



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 6

Zoning Commission Recommendation:
Approved by a vote of 8-0.

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Syed Ahmed / Narciso Lira, Odyssey Services Group

Site Location: 7621 Summer Creek Drive **Acreage:** 0.75 acres

Proposed Use: Required site plan for PD 246 to add Restaurant

Companion Cases: ZC-02-270/PD 246

Staff Recommendation: Approval

Background:

The subject property is located along the east side of Summer Creek Drive just north of its intersection with 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. This proposed site plan shows development of a new Dunkin Donuts/Baskin Robbins restaurant.

The site plan depicts a new 2,200 square foot restaurant building with a drive-thru lane and small patio space. A landscaped area is proposed along all four sides of the property as well as behind the restaurant building. An existing drive located along the front of the property, adjacent to Summer Creek Drive, will provide access to this development.

The majority of surrounding properties are also located within Planned Development PD 246. There is existing commercial development immediately south of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic. To the west, across Summer Creek Drive, is a multifamily apartment complex and gas station/convenience store.

Surrounding Zoning and Land Uses:

- North PD 246 / vacant
- East PD 246 / vacant
- South PD 246 / retail center; "E" Neighborhood Commercial / drive-thru coffee shop
- West PD 823 / apartment complex, convenience store and gas station

Recent Relevant Zoning History:

- ZC-02-270: Established PD 246 for all uses in "E" Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- SP-17-017: PD 246 required site plan for retail center immediately south of the subject property.
- SP-18-018: PD 246 required site plan for proposed daycare located north of the subject property.

Site Plan Comments:

Water Engineering: No Comments. Water and sewer in area to serve property.

Stormwater: Correct Drainage Easement arrows and label as 15' Private Drainage Easement per Final Plat FP-18-093.

Fire Department:

1. The required one point of access is provided by the constructed public access easement.
2. Fire lanes are required to be 20 feet wide and provide hose lay access to all exterior portions of the building within 150 feet as measured in a 5' unobstructed path.
3. No named easements are required.
4. Turn radii for emergency access easements are required to be a minimum of 25' inside and 45' outside.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks & 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 June 25, 2021.

The following organizations were notified: (emailed June 24, 2021)

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

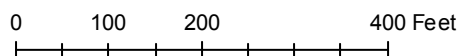
* Located within this registered Neighborhood Association

Attachments:

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

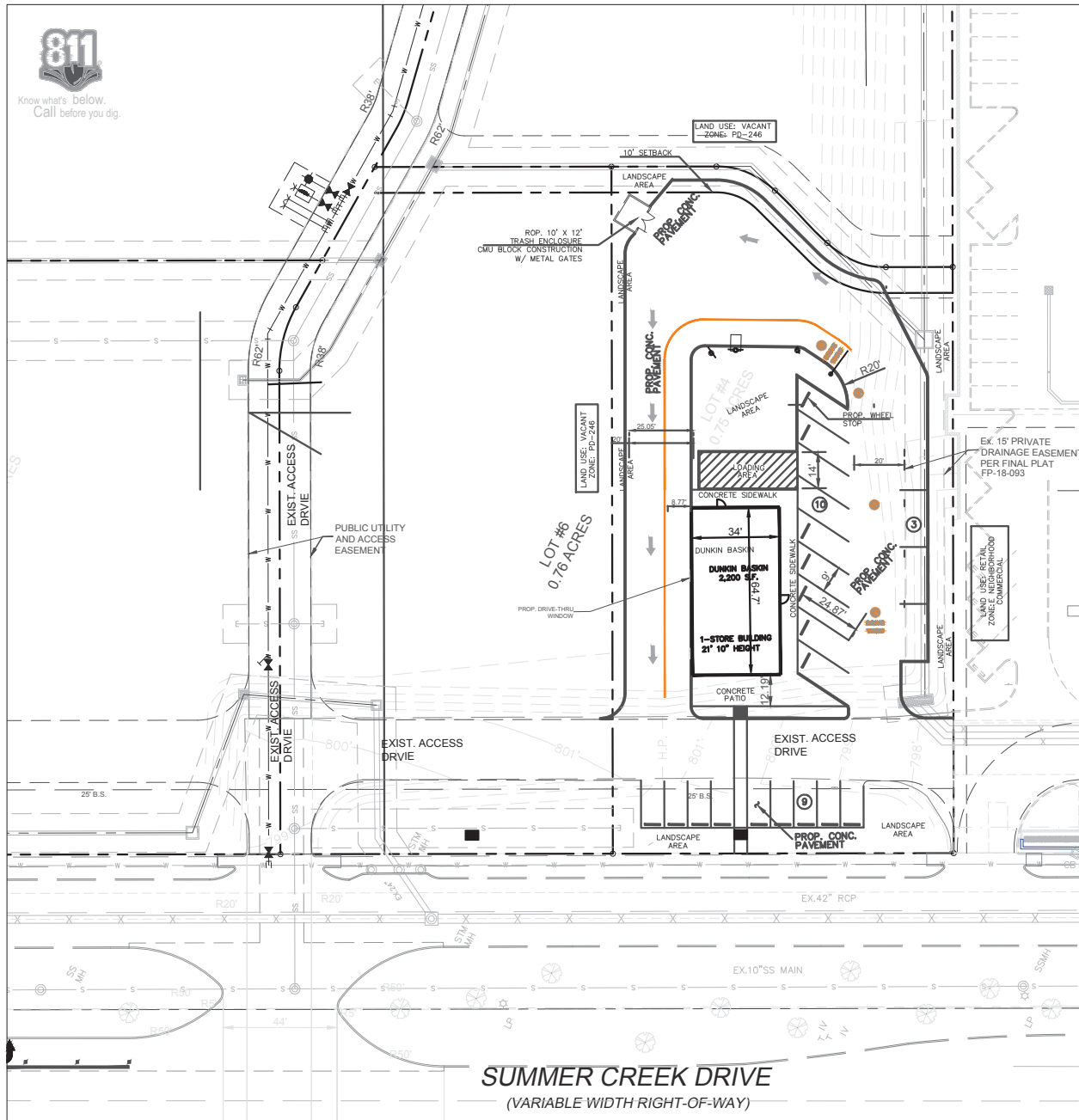
Area Zoning Map

Applicant: Revenue Avenue LLC
 Address: 7621 Summer Creek Drive
 Zoning From: PD 246 for certain E uses
 Zoning To: Site plan for drive-thru restaurant
 Acres: 0.75048726
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 7/14/2021
 Contact: 817-392-4985





Know what's below.
Call before you dig.

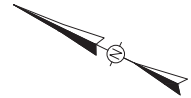


DEVELOPER/OWNER: PRICELESS COFFEE
4395 SPECTRUM BLVD.
RICHARDSON, TX 75082

CIVIL ENGINEER: ODYSSEY SERVICES GROUP, LLC
9540 GARLAND RD.
SUITE 381-188
DALLAS, TX 75218
FRM NO. 21107



LEGAL DESCRIPTION
LOT 4, BLOCK 1 OF COLUMBIUS TRAIL ADDITION
BEING A PLAT OF A TRACT OF LAND DESCRIBED
IN DEED RECORDED IN VOLUME 11751, PAGE 123
DEED RECORDS, TARRANT COUNTY, TEXAS
& PRR CO. SURVEY, ABSTRACT NO. 1576
J VAN LENT SURVEY, ABSTRACT NO. 1871
TARRANT COUNTY, TEXAS



SCALE: 1"=20'

LANDSCAPE NOTE:
SITE LANDSCAPING SHALL COMPLY WITH SECTION
6.301 LANDSCAPING OF THE CITY OF FORT
WORTH'S DEVELOPMENT GUIDELINES.

GENERAL NOTES:
1. THIS SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT
PD 246
2. ALL SITE LIGHTING WILL CONFORM TO THE LIGHTING CODE.
3. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

CIVIL FIRM
ODYSSEY SERVICES GROUP, LLC
9540 GARLAND RD.
SUITE 381-188
DALLAS, TX 75218
FRM NO. 21107

odyssey
SERVICES GROUP

ISSUE/REVISION RECORD
6-7-21 Site Plan Approval Submitted
7-6-21 Revised per CDF comments

COPYRIGHT NOTICE
This drawing is the property of the above
referenced Professional and is not to be used
for any purpose other than the specific
project and the named herein, and cannot
be reproduced in any manner without the
written permission from the Professional.

PROFESSIONAL SEAL

PROFESSIONAL CIVIL ENGINEER

PROJECT MANAGER

PROJECT DESIGNER

PROJECT NUMBER

PROJECT NAME

DUNKIN'
BR baskin
robbins
7621 SUMMER CREEK RD
FORT WORTH, TX 76123

CITY OF FORT WORTH
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

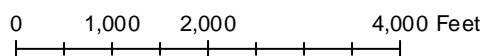
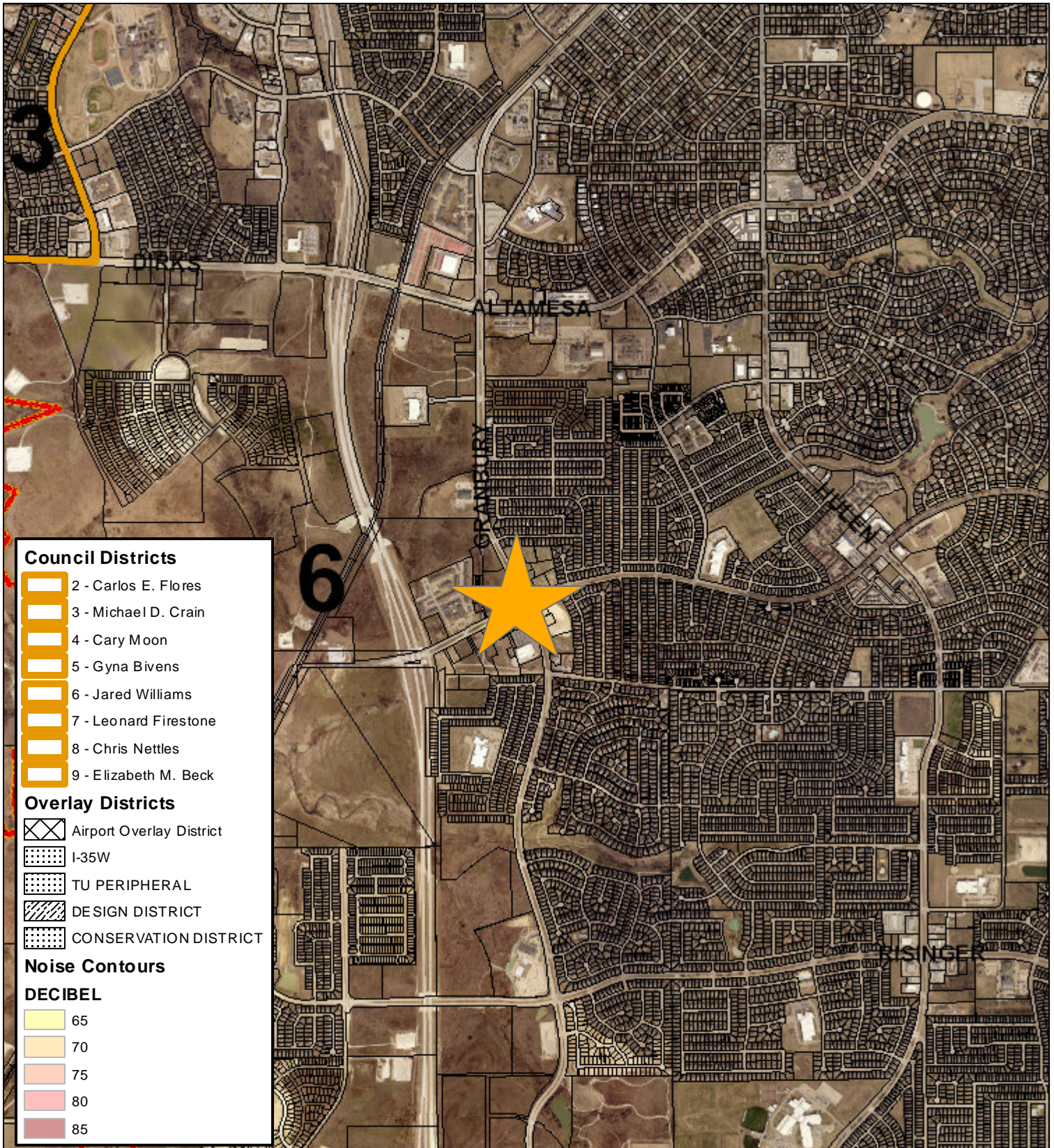
**DUNKIN - BASKIN
NEC SUMMER CREEK DR &
SYCAMORE SCHOOL RD.**
7621 SUMMER CREEK RD
FORT WORTH, TX 76123

CASE # SP-21-011

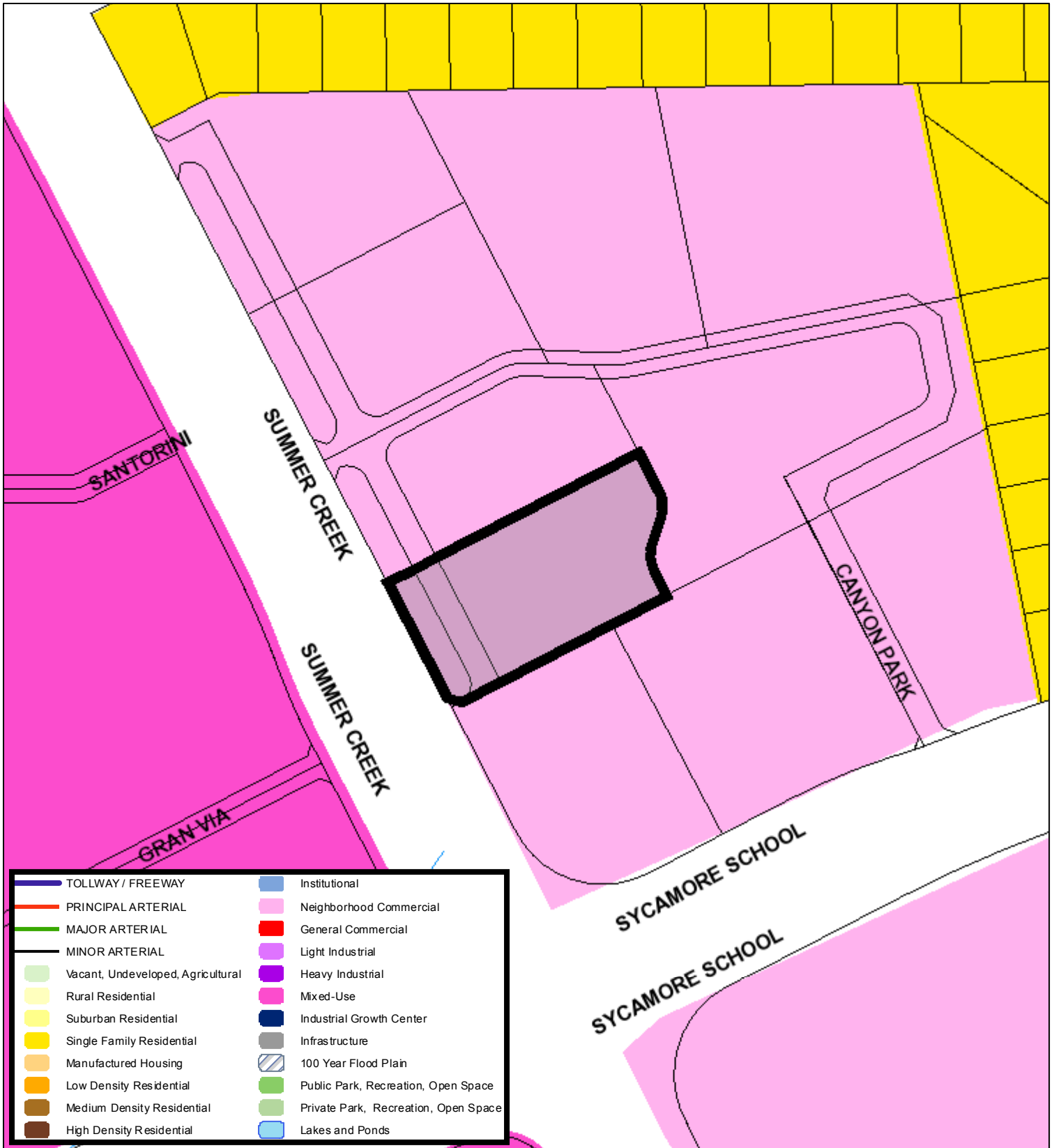
SHEET TITLE
**CONCEPTUAL
SITE PLAN**

SHEET NUMBER
C-1.0

Area Map



Future Land Use



125 62.5 0 125 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 6, 2018.



Aerial Photo Map



0 80 160 320 Feet

