target, or what-have-you, so it's a little more product-knowledge heavy but that's about it.

Q9. Did The Company have to have a permit or license to operate as a sex business?

A9. Our particular brand didn't because weren't technically a sex shop. If you're technically an Adult-Oriented Business you do have to have a special license, I believe, but we weren't an AOB.

Q10. You say that The Company wasn't an AOB. I've only heard the term SOB, sexually-orientated business. Where did you learn the AOB title?

A10. I think I saw it in one of our old employee manuals from when I first started but looking at our newer ones, they all refer to SOBs, so maybe that's just an out of date term? Possibly The Company's specific term though.

Q11. What name does your industry give to stores like The Company?

A11. We were officially a novelty/specialty retail store.

Q12. How tame was The Company in comparison to other sex shops?

A12. Ehhh, it depends on how you define tame. We had a lot of maybe...more 'extreme' toys, porn and lingerie than some places did, but they were a relatively small percentage of the store. So while you would probably find items you'd have a hard time finding just in general, and more extreme items than many people are looking for, many people didn't necessarily know we had them at the first or second visit because they're not the majority of the store. Because of local laws, the City doesn't allow viewing booths, so there are some stores in like, Dallas, for example where you can pay to rent a booth for some time and watch

porn/masturbate and so on, none of our stores have that. There are no shows, no live models of any kind, no sexual activity allowed.

Q13. Were you required to stock things of a more gift/gag nature in order to meet a percentage requirement?

A13. Yes. I believe the percentage was 51% (I believe, I don't remember exactly,) so things that counted as obscene had to be less than 49% of the store, and all kinds of things count in your favor, and as single items. So one package of thigh highs counts as one item, our incense could be purchased by individual, single sticks, so all of those counted as individual items as well. So on average, say we carried...85 different styles of tights/thigh highs, and on average say we have four in stock of each of those. That's 340 items, and when we did inventory we'd go through and count all of our incense and those alone we'd usually have 1800-2000, and all of those count as individual items. So it was pretty easy to stay in the percentage we needed to be in, between incense and thigh highs, at one time we were selling fake eyelashes, selling toe rings, all very tiny items that take up almost no space, have so little footprint on the space available, so we can keep a couple thousand in stock of these super tiny, 3 dollar, nothing items and keep in percentage.

Q14. Do you know what a percentage store is, and if so, would you classify The Company as that?

A14. It's not a term I've heard before but based just on that percentage inventorying we had to do, I'm guessing we were one. That's purely a guess though!

Q15. Was the gag bachelorette stuff, like the penis straws etc., counted as novelty or sex related for the percentage? Did The Company deliberately order and stock items to make this 51% requirement? Was that a store decision or a company decision?

A15. I believe that counts as novelty, but that may vary by county or some such. We don't deliberately go out of our way to do it mostly because really, we don't have to. Its stuff that sells well enough in the course of a standard day's business that it's not a specific thought of like, we gotta make sure we get those ordered, our percentage will be fucked. As much as it is, it's just always stuff that sells so we always make sure to have it in stock.

Q16. If The Company were to stock more than 51% of adult material, would it then become classified as an AOB?

A16. I believe so. I don't know the exact specifics around the coding and zoning and all that but I believe that's officially an AOB.

Q17. So if I understand correctly, if The Company were to stock 500 dildos, and 510 pairs of tights, then The Company was not required to be listed as an AOB?

A17. As far as I know.

Q18. As an employee, do you think that's cheating a little bit, or is it the nature of the beast?

A18. Eh, not really. It's stuff that sells and all that, but really it's the county (or city or state or whoever's) law so if it's being followed, I personally wouldn't call it cheating since it's following the laws given to us by someone else. If we made them like that maybe, but it's someone else's rules and we're following them as they're written so yanno. Is what it is. And honestly there aren't a lot of stores that want to be an AOB, never mind dealing with the state laws on it. AOBs have a different customer base, more harassment on the job, usually they're 24 hours because all the big ones in Dallas are 24 hours so you'd have to compete with them, and in competing with other legit AOBs you'd also want to have viewing booths and all that, so there's a lot of good reason not to want to be zoned in with them, but then also not to want to actually be one.

Q19. In terms of being a shop that sells sex stuff, what was your least favorite part of the job?

A19. This sounds awful! Being interviewed about it. Hah! I hated working there and trying to get real work done and having people come in that wanted to chit chat about it. I had a job to do that I couldn't get done with customers in the store, but they also sometimes really weren't trying to buy anything, not really be customers, because they were really just talking about shop. Wanting to know what it was like to work there. So I wasn't really helping them as customers and I wasn't able to do the non-customers, paperwork end of my job either, just kind of sitting there getting interviewed. It bugged me because the people who wanted to interview you when you're working there in the store want to think it's a rock star job, there's coke and hookers, you're fucking off all day, so on. They don't really respect that it's a legitimate job with an actual, on the books, paycheck. They don't really respect and believe that you have to punch in and out just like a 'real' job, you have 'real' paychecks and 'real' coworkers with real coworker drama and 'real' tasks that actually do have to get done in a shift, just like a normal job. They want to believe you're watching porn and flirting and drinking or whatever else and that was supremely frustrating. They didn't really believe we were a legitimate business.

Q20. What was your favorite?

A20. Genuinely helping underserved people. We had a number of trans individuals and couples that would come in, several couples where one or both people were dealing with a disability, and those people were a joy to work with. One of our couples where both he and she had had cerebral palsy had come in the day after their wedding after deciding their mobility issues had gotten in the way of the sex they wanted to have, and came to us together. She was less mobility-impacted than he was, he was chaired and she was not, and they were both incredibly shy but left having purchased several positioning aids and were just such a joy to work with. It's fulfilling to see customers of any background come in with hang-ups and insecurities and shy, and they don't want to tell you what they're really here for, and then leave with real knowledge and real education on something they were maybe in the dark on, and feeling empowered to try something they hadn't considered, or had considered but were too shy to

talk about together, or just didn't have the ability to make it happen because of disability or mobility limitations. Those were really lovely to watch unfold.

We also once had a girl who was deaf and marrying her hearing partner. He wanted her to strip for him and she was so upset at the idea because she was really embarrassed at her dancing because she can't hear the beat of music. She came in after he proposed, feeling like she 'had to' do it for him and we helped her get set up with a how-to striptease video that had captions. She went home and came back in a few weeks later and she bought some stripper shoes, lots of clothes, a wig, the whole bit. Like, several hundred dollars, she went all-in. And then she went to the bank and had a hundred dollar bill changed out to ones so that she could give him the whole experience and every time I have talked about her experience I've cried because she was just so, so upset and so embarrassed because she genuinely believed he'll never think I'm sexy when I'm dancing because I can't hear music.

She genuinely thought he would laugh at her or that she wouldn't just...be sexy. Not even necessarily to him but in life, whether in his eyes, her own, or no one's, she genuinely felt in her heart she can't be sexy if she's trying to dance. It just broke my heart, and I'm crying now, in fact. But then she came in and she's like, got these eight inch shoes and she found a wig and some stripper-legal t-back thongs and she's really getting into this whole fantasy of being That Girl, and I just couldn't even help myself, I was just so proud of her for finding something he wanted and making it her own, and for sticking with it and just watching her break out of this awful feeling she was in when she first came in, was soul-saving.

Q21. What did you learn about locations of sex businesses while working at The Company?

A21. Nothing, actually. I heard about some zoning issues that required a shop in Kennedale to move at some point, but that was actually all I heard about it. Any other specifics were unknown to me.

**Appendix B: Detailed Account of Crime Reported at SOBs in Fort Worth**

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
<b>Adult Cabaret</b>	<b>Bucks Cabaret 2345 Meacham Blvd Fort Worth, Texas 76106</b>	All Other Larceny	170007976 160110076 160108158		
		Destruction, Damage, Vandalism		160304265	
		Drug, Narcotic Violations	160092516		
		Drunkenness	160108121		
		Motor Vehicle Theft	170007220		
		Simple Assault/Misdemeanor Assault	170006550 160108118		
		Theft from Motor Vehicle	160304384 160091878		
<b>Adult Cabaret</b>	<b>Elegance Cabaret 2412 E Belknap Street Fort Worth, TX 76111</b>	Burglary, Breaking and Entering	160083777		160113602
		Destruction, Damage, Vandalism	160304295	160109642	
		Driving Under the Influence			160118768 160084317
		Drug, Narcotic Violations			170016115 160098714
		Drunkenness		160089200	

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
		Liquor Law Violations	160117479 160108876 160099572		
		Simple Assault/Misdemeanor Assault			160093986
		Theft from Motor Vehicle		160116745 160103724	160100221
		Weapons Law Violations	160088938		
<b>Adult Cabaret</b>	<b>Ricks Cabaret Fort Worth 7101 Calmot Ave Fort Worth, TX 76116</b>	All Other Larceny	160086734		170007345 170004595 160112348
		Burglary, Breaking and Entering			170010963
		Credit Card, ATM Fraud	170300379	160303593	
		Destruction, Damage, Vandalism		160087884	
		Driving Under the Influence			170015469 160106797
		Drug, Narcotic Violations		160111128	160094790
		Drunkenness	160097748 160084043	160119027	160109295
		False Pretenses, Swindle	160087139		
		Impersonation		160100180	

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
<b>Adult Cabaret</b>	<b>Ricks Cabaret Fort Worth 7101 Calmot Ave Fort Worth, TX 76116</b>	Motor Vehicle Theft		170004900	
		Shoplifting		160117175	
		Simple Assault/Misdemeanor Assault			160117144
		Theft from Motor Vehicle	160303738	170005662 160083577 160082996	170300816 170008475 170300757 160103573
		Weapons Law Violations		160117148	
<b>Adult Cabaret</b>	<b>The Roxy Showgirls 1300 NE Loop 820 Fort Worth, TX 76106</b>	All Other Larceny	160304630		
		Robbery	160096408		
		Theft from Motor Vehicle		160083834	
		Theft of Motor Vehicle Parts or Accessories			170006733
<b>Adult Bookstore</b>	<b>Adult Super Store Video 14160 US-377 Fort Worth, TX 76126</b>	No Crime reported at/near this location			
<b>Adult Bookstore</b>	<b>A-Z Adult Videos 7900 Jacksboro Hwy Fort Worth, TX 76135</b>	Burglary, Breaking and Entering	170001037		

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
<b>Novelty Store</b>	<b>Christal's 3012 Alta Mere Drive Fort Worth, TX 76116</b>	All Other Larceny			170013468 170007345 160111884
		Burglary, Breaking and Entering		170004261 170001342	
		Drunkenness			160111964
		Motor Vehicle Theft			160113660 160106206 160094410
		Robbery		170008137	
		Shoplifting		170010962 160121814 160115392 160086634	
		Simple Assault/Misdemeanor Assault			160121198
		Theft of Motor Vehicle Parts or Accessories			160087227
<b>Novelty Store</b>	<b>Jumping Jax 3740 Golden Triangle Blvd Fort Worth, TX 76244</b>	Destruction, Damage, Vandalism			170006969
<b>Novelty Store</b>	<b>Sara's Secret 2730 Western Center Blvd Suite 412 Fort Worth, TX 76131</b>	Aggravated Assault		160098635	
		All Other Larceny		160119567	
		Destruction, Damage, Vandalism			170004718
		Disorderly Conduct			160100467

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
<b>Novelty Store</b>	<b>Sara's Secret 2730 Western Center Blvd Suite 412 Fort Worth, TX 76131</b>	Drunkenness		160091536	
		Motor Vehicle Theft			170013679
		Robbery		170014799 170009721	
		Simple Assault/Misdemeanor Assault		160107145	170005792 160109410 160106788 160096948 160083678
<b>Novelty Store</b>	<b>Velvet Box 5900 Overton Ridge Blvd #120 Fort Worth, TX 76132</b>	Aggravated Assault			160109739
		All Other Larceny		170014566	170300786 170007414 170300367 170300256 170300158 160119449 160304877 160105281 160109593 160098076 160303780
		Burglary, Breaking and Entering			170010825 160093416 160093369
		Credit Card, ATM Fraud			160303794
		Destruction, Damage, Vandalism		170012182 160084044	170013717 170007414 160091295
		Drug, Narcotic Violations		160097372	

Type of SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
<b>Novelty Store</b>	<b>Velvet Box 5900 Overton Ridge Blvd #120 Fort Worth, TX 76132</b>	Impersonation			170300549 170014794
		Motor Vehicle Theft		160117316 160092984	160095446
		Robbery			170013471
		Shoplifting	160118354		170016421 170017004 170300366 170005048 160116373 160116026 160116023 160110769 160107104 160110767 160106521 160110766 160110762 160104333 160102699 160101660 160100745 160100066 160096027 160094929 160092019 160090625
		Simple Assault/Misdemeanor Assault			160099683 160094007 160093531
		Theft from Motor Vehicle		170004572	170016261 170012166 160110866 160102206 160090495

**Appendix C: Detailed Account of Crime Reported at Non-SOBs in Fort Worth**

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Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Billy Bob's Texas 2520 Rodeo Plaza Fort Worth, TX 76164	Aggravated Assault		170064724 170056275	170024567
		All Other Larceny		170063049 170060415 170050783 170016216 170014350 170300969	170047769
		Credit Card, ATM Fraud			170026963
		Destruction, Damage, Vandalism		170018254 170300456	170060362 170049372 170027523 170023984 170018154 170008852
		Disorderly Conduct		170049232	170053753 170025111 170023335
		Driving Under the Influence			170053638 170031893 170013901
		Drug, Narcotic Violations			170043916
		Drunkenness		170056270 170027486 170020748 170018402 170013889	170065291 170063309 170062973 170058332 170058281

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Billy Bob's Texas 2520 Rodeo Plaza Fort Worth, TX 76164	Drunkenness		170009163 170029511	170053924 170044507 170036881 170034586 170034275 170032159 170027444 170019314 170015870 170013600 170012132 170057947
		From Coin-Operated Machine or Device, Theft			170016491
		Motor Vehicle Theft		170036758 170030214	170043315 170039008
		Pocket-Picking			170011192
		Shoplifting		170051120 170036763 170033859 170029954	170023728
		Simple Assault/Misdemean or Assault		170037350 170009135 170050786	170063301 170046906 170036275 170030342 170023019 170018385
		Theft from Motor Vehicle		170053966 170302589 170029799	170058712 170049861 170048962

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Billy Bob's Texas 2520 Rodeo Plaza Fort Worth, TX 76164	Theft from Motor Vehicle		170028245	170048957 170048959 170301094 170301011 170016183 170013834
		Theft of Motor Vehicle Parts or Accessories		170065587 170065287 170303296	
		Weapons Law Violations		170022118	170011158
Bar/Nightclub	El Parian Night Club 3425 Deen Rd Fort Worth, TX 76106	Aggravated Assault			170029190
		Destruction, Damage, Vandalism			170301108 170019218 170011061
		Driving Under the Influence		170030076	
		Drug, Narcotic Violations		170014777	
		Simple Assault/Misdemeanor or Assault			170017491 170016086
		Theft from Motor Vehicle			170008568 170008563

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Electric Cowboy 8740 Camp Bowie W Blvd Fort Worth, TX 76116	Aggravated Assault			170013531
		All Other Larceny	170302752 170032752		170052864 170049717
		Burglary, Breaking and Entering			170060455 170039995
		Credit Card, ATM Fraud			170303368
		Destruction, Damage, Vandalism	170066534 170055878		170051415 170046988 170300680 170013252
		Drug, Narcotic Violations		170040696 170012528	
		Drunkenness	170043893		
		False Pretenses, Swindle		170016987	
		Motor Vehicle Theft			170058031 170037462 170030762
		Pocket-Picking			170045388
		Robbery		170063256	170025384

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Electric Cowboy 8740 Camp Bowie W Blvd Fort Worth, TX 76116	Shoplifting			170060181
		Simple Assault/Misdemean or Assault	170013213		170047966 170021791
		Theft from Motor Vehicle	170063036		170302865
		Theft of Motor Vehicle Parts or Accessories			170021536
Bar/Nightclub	Lola's Trailer Park 2735 W 5th St, Fort Worth, TX 76107	Aggravated Assault			170014959
		All Other Larceny			170066480 170065413 170064104 170064329 170057430 170047220 170301940 170026384 170017746 170017800 170300574

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Lola's Trailer Park 2735 W 5th St, Fort Worth, TX 76107	Burglary, Breaking and Entering			170040936 170024381
		Credit Card, ATM Fraud			170027350 170016381
		Destruction, Damage, Vandalism			170062517 170027331 170015003 170009744
		Disorderly Conduct			170016188
		Driving Under the Influence			170041000 170018395
		Drunkenness			170061306 170059273 170049556 170046698 170041911 170039289 170029522 170024868 170021710 170018400 170013105 170010542
		Motor Vehicle Theft	170061775	170013634 170025069	170051595 170023142
		Shoplifting			170058492 170018578 170014664

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bar/Nightclub	Lola's Trailer Park 2735 W 5th St, Fort Worth, TX 76107	Simple Assault/Misdemean or Assault			170053698 170034281 170015853
		Theft from Motor Vehicle		170035013	170303403 170056682 170053674 170048520 170048581 170301201 170008938
Bookstore	Dock Bookshop 6637 Meadowbrook Dr. Fort Worth, TX 76112	Aggravated Assault			170047858 170045411 170023490 170010306
		All Other Larceny			170050876 170049681 170033688 170017342 170016821
		Burglary, Breaking and Entering		170053636 170039304 170036897 170029431 170027762	170302378 170022388

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bookstore	Dock Bookshop 6637 Meadowbrook Dr. Fort Worth, TX 76112	Credit Card, ATM Fraud			170027407
		Destruction, Damage, Vandalism		170051540 170040647 170025490 170025485 170038474	170062404 170060475 170051507 170040287 170037371 170032511 170025209 170024200 170019029
		Drug Equipment Violations		170043727	170059461
		Drug, Narcotic Violations		170056855 170051174 170028795 170012067	
		Drunkenness		170065914 170065729 170063659 170037284	170018651 170011098
		False Pretenses, Swindle		170045978	

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bookstore	Dock Bookshop 6637 Meadowbrook Dr. Fort Worth, TX 76112	From Coin-Operated Machine or Device (Theft)		170017428	
		Motor Vehicle Theft		170039512	170019862 170009750
		Pocket-Picking			170029266
		Robbery		170061303 170045273 170044769	170034172 170028740
		Shoplifting		170063735 170059013	170056804 170049380 170049345 170034503 170017728 170014196 170008728
		Simple Assault/Misdemean or Assault		170013399 170011024 170023800	170063339 170058615 170057307 170056250 170053548 170047813 170034394 170030060 170027945 170020228 170020152 170019875

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bookstore	Dock Bookshop 6637 Meadowbrook Dr. Fort Worth, TX 76112	Simple Assault/Misdemean or Assault			170008853 170008762
		Theft from Motor Vehicle			170061173 170302380 170043986 170028575 170021120 170021564
		Theft of Motor Vehicle Parts or Accessories			170045591
		Weapons Law Violations			170024540
Bookstore	Half Price Books 5417 S Hulen St Fort Worth TX 76132	Aggravated Assault			170057196
		All Other Larceny		170065151 170040381 170031714 170027438 170035614	
		Burglary, Breaking and Entering		170034022	

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bookstore	Half Price Books 5417 S Hulen St Fort Worth TX 76132	Credit Card, ATM Fraud			170024706 170010100
		Destruction, Damage, Vandalism		170065619 170051137 170009016	170064158 170048232 170023350 170016622 170016085
		False Pretenses, Swindle		170045735	170055971 170054873 170042199 170038246
		Motor Vehicle Theft		170053526	170031870
		Robbery		170029173	
		Shoplifting			170052175 170019590
		Simple Assault/Misdemean or Assault			170051890 170048828 170044888
		Theft from Motor Vehicle			170065008 170060329 170036298

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Bookstore	Half Price Books 5417 S Hulen St Fort Worth TX 76132	Theft from Motor Vehicle			170022795 170045972
		Theft of Motor Vehicle Parts or Accessories			170066284
Retail Stores	de ma fille- a bridal boutique 2964 Park Hill Dr Fort Worth, TX 76109	All Other Larceny			170053373
		Drunkenness		170016470	
		Theft from Motor Vehicle			170057114 170056964 170057125 170300779
Retail Stores	Hale House Vintage Living 1800 Montgomery St Fort Worth, TX 76107	Aggravated Assault			170013856
		All Other Larceny		170011053 170056498	170019704

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Retail Stores	Hale House Vintage Living 1800 Montgomery St Fort Worth, TX 76107	Destruction, Damage, Vandalism			170033899
		Motor Vehicle Theft		170031549	
		Shoplifting			170026749
		Theft from Motor Vehicle		170042459	170049931 170040304
Retail Stores	Hip Chic Boutique 7200 Camp Bowie Blvd, Fort Worth, TX 76116	Aggravated Assault			170030557
		All Other Larceny		170032380 170010748	170061836 170057999 170037472 170036420
		Destruction, Damage, Vandalism		170019844	170022504 170009548
		Driving Under the Influence			170017856
		Drug, Narcotic Violations			170057113
		False Pretenses, Swindle		170052441	

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Retail Stores	Hip Chic Boutique 7200 Camp Bowie Blvd, Fort Worth, TX 76116	Motor Vehicle Theft		170009206	
		Shoplifting			170010643
		Simple Assault/Misdemeanor or Assault		170034925	170064510 170038699 170021868
		Theft from Motor Vehicle			170053725 170301763 170032836 170026079
Retail Stores	Three Boutique 3460 Blue Bonnet Cir Fort Worth, TX 76109	All Other Larceny			170054030 170013997
		Burglary, Breaking and Entering		170054982 170046277	170301709 170010070
		Destruction, Damage, Vandalism		170302234 170037540	170052063 170021474
		Drug, Narcotic Violations		170009143	
		Drunkenness		170057954 170009137	

Type of Non-SOB	Location	Type of Crime	Occurred at Location	Occurred within 0-500 Feet	Occurred within 500-1000 Feet
Retail Stores	Three Boutique 3460 Blue Bonnet Cir Fort Worth, TX 76109	Simple Assault/Misdemean or Assault		170030374	170062326 170060904
		Theft from Motor Vehicle			170049851 170042937 170029960 170027646 170027569 170302421 170016942 170014601 170013745 170010865 170009203
		Theft of Motor Vehicle Parts or Accessories			170026953

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## **BIOGRAPHICAL INFORMATION**

Kristina Heredia entered the Master's Program for City and Regional Planning in August of 2013. She earned her degree in August of 2017.