



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 5-3

Opposition: None submitted
Support: None Submitted

Continued	Yes <u>X</u>	No ___
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Summer Sycamore I, Ltd

Site Location: 5332 Sycamore School Road Mapsco: 102M

Proposed Use: Required site plan for Commercial Development

Companion Cases: ZC-08-122

Staff Recommendation: Denial

Background:

The proposed site is located on the north side of Sycamore School Road, west of Summer Creek. The applicant is showing a multi-tenant retail building on the site plan.

The site plan as shown does not meet building orientation requirements of "MU-1" zoning. Waivers will be required for the site to develop as shown. Building orientation in "MU-1" is important as it supports the principles of the ordinance to promote a pedestrian-oriented urban form, require excellence in design of the public realm and of buildings that front public spaces, and promotes walkability.

The adjacent commercial site associated with PD-823 (SP-15-003) was able to comply with "MU-1" standards by treating the public access easement as the building's frontage on the north side of the lot and oriented the building towards the proposed multifamily development directly across the public access easement from this site. Below is a table comparing the "MU-1" Regulations to the proposed site plan development:

Development Standards	MU-1 Standards	Proposed MU-1 Site Plan
Parking Location	Parking is not allowed between the building and the ROW.	Parking located between the building and the ROW (waiver required).
Parking Ratio	Parking maximum is 100%.	Site is exceeding requirement by 12 spaces (waiver required).
Building Entrance	Primary entrances must be in the front of the building and cannot front a parking lot	Parking is located in front of the building (waiver required).

Front Setback	0' min / 20' max	57' & 87' (waiver required).
Side Setback	0' min / 5' max	32.15' & 39.35' (waiver required).
Accessory Structures	Accessory structures are not allowed to be in front of a primary structure.	Accessory structures are not allowed to be in front of a primary structure (waiver required).

Site Information:

Owner: Summer Sycamore I, Ltd
2929 Carlisle St Ste 365
Dallas, TX 75204

Acreage: 1.39 ac.
Agent: Clay Cristy
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "PD 823" PD/MU-1 / vacant
East "PD 823" PD/MU-1 / gas station/convenience store
South "PD 471" PD/F / vacant
West "C" Medium Density Multifamily / multifamily

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. Parking is not allowed between the building and the ROW (**waiver required**).
2. Accessory structures are not allowed to be in front of a primary structure (**waiver required**).
3. Parking maximum is 100%. The site plan indicates 12 spaces over the maximum (**waiver required**).
4. Primary entrances must be in the front of the building and cannot front a parking lot (**waiver required**).
5. The site is exceeding the front yard setback by 67.2 feet on the south and 37.75 on the north. (**waiver required**).
6. The site is exceeding the side yard setback by 27.15 feet on the east and 34.35 feet on the west (**waiver required**).

Compliance with the item noted above shall be reflected on the site plan or waivers are required.

Stormwater Comments: No comments at this time.

Water Comments: No comments at this time.

PARD Comments: No comments at this time

TPW Comments: No comments at this time.

Fire Comments: No comments at this time.

Transportation Impact Fees:

All finish-out permits on this parcel require Transportation Impact Fee review. Open Transportation Impact workflow when application is accepted.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Recent Relevant Zoning and Platting History:

Zoning History: SP-15-003 required site plan; approved by Council 6/16/15; (property to the east)
 SP-15-001 required site plan; approved by Council 6/16/15;; (property to the north)
 ZC-08-122 from A-5 to PD 823 MU-1; effective 9/10/08 (subject site and surrounding)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summer Creek	Neighborhood Connector	Neighborhood Connector	No
McPherson	Neighborhood Connector	Neighborhood Connector	No
Chisolm Trail	Toll Road	Toll Road	No

Public Notification:

300 foot Legal Notifications were mailed on May 23, 2018.

The following organizations were notified: (May 20, 2019)

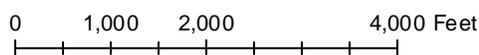
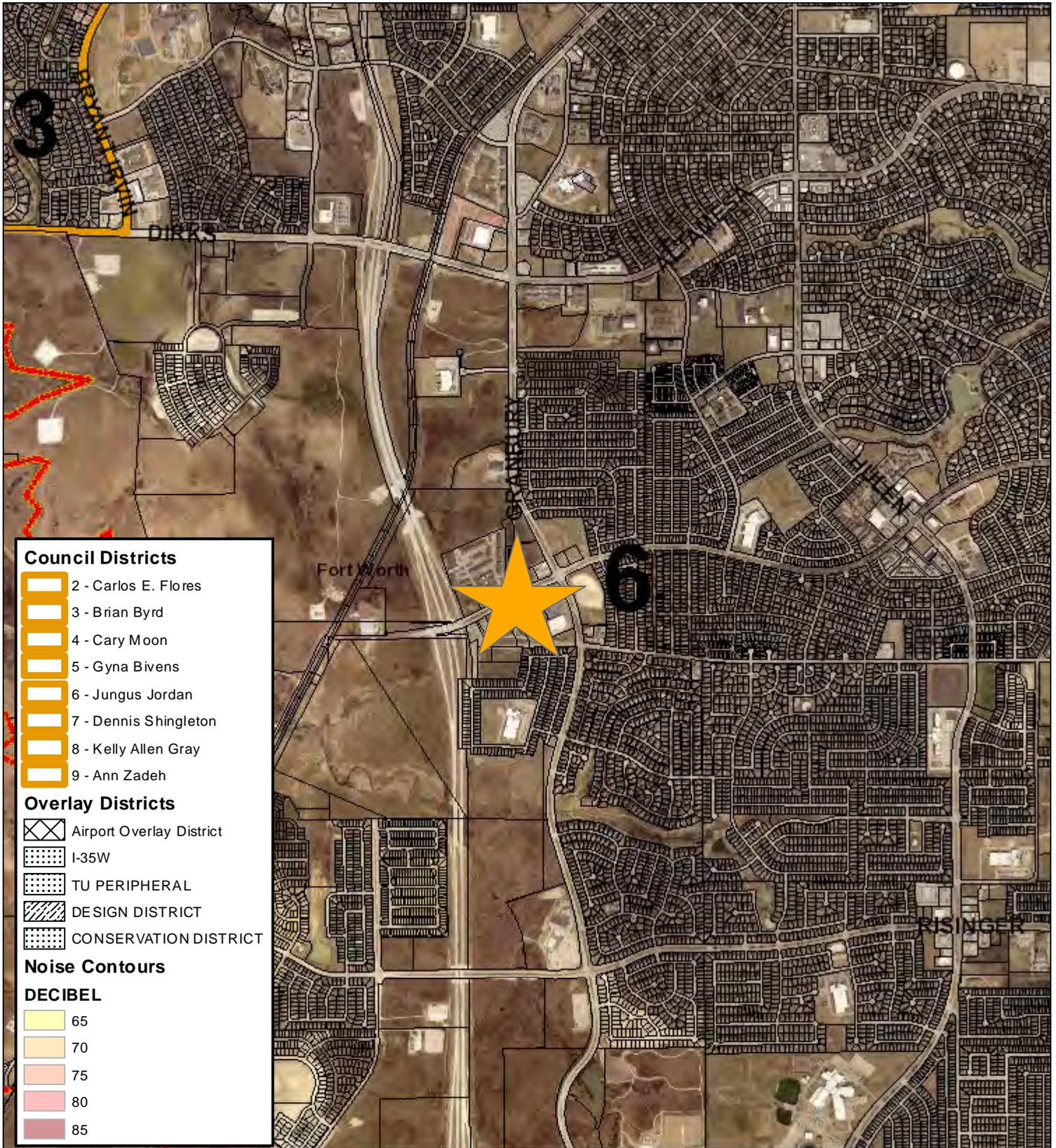
Organizations Notified	
Summer Creek South HA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

**Located in this registered neighborhood organization*

Attachments:

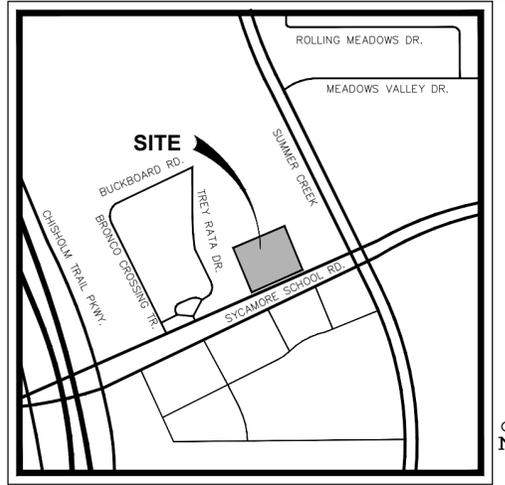
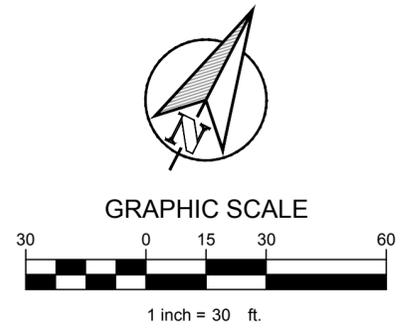
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

Area Map

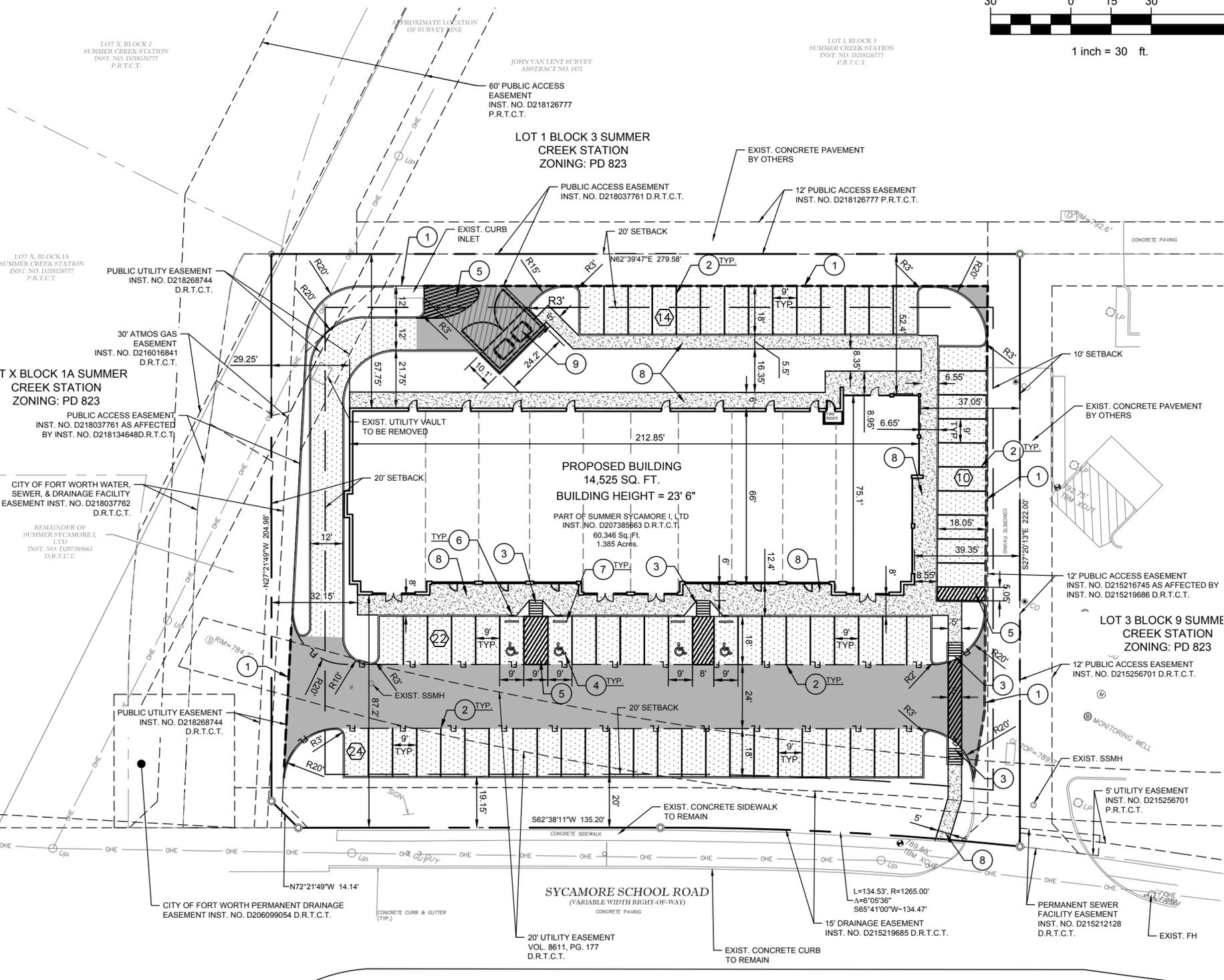


PLOTTED BY: CLAY CRISTY 5/31/2019 8:31 AM
 PLOT DATE: 5/31/2019 8:31 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2019-058 NATIONAL SUMMER CREEK\CADD\SHEETS\SP-1 ZONING SITE PLAN.DWG
 LAST SAVED: 5/15/2019 3:48 PM

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 823 - MU-1	MIXED USE	1.385	60,346	14,525	35' STORY	24.07%	RETAIL (14,525 SF, 4/1000 SF)	58 (3 ADA)	70 (4 ADA)



VICINITY MAP
N.T.S.



LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY 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	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PEDESTRIAN RAMP
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	HANDICAP SIGN
⑦	CURB STOP
⑧	CONCRETE SIDEWALK
⑨	DUMPSTER WITH ENCLOSURE PER ARCHTL. DETAILS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

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.

WAIVERS REQUESTED:

- PARKING TO BE ALLOWED BETWEEN THE BUILDING AND THE ROW.
- ACCESSORY STRUCTURES TO BE ALLOWED IN FRONT OF THE PRIMARY STRUCTURE.
- ALLOW THE PARKING MAXIMUM TO BE EXCEEDED BY 12 PARKING SPACES.
- PRIMARY ENTRANCE TO FACE THE PARKING LOT AREA.
- BUILDING LOCATION TO BE ALLOWED AS SHOWN WHICH EXCEEDS THE CURRENT FRONT AND SIDE YARD SETBACKS.

BENCHMARK:

- A "X CUT" WAS SET ON EXISTING SIDEWALK LOCATED ALONG SOUTHEAST DRIVEWAY. ELEVATION= 789.80.
- A "X CUT" SET IN TOP OF CONCRETE CURB LOCATED AT EXISTING DUMPSTER LOCATED EAST OF PROPERTY. ELEVATION= 792.75.

NATIONAL SUMMER CREEK

LEGAL DESCRIPTION AND OR ADDRESS:
 PART OF SUMMER SYCAMORE I, LTD.
 INST. NO. D207385663 D.R.T.C.T.
 1.385 ACRES

OWNER/DEVELOPER:
 SUMMER SYCAMORE I, LTD.
 2929 CARLISLE STREET, SUITE 365
 DALLAS TX 75204

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

CASE NUMBER
 SP19 - 009

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANT

Engineer: CLAY CRISTY
 P.E. No. 109800 Date: 5/31/2019

**NATIONAL
 SUMMER CREEK
 FORT WORTH, TEXAS**

No.	DATE	REVISION	BY

SITE PLAN

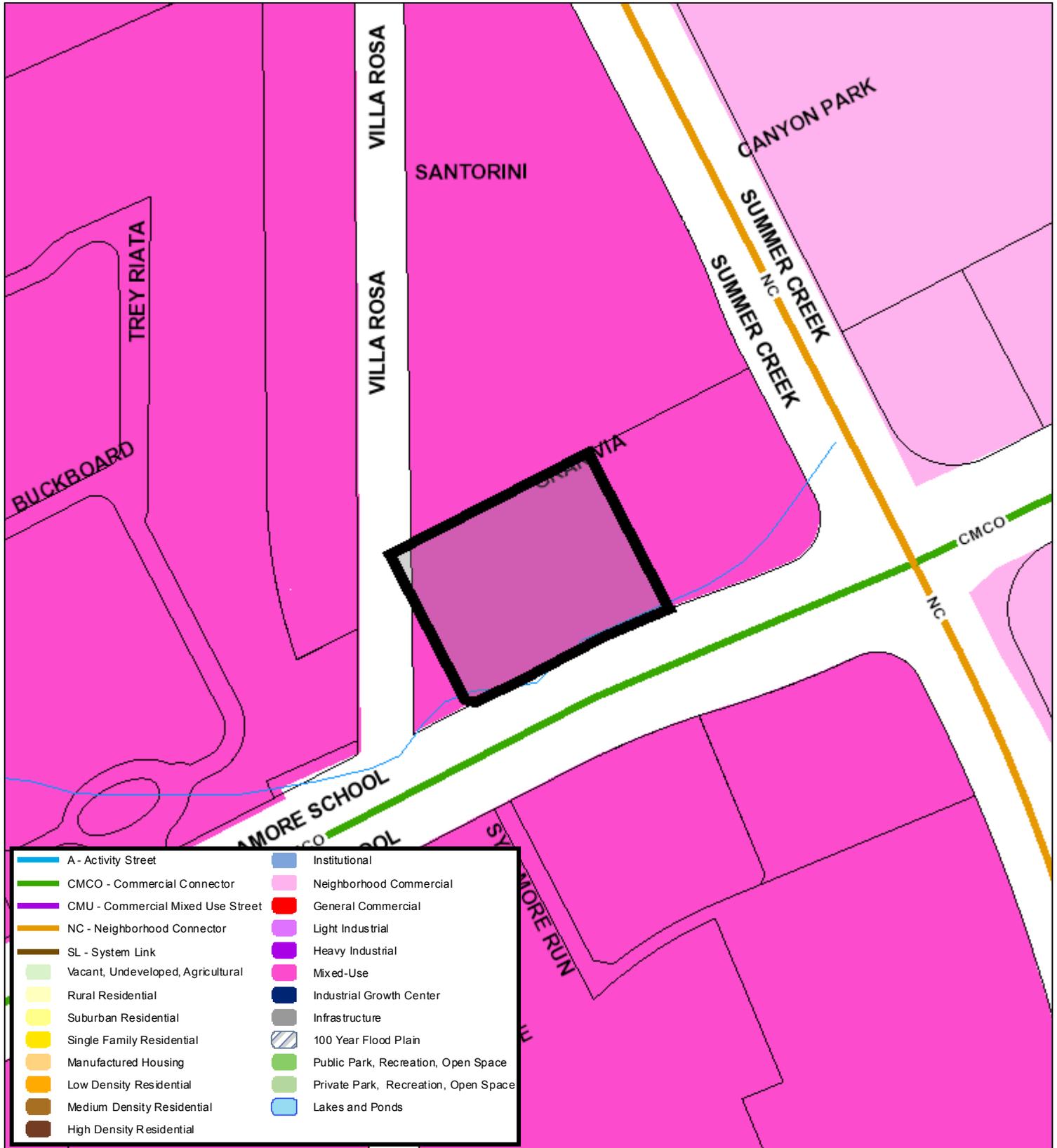
SP-1

DESIGN: MKT
 DRAWN: MKT
 CHECKED: CLC
 DATE: 5/8/2019

SHEET

File No. 2019-058

Future Land Use



160 80 0 160 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



0 105 210 420 Feet

