



Zoning Staff Report

Date: April 11, 2023

Case Number: SP-23-001

District (old/new): 6 / 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kevin Afkami/Andrew Yeoh

Site Location: 7513 Summer Creek

Acreage: 1.7 acres

Request

Proposed Use: Restaurant/Retail

Companion Case: ZC-02-270/PD 246

Request: To: Add site plan for PD 246 “PD/E” Planned Development for all uses in the “E” Neighborhood Commercial

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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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 a new 14,483 building with restaurant and retail uses. The site plan as presented is in compliance with "E" standards.

Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family

East "PD 246" PD for all uses in "E" Neighborhood Commercial, site plan required / commercial

South "PD 246" PD for all uses in "E" Neighborhood Commercial, site plan required / commercial

West "PD 832" / multifamily

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were notified: (emailed March 10, 2023)

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

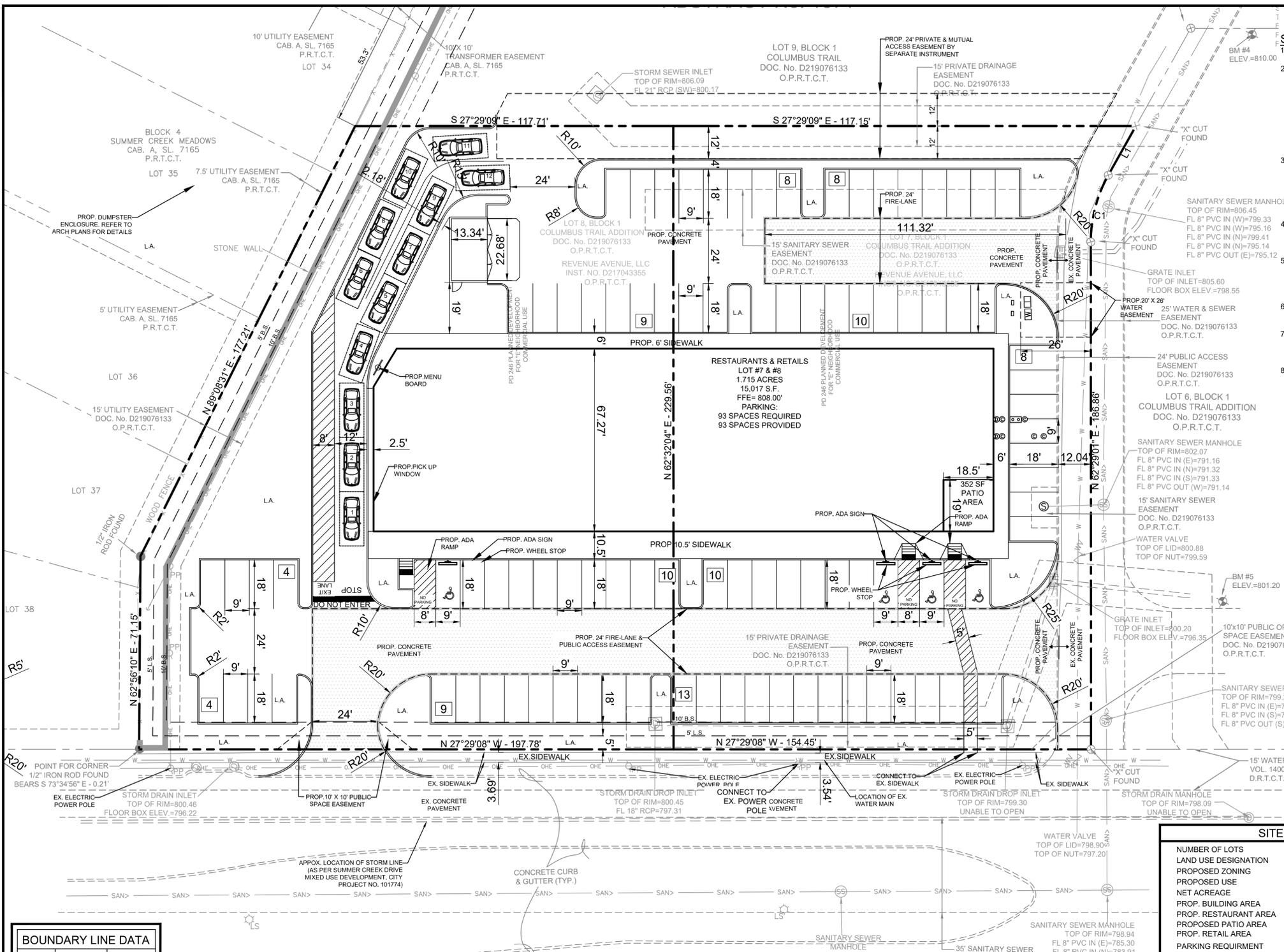
**Located within this Neighborhood Organization*

Development Impact Analysis

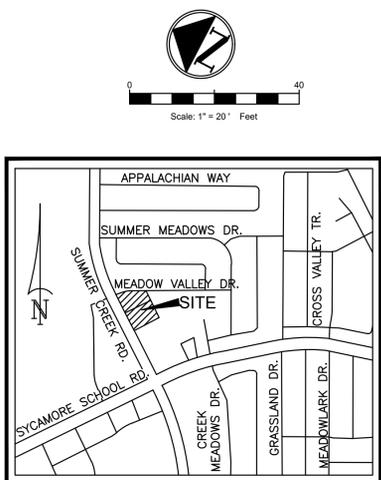
Site Plan Comments

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.)



- ### 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 RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	● 60-D NAIL FOUND	● PK NAIL SET	● 1/2" IP FOUND	● X-FOUND	● X-SET	● 1" IR FOUND	● 1" IP FOUND	● POINT FOR CORNER	■ CON. MONUMENT	■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX	■ BRICK COLUMN	■ STONE COLUMN	● STORM DRAIN MH.	● SAN. SEW. CO.	● BOLLARD POST	● LIGHT POLE	● SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGH-BANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE
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SITE DATA SUMMARY

NUMBER OF LOTS	2
LAND USE DESIGNATION	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	E-NEIGHBORHOOD COMMERCIAL
NET ACREAGE	1.715 ACRES OR 74,711 S.F.
PROP. BUILDING AREA	15,017 S.F.
PROP. RESTAURANT AREA	5,054 S.F.
PROPOSED PATIO AREA	352 S.F.
PROP. RETAIL AREA	9,610 S.F.
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A. (RESTAURANT & PATIO)
	1 SPACE PER 250 G.F.A. (RETAIL)
	54 (RESTAURANT & PATIO) & 99 (RETAIL) TOTAL = 53
REQUIRED PARKING	93
PROVIDED PARKING	4
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

SITE PLAN

1.715 AC. LOT 7 & 8, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. SP-23-001

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 88°03'30" W	20.80'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	25.70'	29°27'09"	S 77°13'46" W	25.42'

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YECH 469-213-2804 AYEOH@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 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT GREEN SPOT STUDIO 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM

- ### 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 SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
 - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

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).

SITE LEGEND

CONCRETE CURB STRIPING	
PARKING SPACES	
HANDICAP LOGO	
WHEEL STOPS	
HANDICAP SIGN	
RAMP	
DUMPSTER	
MENU BOARD	
TRAFFIC ARROW	
BUILDING SETBACK	
LANDSCAPE SETBACK	
LANDSCAPE AREA	

- ### BENCHMARKS:
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE NORTHEAST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE.. ELEVATION = 801.00'
 - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON WEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 59' NORTHEAST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 810.20'



NO.	DATE	DESCRIPTION	BY
1	01.09.2023	1st CITY SUBMITTAL	AY
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- ### 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.

SITE PLAN

RESTAURANT

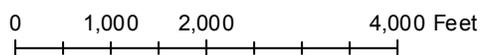
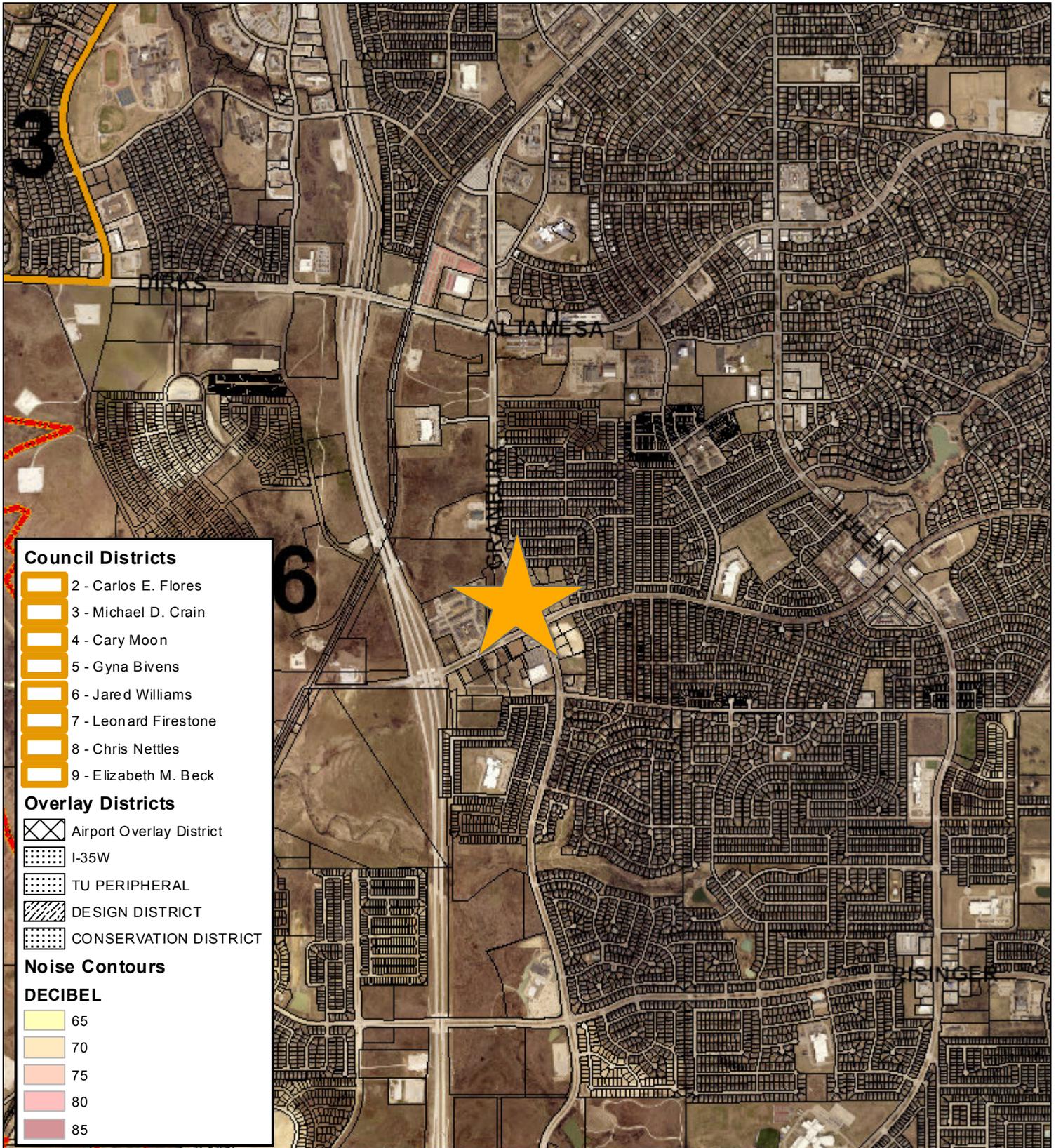
7513 & 7533 SUMMER CREEK
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123
COLUMBUS TRAIL ADDITION, LOT 7 & 8, BLOCK 1

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

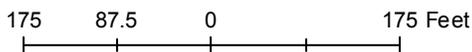
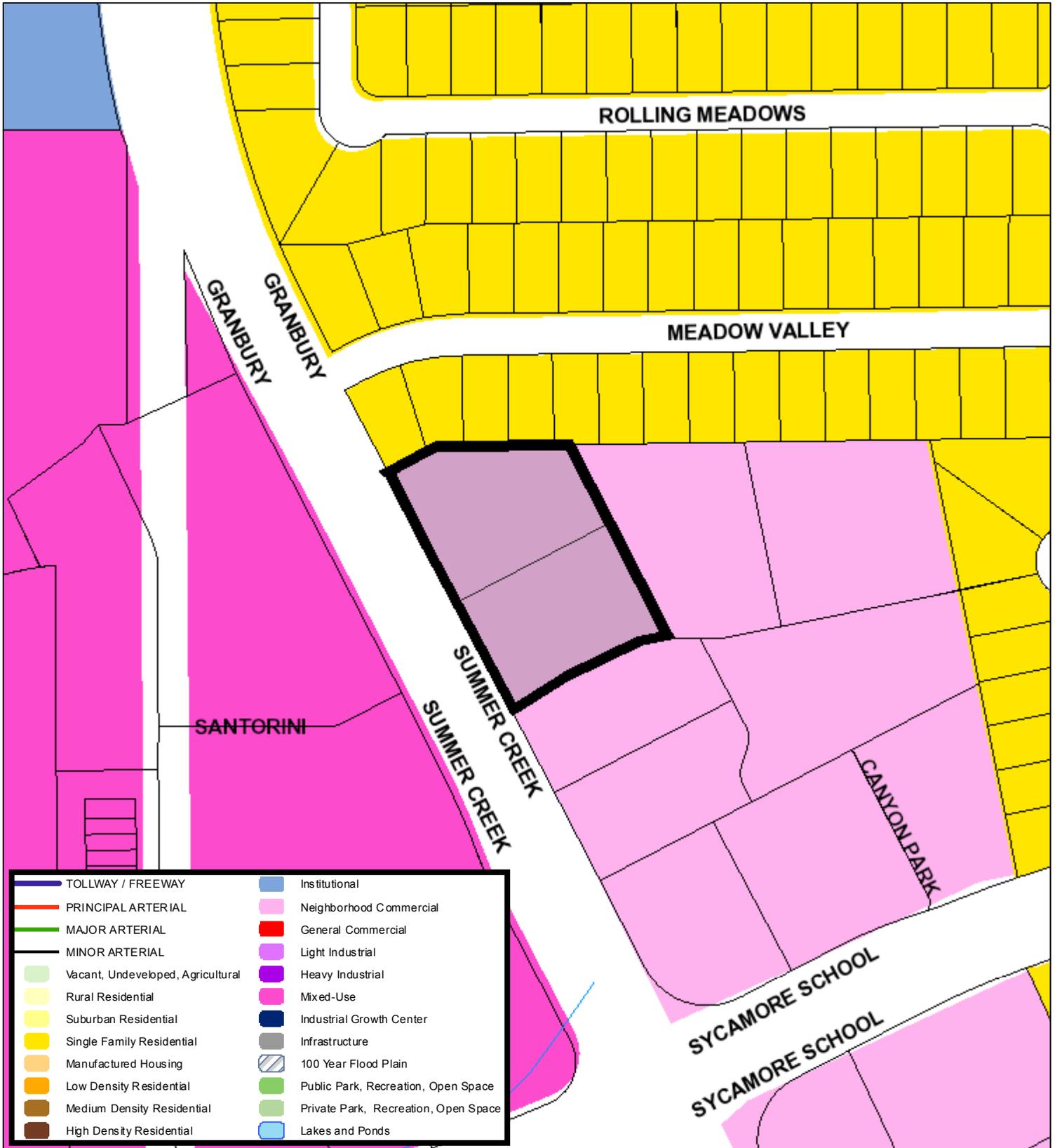
Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	01-06-2023	SCALE BAR	126-22	C-3.0

TX. P.E. FIRM #11525

Area Map



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

