



Zoning Staff Report

Date: December 12, 2023

Case Number: SP-23-011

Council District: 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kevin Afkami/Andrew Yeoh

Site Location: 7350 Canyon Park Drive

Acreage: 1.3

Request

Proposed Use: Medical Office

Companion Case: ZC-02-270/PD 246

Request: To: Add site plan for 3 medical office buildings in “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with the Development Services Department

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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. 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 on Summer Creek Drive near the intersection of Sycamore School Rd. The current zoning for the property is PD 246 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan required. The applicant would like to construct three new medical office buildings totaling over 14,000 sf. The site plan as presented is in compliance with "E" standards.

Surrounding Zoning and Land Uses

North "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial
East "A-5" One-Family / single-family
South "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial
West "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial

Recent Zoning History

- none

Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were notified: (emailed October 27, 2023)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Summer Creek HA	Hulen Heights HOA
Streams and Valley's Inc	Trinity Habitat for Humanity
FWISD	Crowley ISD

**Located within this Neighborhood Organization*

Development Impact Analysis

Site Plan Comments

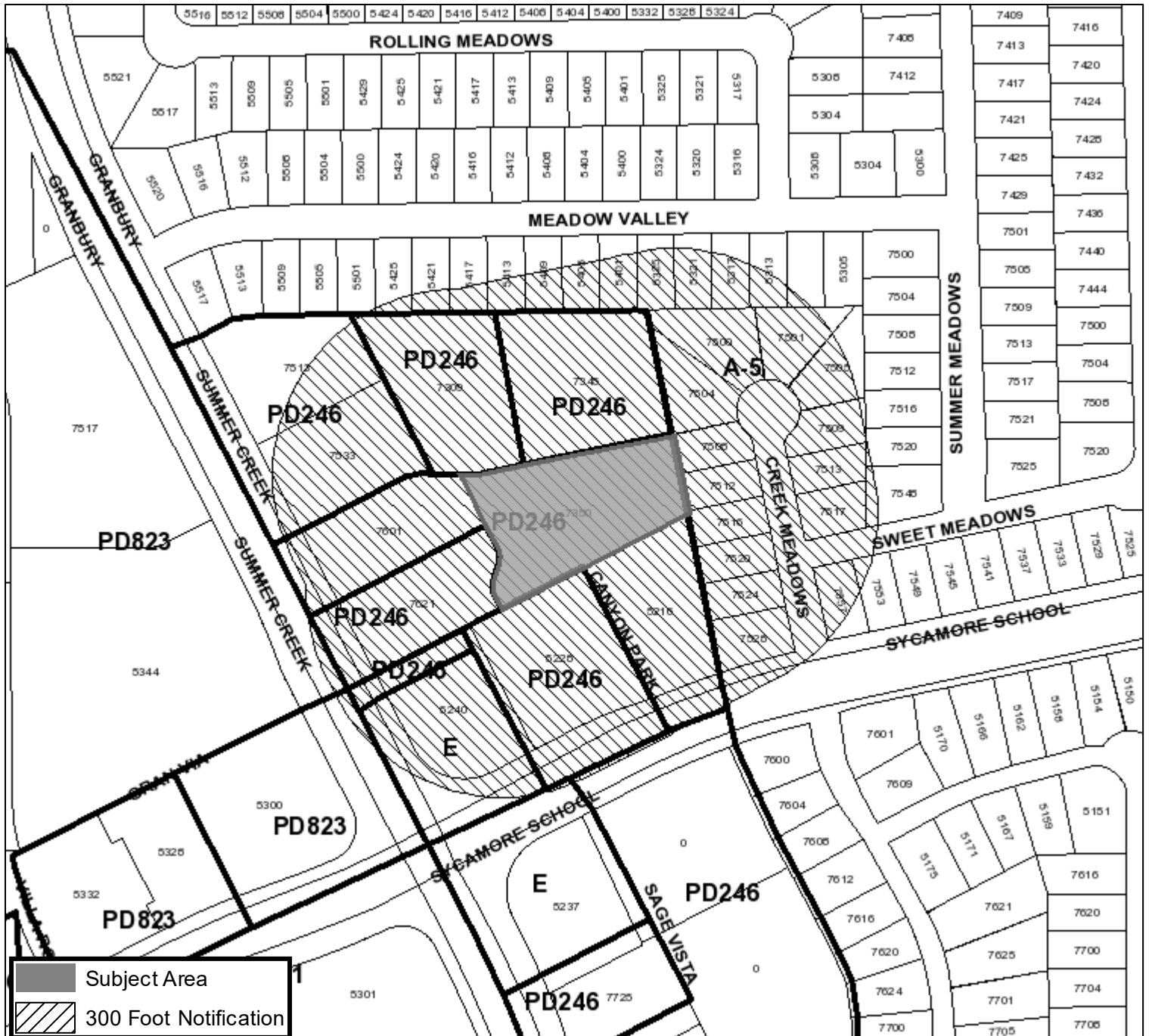
The site plan as submitted is consistent with Zoning requirements.



(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.)

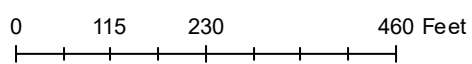


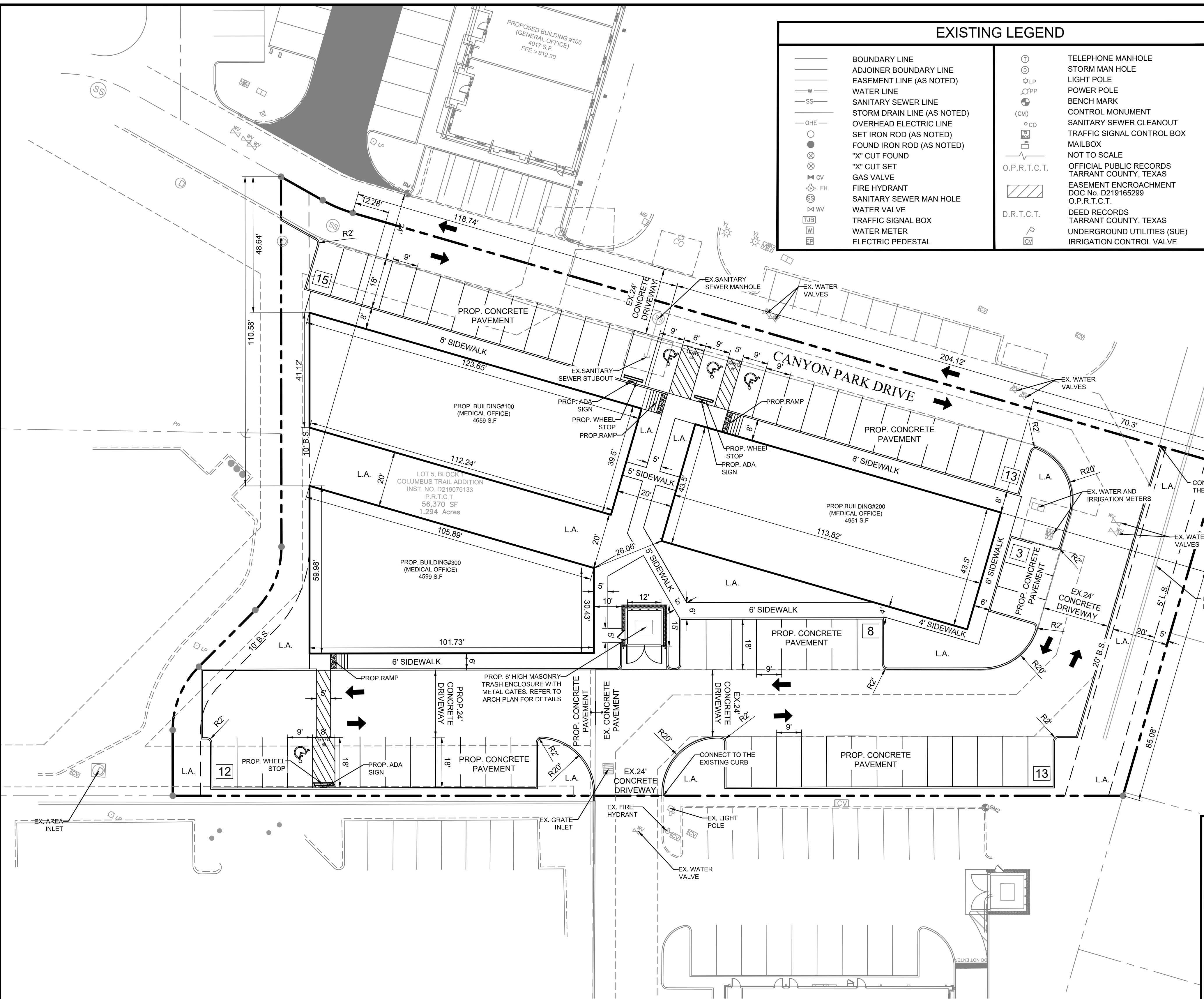
Area Zoning Map

Applicant: Kevin Afkami
 Address: 7350 Canyon Park Drive
 Zoning From: PD246
 Zoning To: To add the required site plan
 Acres: 1.31213678
 Mapsco: Text
 Sector/District: Wedgewood
 Commission Date: 11/8/2023
 Contact: 817-392-6226



 Subject Area
 300 Foot Notification





EXISTING LEGEND			
—	BOUNDARY LINE	⊙	TELEPHONE MANHOLE
—	ADJOINER BOUNDARY LINE	⊙	STORM MAN HOLE
—	EASEMENT LINE (AS NOTED)	⊙	LIGHT POLE
—	WATER LINE	⊙	POWER POLE
—	SANITARY SEWER LINE	⊙	BENCH MARK
—	STORM DRAIN LINE (AS NOTED)	⊙	CONTROL MONUMENT
—	O.H.E. OVERHEAD ELECTRIC LINE	⊙	SANITARY SEWER CLEANOUT
—	SET IRON ROD (AS NOTED)	⊙	TRAFFIC SIGNAL CONTROL BOX
—	FOUND IRON ROD (AS NOTED)	⊙	MAILBOX
—	"X" CUT FOUND	⊙	NOT TO SCALE
—	"X" CUT SET	⊙	OFFICIAL PUBLIC RECORDS
—	GAS VALVE	⊙	TARRANT COUNTY, TEXAS
—	FIRE HYDRANT	⊙	EASEMENT ENCROACHMENT
—	SANITARY SEWER MAN HOLE	⊙	DOC No. D219165299
—	WATER VALVE	⊙	O.P.R.T.C.T.
—	TRAFFIC SIGNAL BOX	⊙	DEED RECORDS
—	WATER METER	⊙	TARRANT COUNTY, TEXAS
—	ELECTRIC PEDESTAL	⊙	UNDERGROUND UTILITIES (SUE)
		⊙	IRRIGATION CONTROL VALVE

- SITE GENERAL NOTES**
- 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 PROVIDE "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).

- BENCHMARKS:**
- THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE AITERRA RTK NETWORK.
- BEING AN "X" CUT SET IN CONCRETE. FROM THE NORTHWEST CORNER: 15.53 FEET NORTH, THENCE 42.98 FEET EAST. ELEVATION = 810.96'
 - BEING AN "X" CUT SET IN CONCRETE. FROM THE SOUTHWEST CORNER: 26.46 FEET SOUTH, THENCE 41.78 FEET WEST. ELEVATION = 812.95'

SITE LEGEND	
CONCRETE CURB	— X — X
SAW-CUT LINE	— X — X
FENCE	— X — X
FIRE LANE	— X — X
STRIPING	— X — X
PARKING SPACES	— X — X
MONUMENT/PYLON SIGN	— X — X
WHEEL STOPS	— X — X
HANDICAP LOGO	— X — X
HANDICAP SIGN	— X — X
RAMP	— X — X
TRAFFIC ARROW	— X — X
FIRE HYDRANT	— X — X
DUMPSTER	— X — X
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.

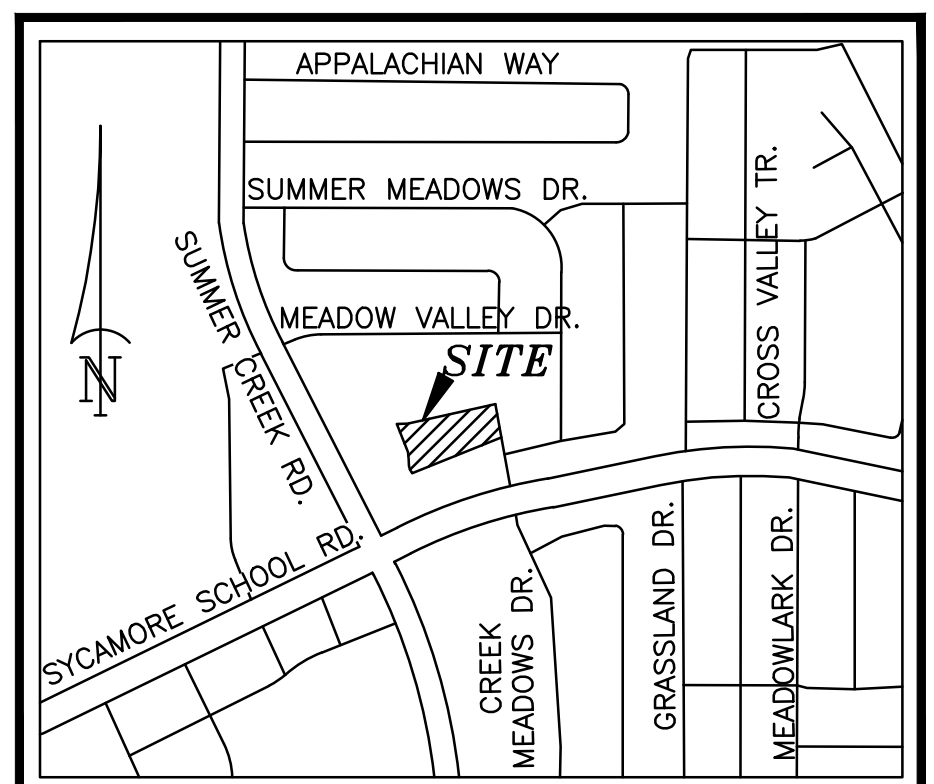
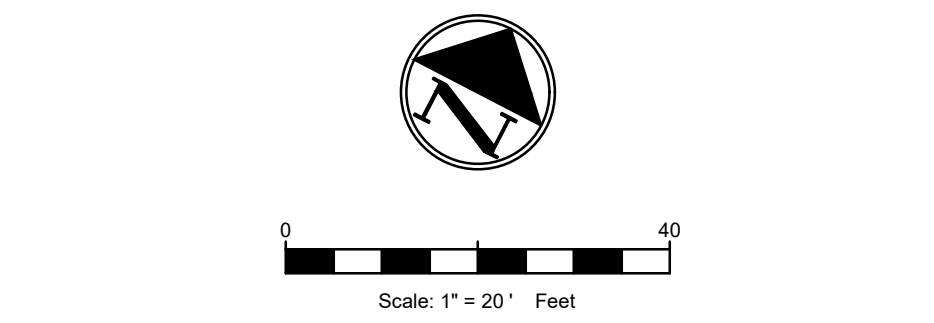
SITE DATA SUMMARY	
NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MEDICAL OFFICE
NET ACREAGE	1.294 ACRES OR 56,370 S.F.
PROPOSED BUILDING AREA #300	4599 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #200	4951 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #100	4659 S.F. (MEDICAL OFFICE)
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	25.4%
FLOOR AREA RATIO	0.254
NUMBER OF STAFF	10 DOCTORS, 36 EMPLOYEES
PARKING REQUIREMENT	1 SPACE PER DOCTOR+1 SPACE PER 4 EMPLOYEES + 1 PER 400 S.F. (MEDICAL OFFICE)
REQUIRED PARKING	55
PROVIDED PARKING	64
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

- 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.

LAND DESCRIPTION
BEING ALL OF LOT 5, 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.



NO.	DATE	DESCRIPTION	BY
1	09/20/2023	1ST SITE PLAN SUBMITTAL	AY
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VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YECH 469-213-2804 AYECHO@TRIANGLE-ENGR.COM	OWNER THE REVENUE AVE LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 GRAYSON CEBALLOS 469-784-9321 GRAYSON@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT GREEN SPOT STUDIO 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM

DIRECTOR OF DEVELOPMENT SERVICES DATE

SITE PLAN
1.294 AC. LOT 5, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. xx-xx-xx

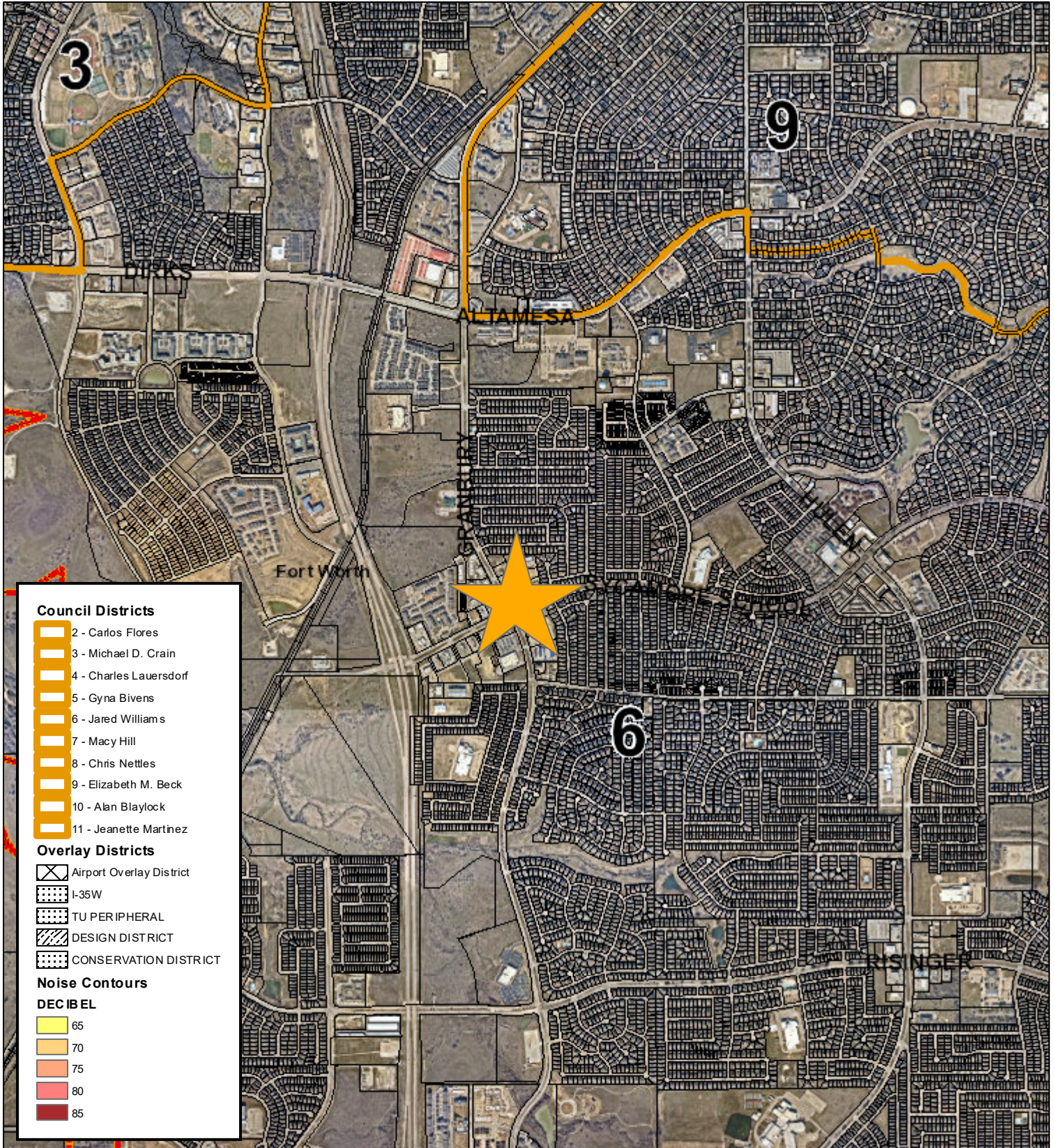
SITE PLAN	
MEDICAL OFFICE	
7350 CANYON PARK DRIVE	
CITY OF FORT WORTH	
TARRANT COUNTY, TEXAS 76123	
COLUMBUS TRAIL ADDITION, LOT 5, BLOCK 1	

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

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/19/2023	SCALE BAR	096-23	C-3.0

TX. P.E. FIRM #11525

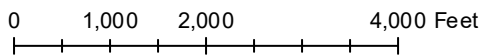
Area Map



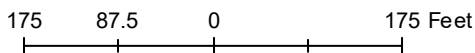
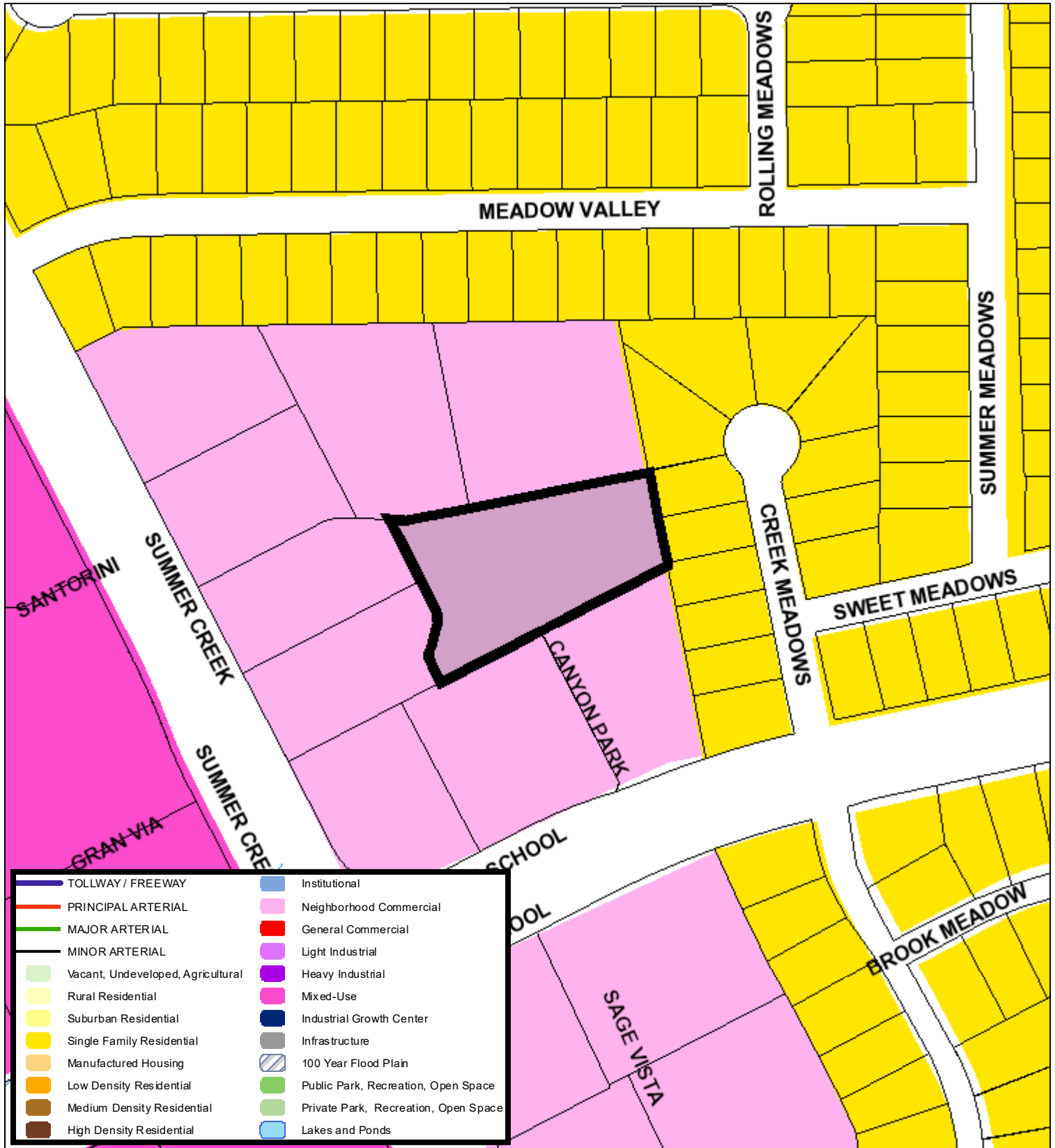
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



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



0 112.5 225 450 Feet

