



# Zoning Staff Report

**Date:** May 10, 2022

**Case Number:** SP-22-006

**Council District:** 6

## Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Revenue Avenue LLC

**Site Location:** 7309 Canyon Park Drive

**Acreage:** 1.09 acres

## Request

**Proposed Use:** General and Medical Offices

**Companion Case:** ZC-02-270

**Request:** From: “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor

To: Submit required site plan for general and medical offices

## Recommendation

**Staff Recommendation:** Approval

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

## Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The subject property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan required. Although the zoning was approved in 2002, commercial development within the PD area has only begun in the last five years. The applicant is now submitting the required site plan for 7309 Canyon Park Drive to allow development of new general and medical offices.

The site plan depicts two new medical office buildings (4,500 square feet and 4,000 square feet) and one new general office building (4,000 square feet). All three buildings will be single-story in height. The site will take access from Canyon Park Drive, a named easement, and 52 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

The majority of surrounding lots are also located within PD 246 and are currently vacant. However, a site plan has been approved for daycare use on the property immediately to the west (case SP-20-008) and two other site plans are currently under review for new drive-thru restaurants to the south (cases SP-22-004 and SP-22-005). There is existing commercial development fronting Sycamore School Road that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic.

Property to the north is zoned “A-5” One-Family and is developed with single-family dwellings. A five-foot wide landscaped bufferyard and 20-foot supplemental building setback is required along the property line adjacent to residential. The site plan indicates that the nearest building will be 30 feet from the residential property line.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family  
East PD 246 / vacant  
South PD 246 / vacant (site plan under review for drive-thru restaurant)  
West PD 246 / vacant (site plan approved for daycare)

## Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- Site plan cases for properties within Planned Development PD 246:
  - SP-17-017: retail center (5228 Sycamore School Road)
  - SP-18-012 / SP-20-008: daycare (7345 Canyon Park Drive)
  - SP-21-011: drive-thru restaurant (7621 Summer Creek Drive)
  - SP-22-004: proposed drive-thru restaurant (5216 Sycamore School Road)
  - SP-22-005: proposed drive-thru restaurant (7601 Summer Creek Drive)

## Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridgeview Estates 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

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Site Plan Comments

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#### **Zoning and Land Use**

- All zoning comments have been addressed with the current site plan.

#### **Fire Department**

##### FYI COMMENTS:

- Access is provided from Canyon Park Drive. One point of access is required. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provides building hose lay. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- IFC 2021/Amendments states hose lay must be no more than 150 from a hydrant to the FDC for sprinkler systems. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1
- Minimum fire lane width is 20' and is only required for building hose lay or access. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.1
- Minimum turn radius for marked fire lanes is 25' inside and 45' outside. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.4

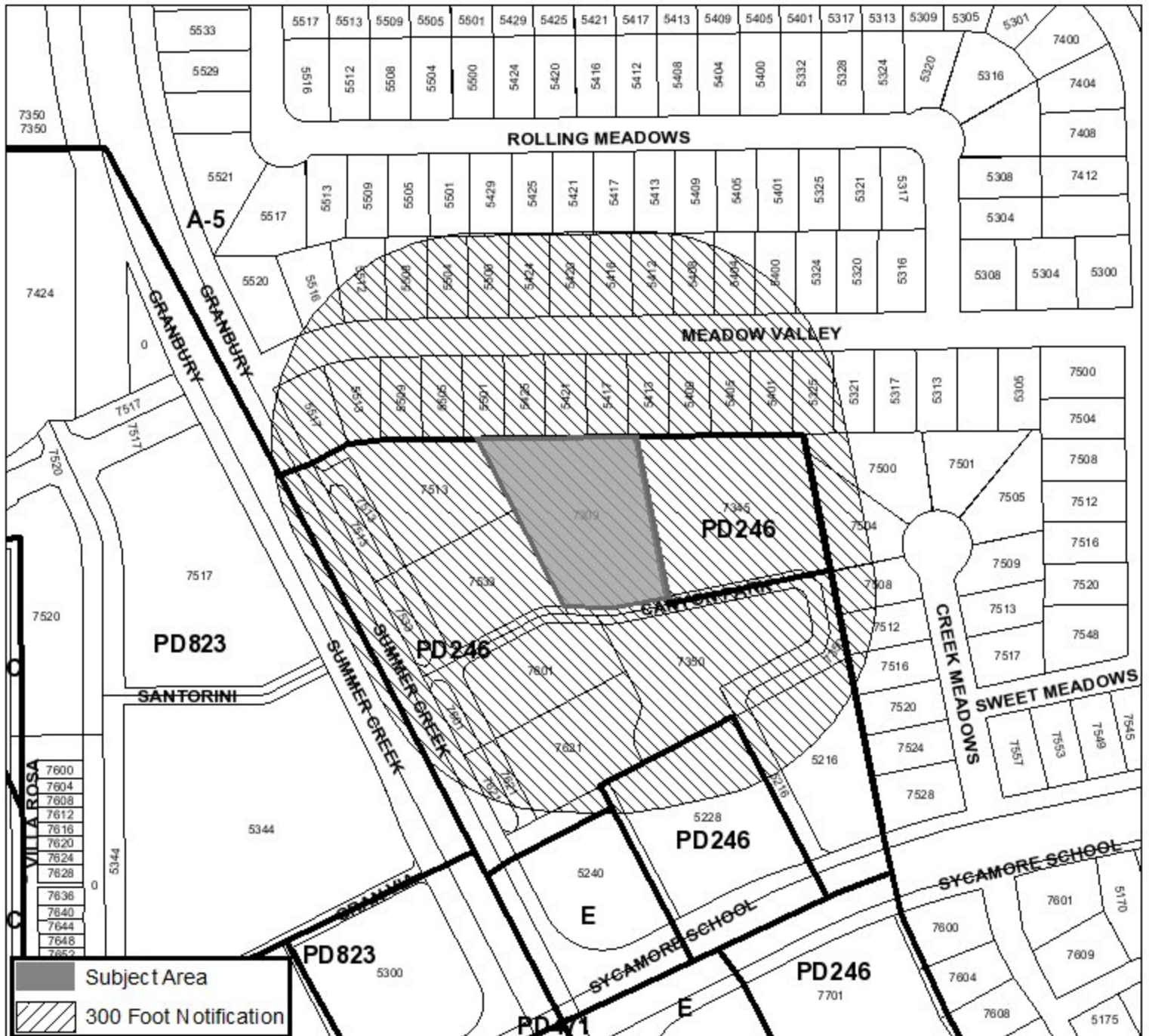
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*





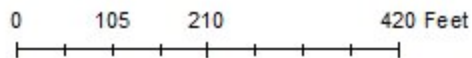
SP-22-006

# Area Zoning Map

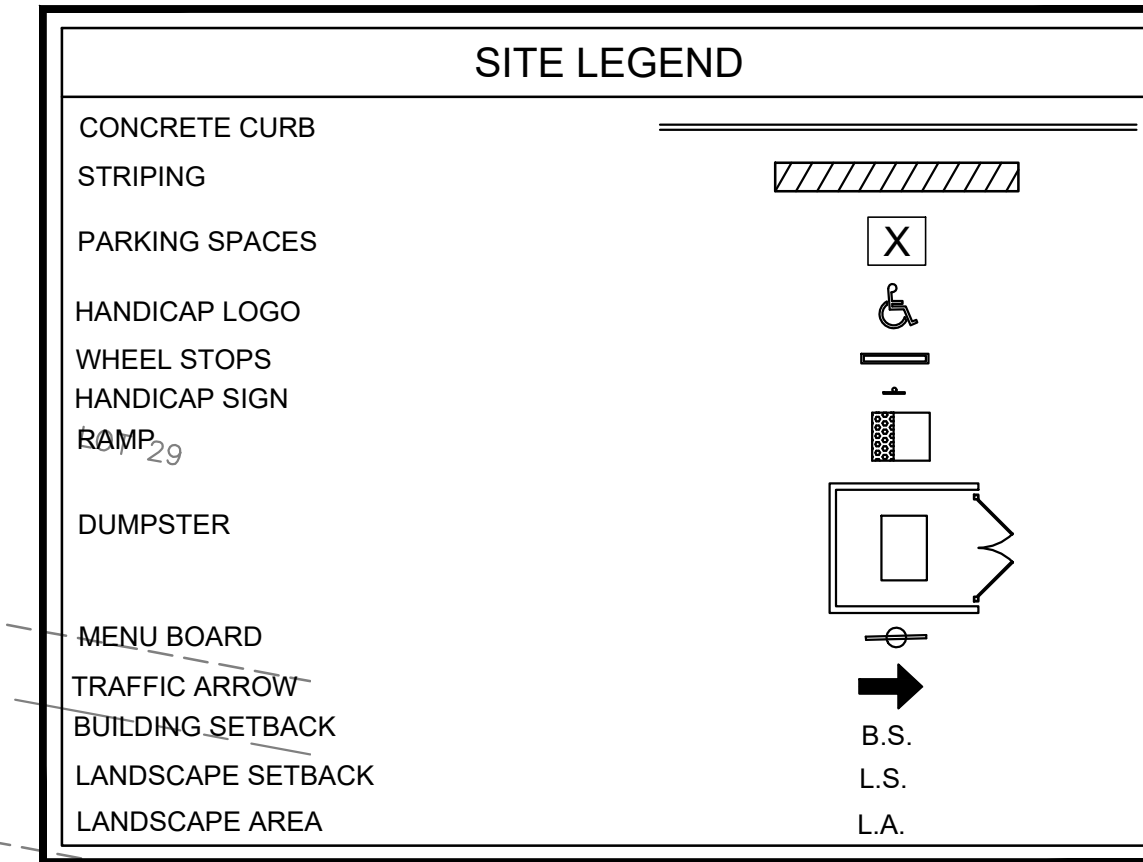
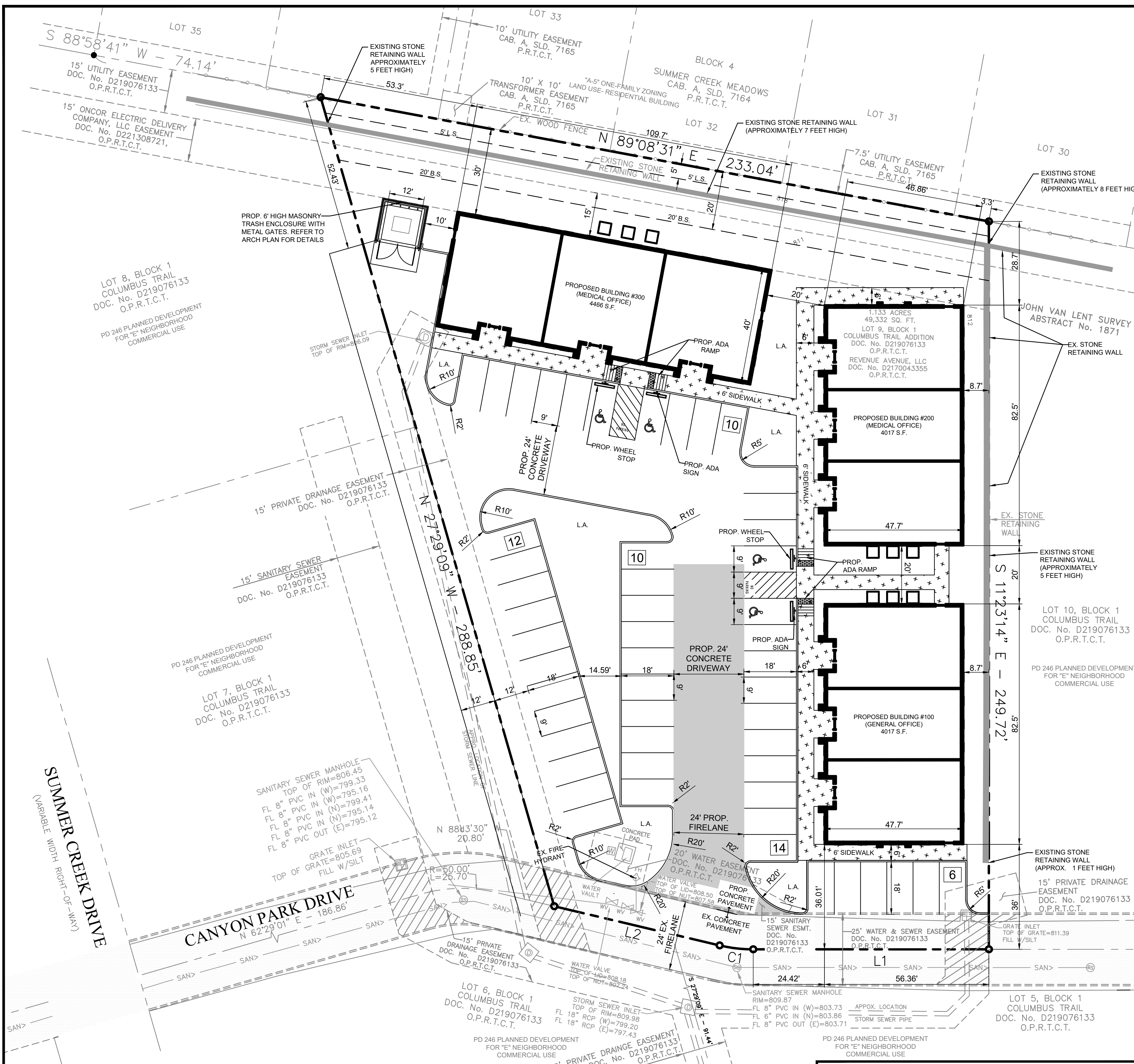
Applicant: Revenue Avenue LLC  
 Address: 7309 Canyon Park Drive  
 Zoning From: PD 246 for E uses  
 Zoning To: Site plan for general and medical offices  
 Acres: 1.08866821  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 4/13/2022  
 Contact: 817-392-2495



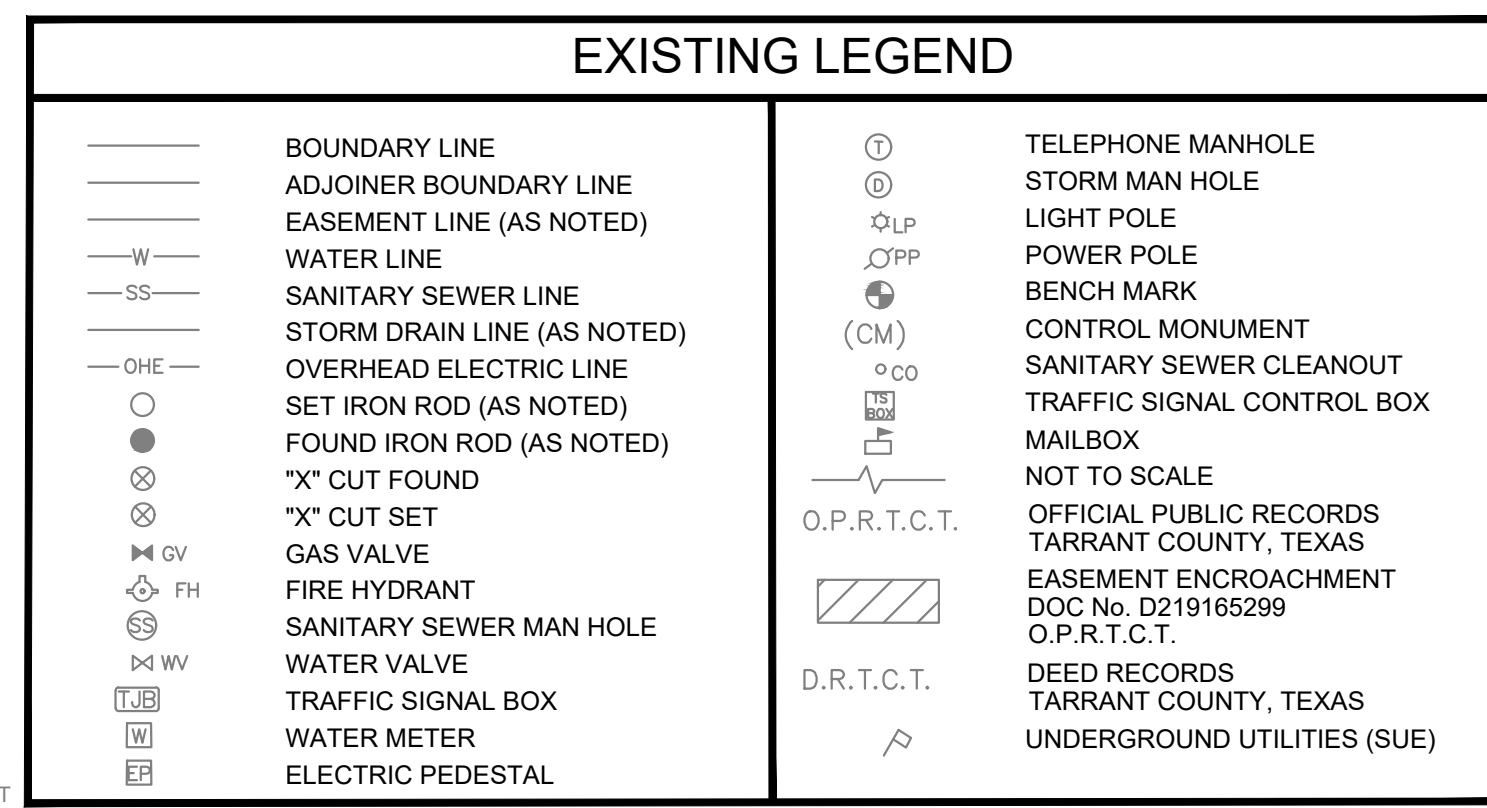
 Subject Area  
 300 Foot Notification





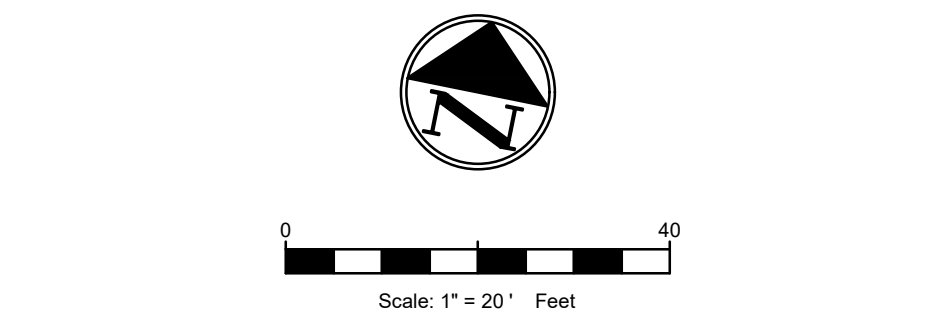


**LAND DESCRIPTION**  
 BEING ALL OF LOT 9, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.



**PROJECT CONTACT LIST**

<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YEOH 469-213-2804 AYE@TRIANGLE-ENGR.COM	<b>OWNER</b> THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	<b>LANDSCAPE ARCHITECT</b> STUDIO GREEN SPOT 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



- SITE GENERAL NOTES**  
 MAPSCO - 59 X
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - THE CONTRACTOR SHALL FURNISH "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

**FLOOD NOTES:**  
 THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**BOUNDARY LINE DATA**

LINE NO.	BEARING	DISTANCE
L1	S 78°36'46" W	80.78'
L2	N 88°03'30" W	678.90'

**BOUNDARY CURVE DATA**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50'	11.64'	13°20'03"	S 85°16'38" W	11.61'

- BENCHMARKS:**
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE SOUTHWEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 178' SOUTHWEST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 801.22'
  - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON SOUTH SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A STORM DRAIN INLET. ELEVATION = 810.00'

- GENERAL NOTES:**
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
  - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
  - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
  - THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
  - THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
  - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

**SITE DATA SUMMARY**

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MEDICAL & GENERAL OFFICE
NET ACREAGE	1.133 ACRES OR 49,332 S.F.
PROPOSED BUILDING AREA #300	4466 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #200	4017 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #100	4017 S.F. (GENERAL OFFICE)
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	25.33%
FLOOR AREA RATIO	0.253
NUMBER OF STAFF	4 DOCTORS, 12 EMPLOYEES
PARKING REQUIREMENT	1 SPACE PER DOCTOR+1 SPACE PER 4 EMPLOYEES + 1 PER 400 S.F. (MEDICAL OFFICE) 1 SPACE PER 400 S.F. ( GENERAL OFFICE)
REQUIRED PARKING	52
PROVIDED PARKING	52
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

- NOTE:**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.



NO.	DATE	DESCRIPTION	BY
1	03/07/2022	1st CITY SUBMITTAL	AY
2	04/07/2022	2nd CITY SUBMITTAL	AY
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**SITE PLAN**  
**GENERAL & MEDICAL OFFICE**  
 7309 CANYON PARK DRIVE  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS 76123  
 COLUMBUS TRAIL ADDITION, LOT 9, BLOCK 1

**TRIANGLE ENGINEERING LLC**  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

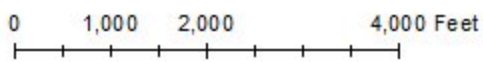
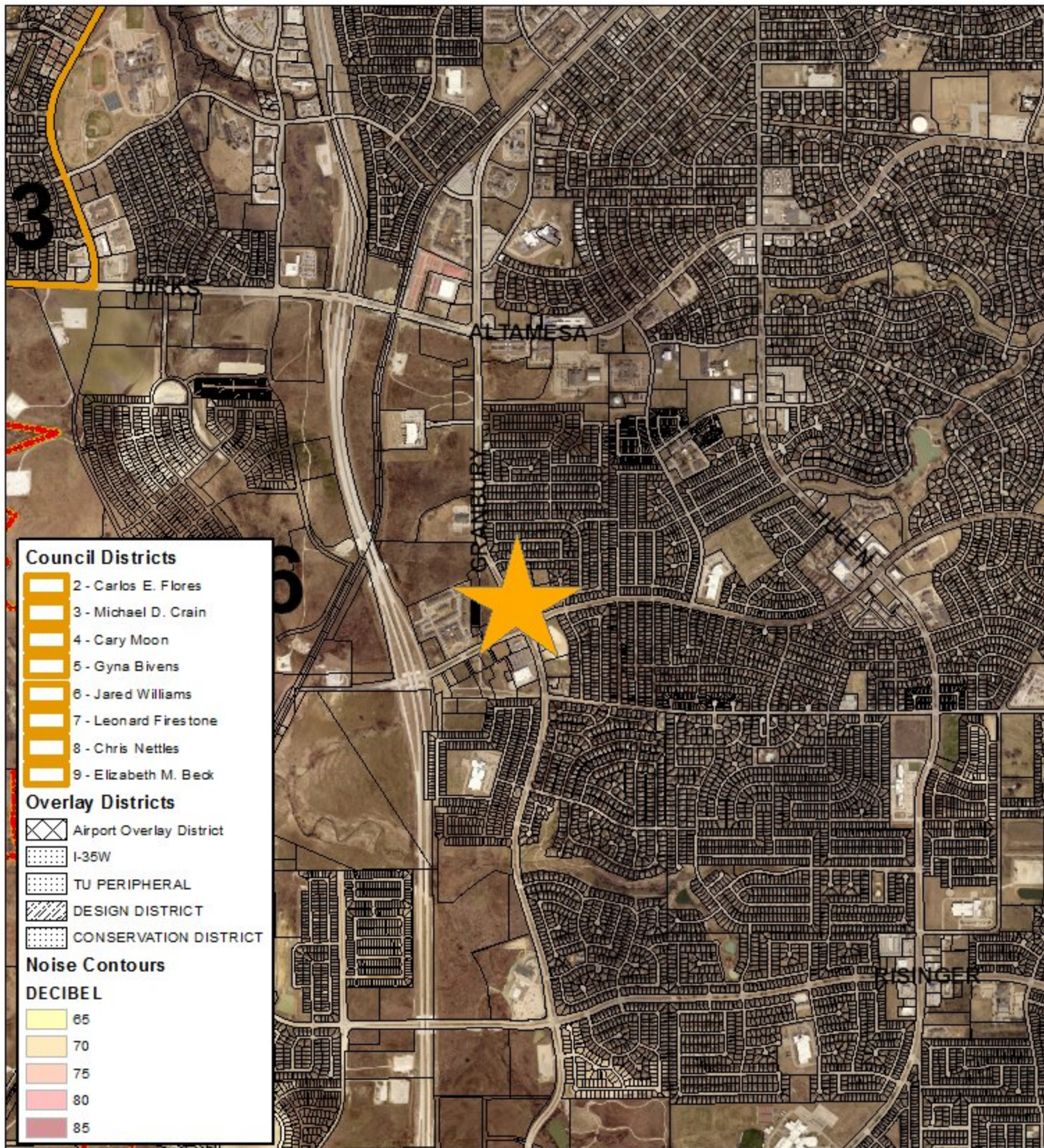
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	04/07/22	SCALE BAR	022-22	<b>C-3.0</b>

TX. P.E. FIRM #11525



## Area Map

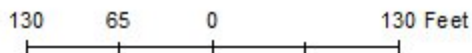
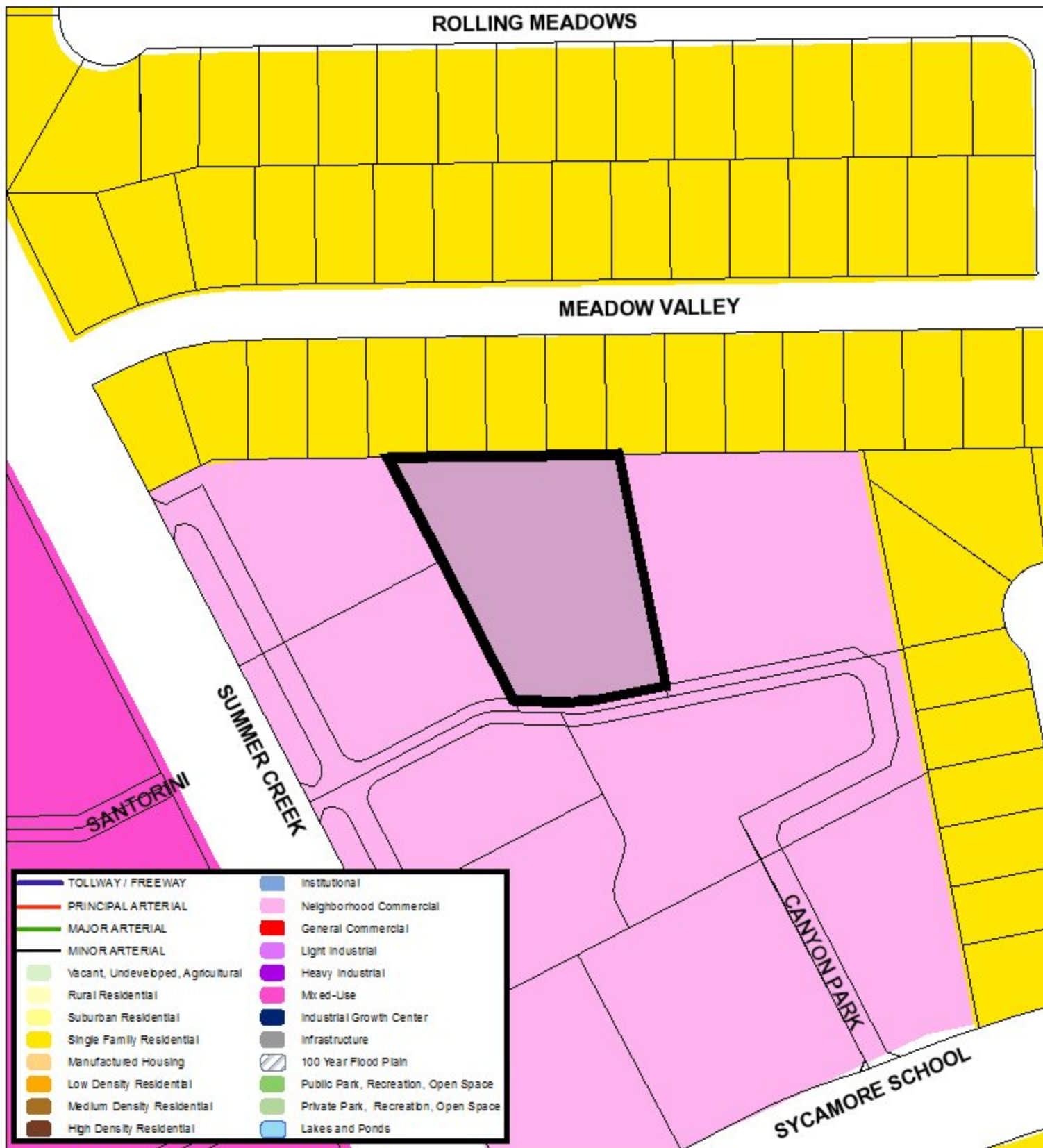






SP-22-006

# Future Land Use

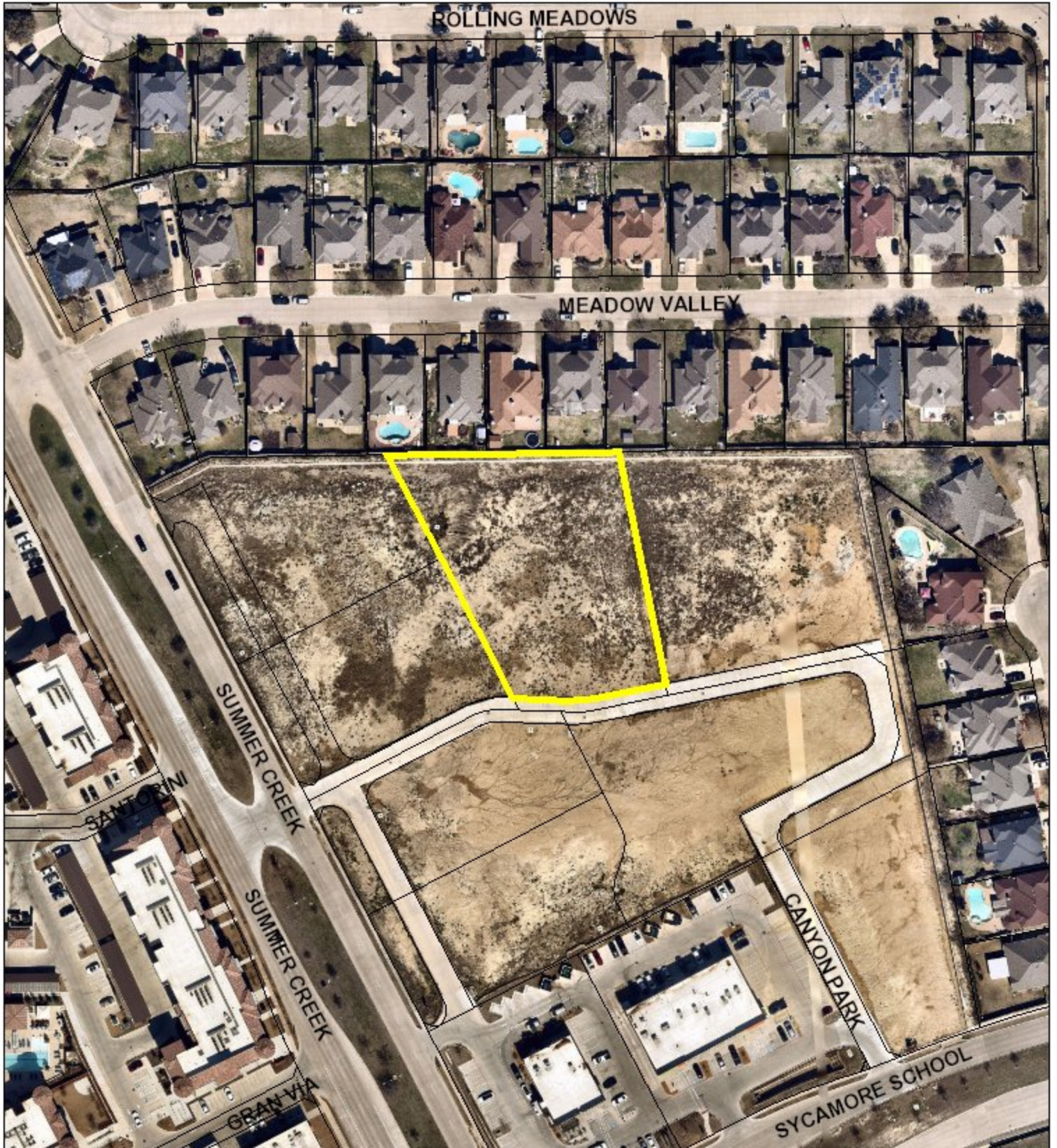


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 85 170 340 Feet

