



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 17, 2019

Council District 6

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

Opposition: None submitted
Support: None Submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Summer Creek Station LLC

Site Location: 5421 Sycamore School Road Acreage: 1.29

Proposed Use: Required site plan for PD 471

Staff Recommendation: Approval

Background:

The property is located on the south side of Sycamore School Road, between Chisholm Trail Parkway and Summer Creek Drive. The applicant is proposing a site plan for a drive-through restaurant. The PD 471 zoning was approved in 2002 for all uses in "F" General Commercial District, and excluding: Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor), Gambling Facilities, and Pawn Shops; site plan required.

The site plan meets all applicable zoning ordinance regulations.

This case will be heard by the City Council December 17, 2019.

Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East PD 471 / undeveloped
- South PD 471A / undeveloped
- West PD 471 / commercial

Zoning History: ZC-02-299 from C, F, and G to PD 471; effective 1/28/03; subject site and surrounding

Site Plan Comments:

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

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on November 25, 2019.

The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Summer Creek South HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

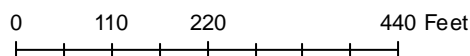
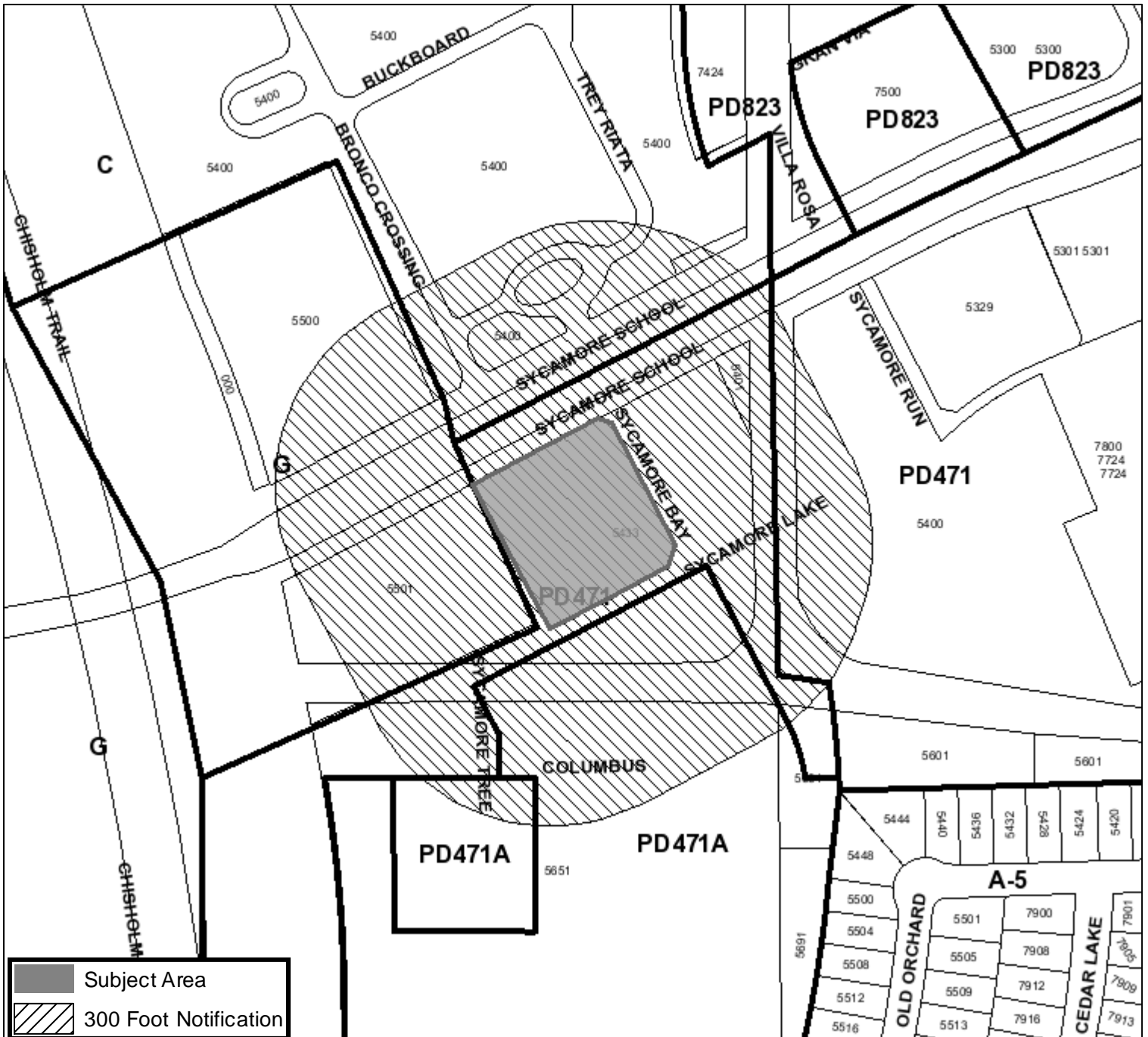
*Closest registered Neighborhood Association

Attachments:

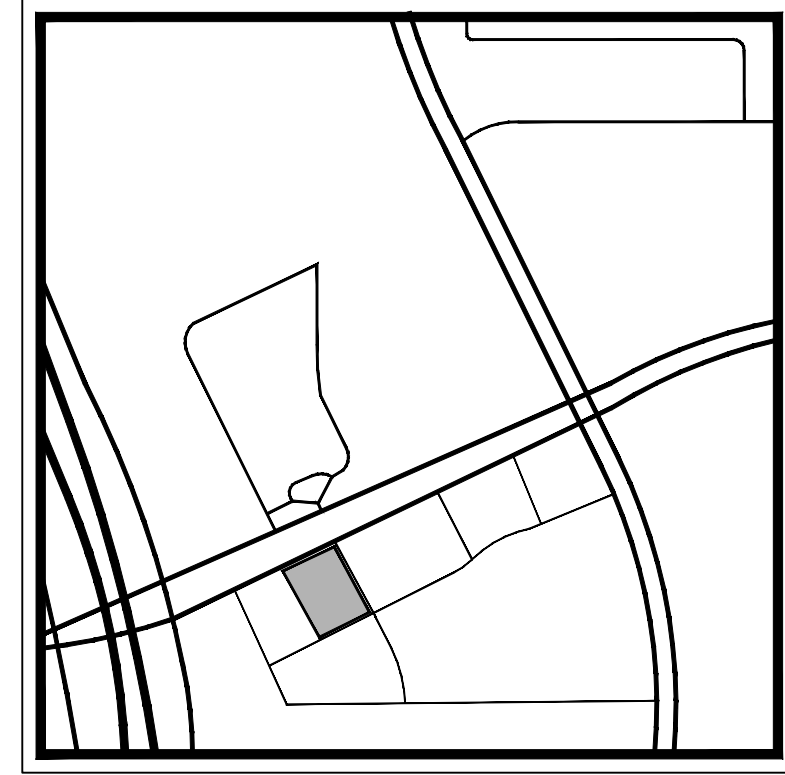
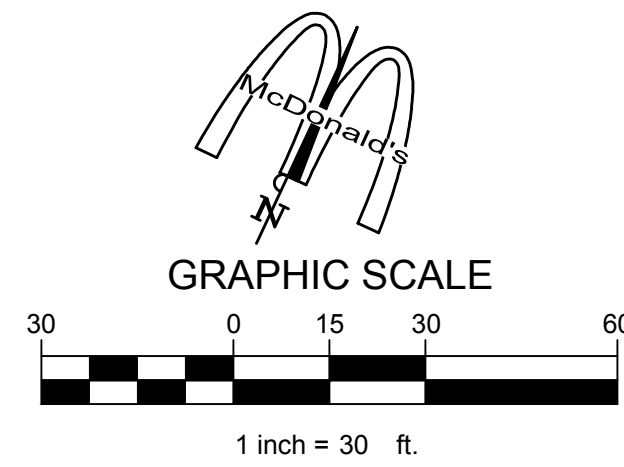
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Summer Creek Station LLC
 Address: 5421 Sycamore School Road
 Zoning From: PD 471 for certain F uses
 Zoning To: Site Plan for restaurant with drive-through
 Acres: 1.29815299
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 12/11/2019
 Contact: 817-392-8043



SITE DATA TABLE									
ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	TOTAL PARKING		
							REQ. RATIO	REQ.	PROV.
PD 471	RESTAURANT W/DRIVE THRU	1.293	56,332	4,456	19' STORY	7.91%	RESTAURANT (4,456 SF, 10/1000 SF)	45 (2 ADA)	50 (2 ADA)



VICINITY MAP
N.T.S.

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date 11/25/2019

LEGEND	
	CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
①	HANDICAP RAMP.
②	HANDICAP SYMBOL.
③	PAVEMENT STRIPING.
④	HANDICAP SIGNAGE.
⑤	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑥	SIDEWALK.
⑦	PROPOSED 8'-11" DUMPSTER AREA AND ENCLOSURE
⑧	CURB STOP..
⑨	PROPOSED ROAD SIGN.

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

NATIONAL SUMMER CREEK

LEGAL DESCRIPTION AND OR ADDRESS:
**LOT 5B, BLOCK 13
SUMMER CREEK STATION**

OWNER/DEVELOPER:
SUMMER CREEK STATION LLC
PO BOX 93898
SOUTHLAKE, TEXAS 76092

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER
SP19 - XXX

No.	DATE	REVISION	BY

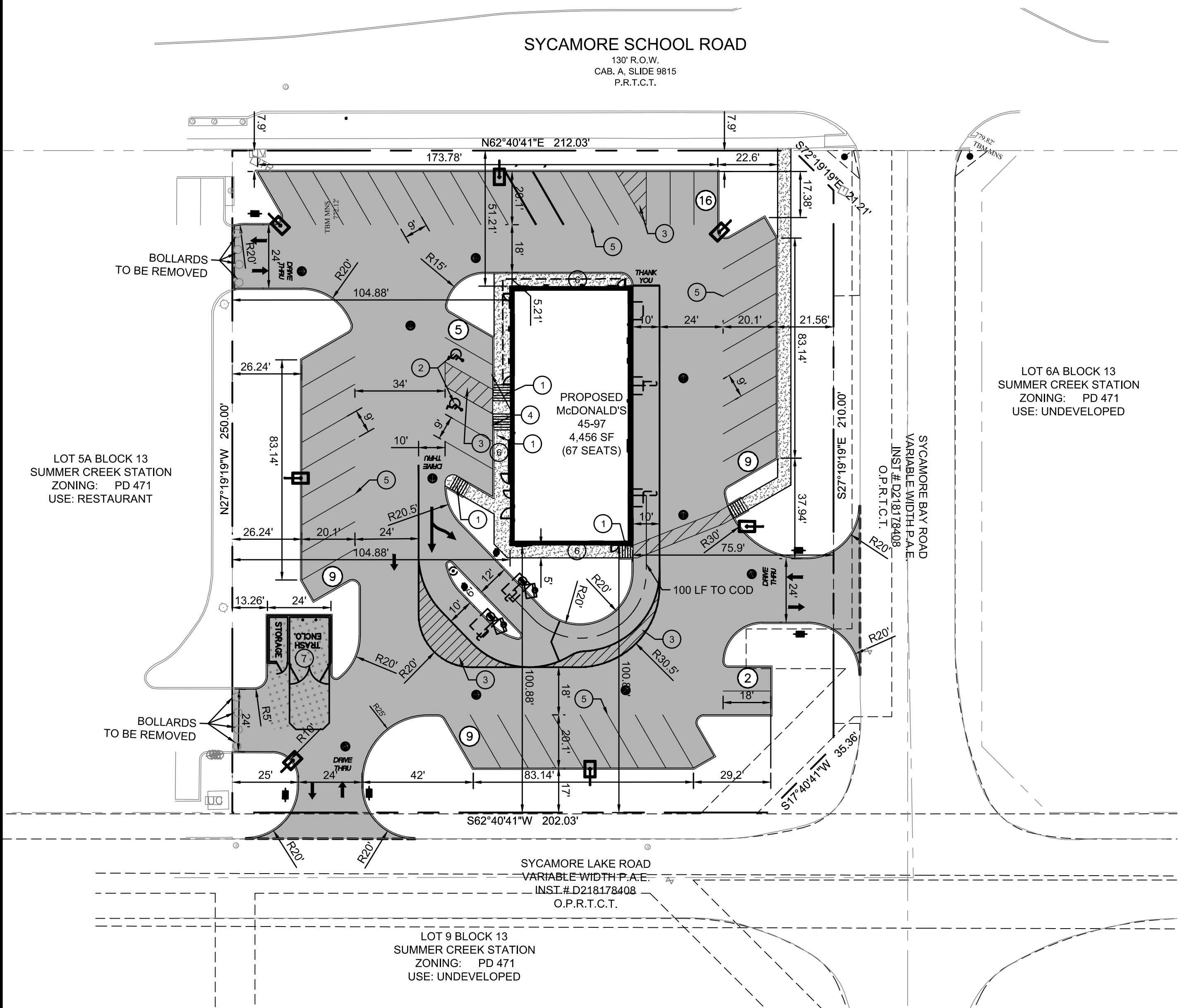
SITE PLAN

DESIGN: MKT
DRAWN: MKT
CHECKED: CLC
DATE: 11/11/2019

SHEET
SP-1

File No. 2019-083

PLOTTED BY: CLAY CRISTY
PLOT DATE: 11/25/2019 10:40 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-083 MCDONALDS SUMMER CREEK\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 11/12/2019 4:34 PM



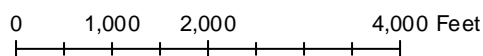
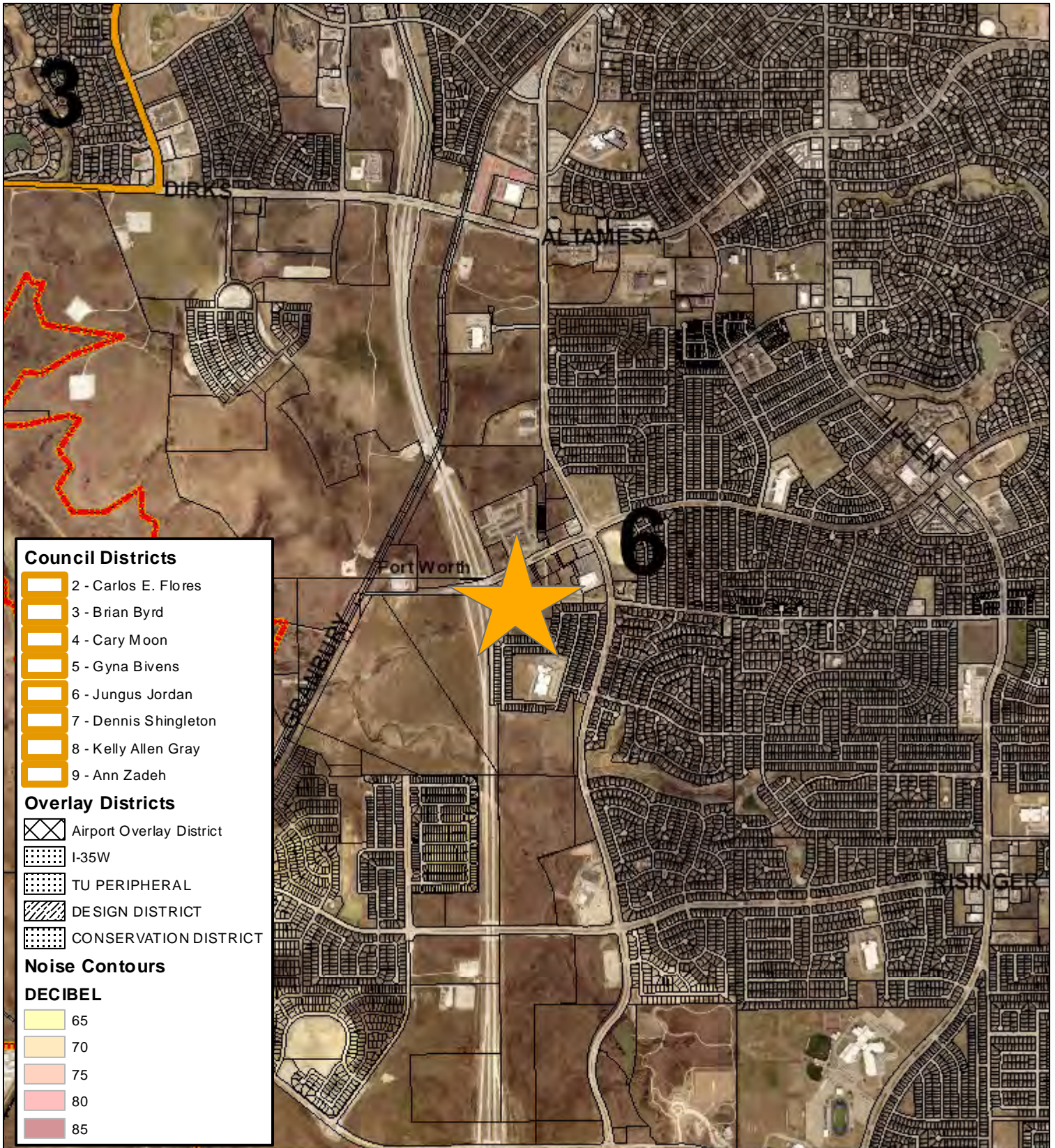
- NOTES:**
- ALL PROVIDED LIGHTING WILL CONFORM CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES; IF APPLICABLE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

BENCHMARK DESCRIPTION

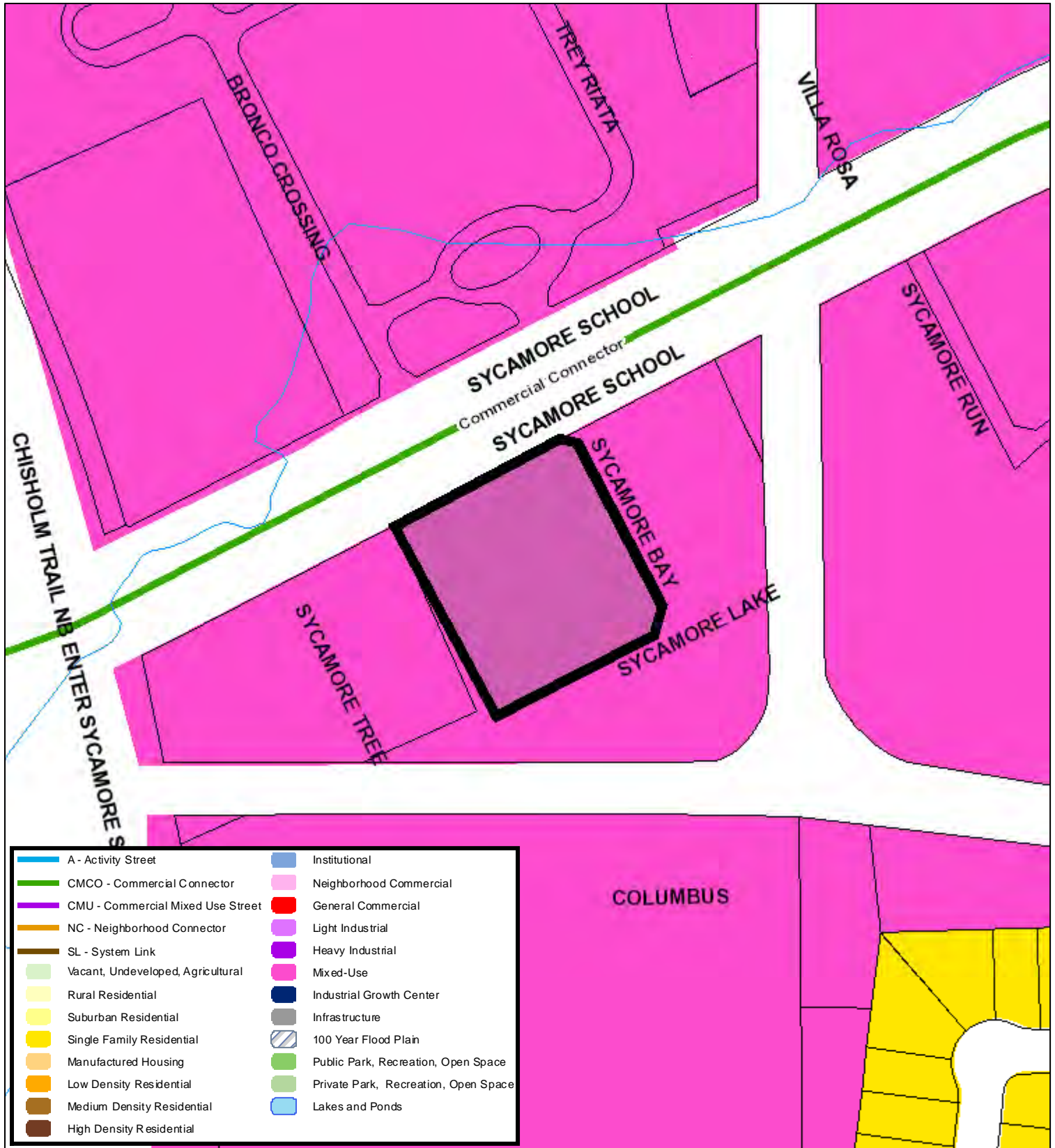
ON SITE BENCHMARK: A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN THE SOUTHEAST CORNER OF A CONCRETE DRAINAGE STRUCTURE, LOCATED APPROXIMATELY 41 FEET EASTERLY FROM A 1/2" REBAR STAMPED "JPH LAND SURVEYING" SET AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 81 FEET SOUTHERLY FROM THE RIGHT-OF-WAY CENTERLINE OF SYCAMORE SCHOOL ROAD (130' R.O.W.). BENCHMARK ELEVATION = 772.12'

OFF SITE BENCHMARK: A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN CONCRETE CURB AT THE END OF A CONCRETE RAMP, LOCATED APPROXIMATELY 67 FEET EASTERLY FROM A 1/2" REBAR FOUND AT THE NORTHERLY NORTHEAST CORNER OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY APPROXIMATELY 55 FEET SOUTHERLY FROM THE RIGHT-OF-WAY CENTERLINE OF SYCAMORE SCHOOL ROAD (130' R.O.W.). BENCHMARK ELEVATION = 779.82'

Area Map



Future Land Use



150 75 0 150 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.



Aerial Photo Map



0 95 190 380 Feet

