



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 23, 2020

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none submitted  
**Support:** none submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Revenue Avenue LLC

**Site Location:** 7801 Summer Creek Drive Acreage: 1.26

**Proposed Use:** Amend Site Plan for PD 246 to change location of dumpster and parking area

**Companion Cases:** ZC-02-270/SP-18-012/PD 246

**Staff Recommendation:** Approval

**Background:**

The property is located in the northeast corner at the intersection of Summer Creek Drive & Sycamore School Road. The applicant is amending the previously approved site plan to relocate the dumpster to the eastern property line and six parking spaces in front of the building and along the access easement. The primary building and playground area has not changed, therefore no additional parking is required.

The site plan provides a note that the development will meet the required bufferyard plantings based on the point system. Fencing, shrubs and trees or a combination thereof meets the requirement; this will be determined at the time of building permit. A revised landscape plan has been provided as an exhibit showing the possible plantings for the bufferyard. The site will be required to plant 30% canopy through the urban forestry plan.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "A-5" One-Family / single-family
- South PD 246 Planned Development for "E" uses with exclusions; site plan required / vacant
- West PD 246 Planned Development for "E" uses with exclusions; site plan required / vacant

**Site Plan Comments:**

This is a minor change to the site plan, no issues are noted with surrounding compatibility.

**(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-18-012 site plan for daycare use, adopted 12/30/18; SP-17-017 site plan for retail uses, adopted 3-17-18 subject area to the south; ZC-02-270, to PD/E Planned Development for "E" uses with exclusions; site plan required. Adopted 12/10/02 (subject area); ZC-13-080, to PD246, site plan approved, subject area to the south

**Public Notification:**

300 foot Legal Notifications were mailed on May 18, 2020.

The following organizations were notified: (emailed May 18, 2020)

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

*\*Within this registered neighborhood organization*

**Attachments:**

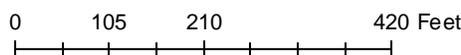
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph

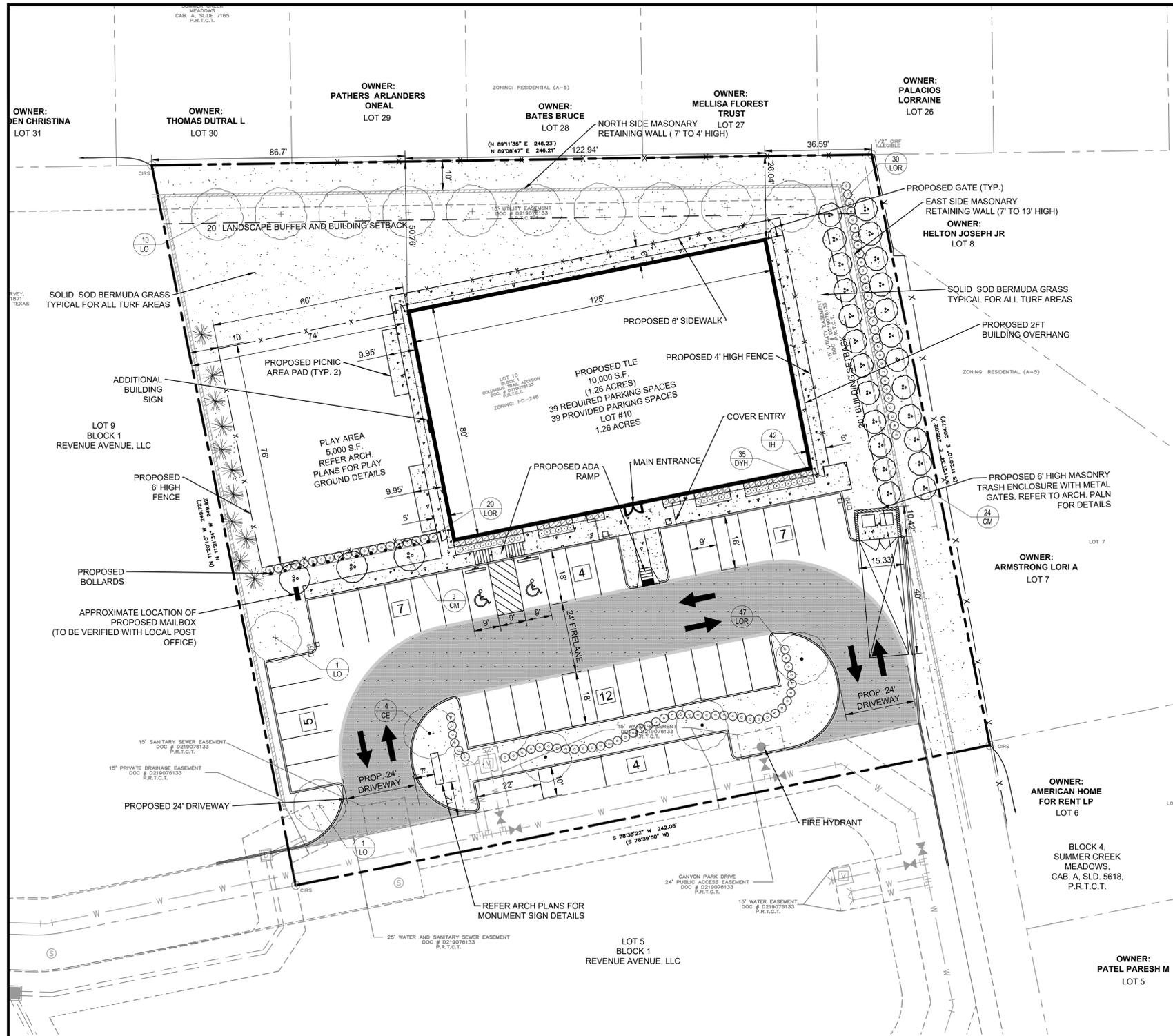


SP-20-008

# Area Zoning Map

Applicant: Revenue Avenue LLC  
 Address: 7801 Summer Creek Drive  
 Zoning From: PD 246  
 Zoning To: Provide required site plan  
 Acres: 1.26279033  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 6/10/2020  
 Contact: 817-392-2495





### 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	○ 3/4" IP FOUND	○ 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	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE	○ VAULT
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### SITE LEGEND

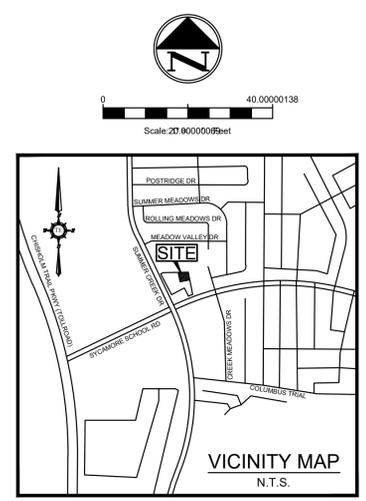
CONCRETE CURB	SAW-CUT LINE	FENCE	FIRE LANE	STRIPING	PARKING SPACES	MONUMENT/PYLON SIGN	WHEEL STOPS	HANDICAP LOGO	HANDICAP SIGN	RAMP	BOLLARD	TRAFFIC ARROW	DUMPSTER
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### SITE DATA SUMMARY

NUMBER OF LOTS	1
LAND USE DESIGNATION	E- NEIGHBORHOOD COMMERCIAL PD-246
PROPOSED ZONING	DAY CARE CENTER
PROPOSED USE	1.263 ACRES OR 55,005 S.F.
NET ACREAGE	10,000 S.F.
PROPOSED BUILDING AREA	21'-00"
PROPOSED BUILDING HEIGHT	1 SPACE PER 10 CHILDREN & 1 SPACE PER FACULTY
PARKING REQUIREMENT	39 (190 STUDENTS & 20 STAFF)
REQUIRED PARKING	39 (INCLUDING 2 HANDICAP)
PROVIDED PARKING	35,581 S.F. (64.59%)
PERCENTAGE OF SITE COVERAGE	18.18%
IMPERVIOUS AREA	35,581 S.F. (64.59%)
PERVIOUS/ LANDSCAPE AREA	19,424 S.F. (35.41%)

### PROJECT CONTACT LIST

<b>DEVELOPER</b> THE LEARNING EXPERIENCE 210 HILLSBORO TECHNOLOGY DRIVE DEERFILED BEACH, FL 33441 CONTACT: ANDRE DIAS EMAIL: ADIAS@TLECORP.COM	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1784 MCDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: ANDREW YEOH TEL: (469) 213-2804 EMAIL: AYEOH@TRIANGLE-ENGR.COM
<b>SURVEYOR</b> A&W SURVEYORS, INC P.O. BOX 870029 2220 GUS THOMASSON DR. MESQUITE, TX 75150 CONTACT: JOHN S. TURNER TEL: (817) 431-4971	<b>ARCHITECT</b> JARMEL KIZEL ARCHITECTS 42 OKNER PARKWAY LIVINGSTON, NEW JERSEY 07039 CONTACT: JARMEL KIZEL TEL: (973) 994-9669 EMAIL: jarmelkizel.com



- ### 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.

### NORTH BUFFER TABLE

CITY OF FORT WORTH ORDINANCE 6.300.G POINT SYSTEM (MIN 25)	TOTAL LENGTH ALONG THE NORTH PROPERTY = 246.23FT
1. 20' WIDE LANDSCAPE BUFFER = 15 POINTS	
2. 1 TREE (2.5" CALIPER) PER 25 L.F. = 10 POINTS	TOTAL TREES REQUIRED = 10
TOTAL TREES PROVIDED = 10	TOTAL: 25 POINTS

### EAST BUFFER TABLE

CITY OF FORT WORTH ORDINANCE 6.300.G POINT SYSTEM (MIN 25)	TOTAL LENGTH ALONG THE EAST PROPERTY = 204.7 FT
1. 3 ORNAMENTAL TREES - EVERY 25 L.F. = 10 POINTS	TOTAL TREE REQUIRED = 24
TOTAL TREE PROVIDED = 24	
2. 3 ORNAMENTAL SHRUBS FOR EVERY 25 L.F. = 15	TOTAL SHRUBS REQUIRED = 24
TOTAL SHRUBS PROVIDED = 30	TOTAL: 25 POINTS

### PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	12	Live Oak	Quercus virginiana	3" cal.	Container, 12' ht., 5' spread, 5' clear straight trunk
CM	42	Crepe Myrtle	Lagerstroemia indica	6" ht.	container, 3-5 trunks, tree form
CE	3	Ceder Elm	Ulmus crassifolia	3" cal.	B&B, 12' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
IH	42	Indian Hawthorn 'clara'	Rhaphiolepis indica 'clara'	3 gal.	container, 18"ht., 18" spread
DYH	35	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	3 gal.	container, 18"ht., 18" spread
LOR	97	Loropetalum 'Ruby'	Loropetalum chinensis 'Ruby'	5 gal.	container, 24"ht., 20" spread

- ### 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 DESIGN 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. 48439C 0295K, DATED 09-25-09. THE PROPERTY IS LOCATED IN ZONE "X".

DIRECTOR OF PLANNING & DEVELOPMENT DATE

## SITE PLAN

LOT 10, BLOCK 1  
COLUMBUS TRAIL ADDITION  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

NO.	DATE	DESCRIPTION	BY
1	03-09-2020	1st CITY SUBMITTAL	XX
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### SITE PLAN

**THE LEARNING EXPERIENCE**  
SUMMER CREEK DR & SYCAMORE SCHOOL RD  
CITY OF FORT WORTH  
TARRANT COUNTY, TX 76244  
COLUMBUS TRAIL ADDITION, LOT 10, BLOCK 1

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

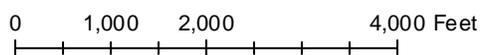
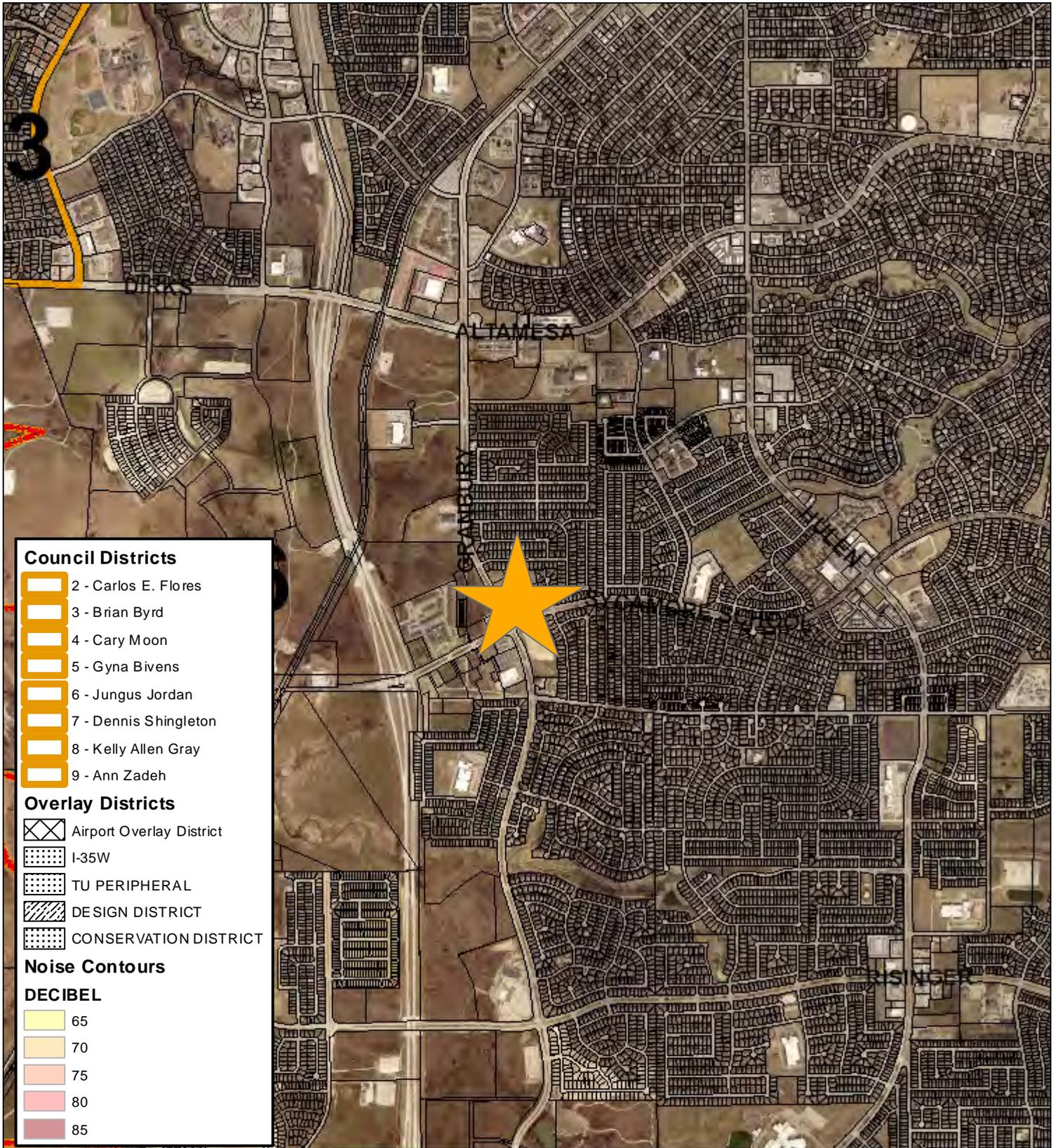
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	03-05-20	SCALE BAR	064-14	C-3.0

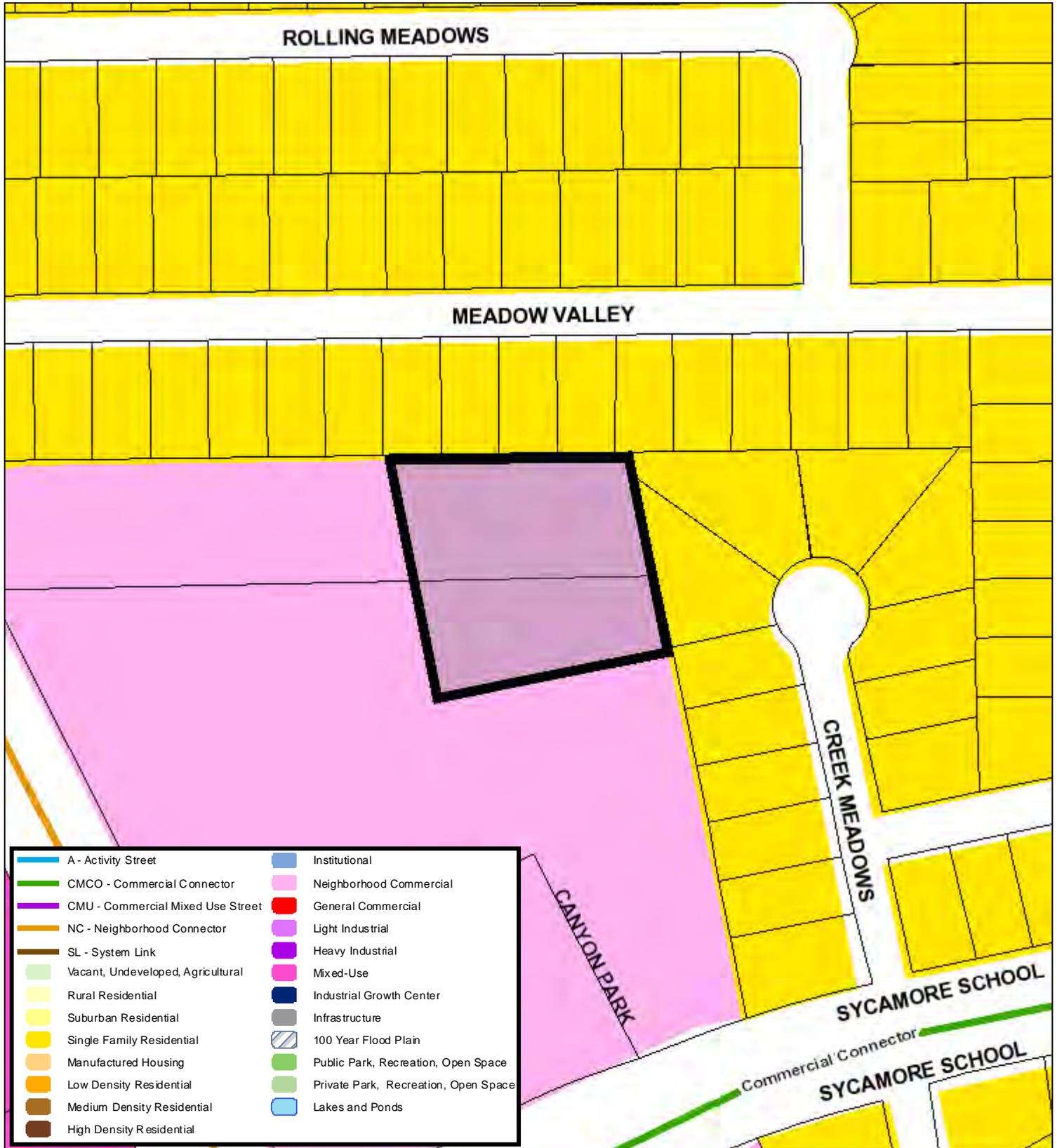
TX. P.E. FIRM #11525



## Area Map



### Future Land Use

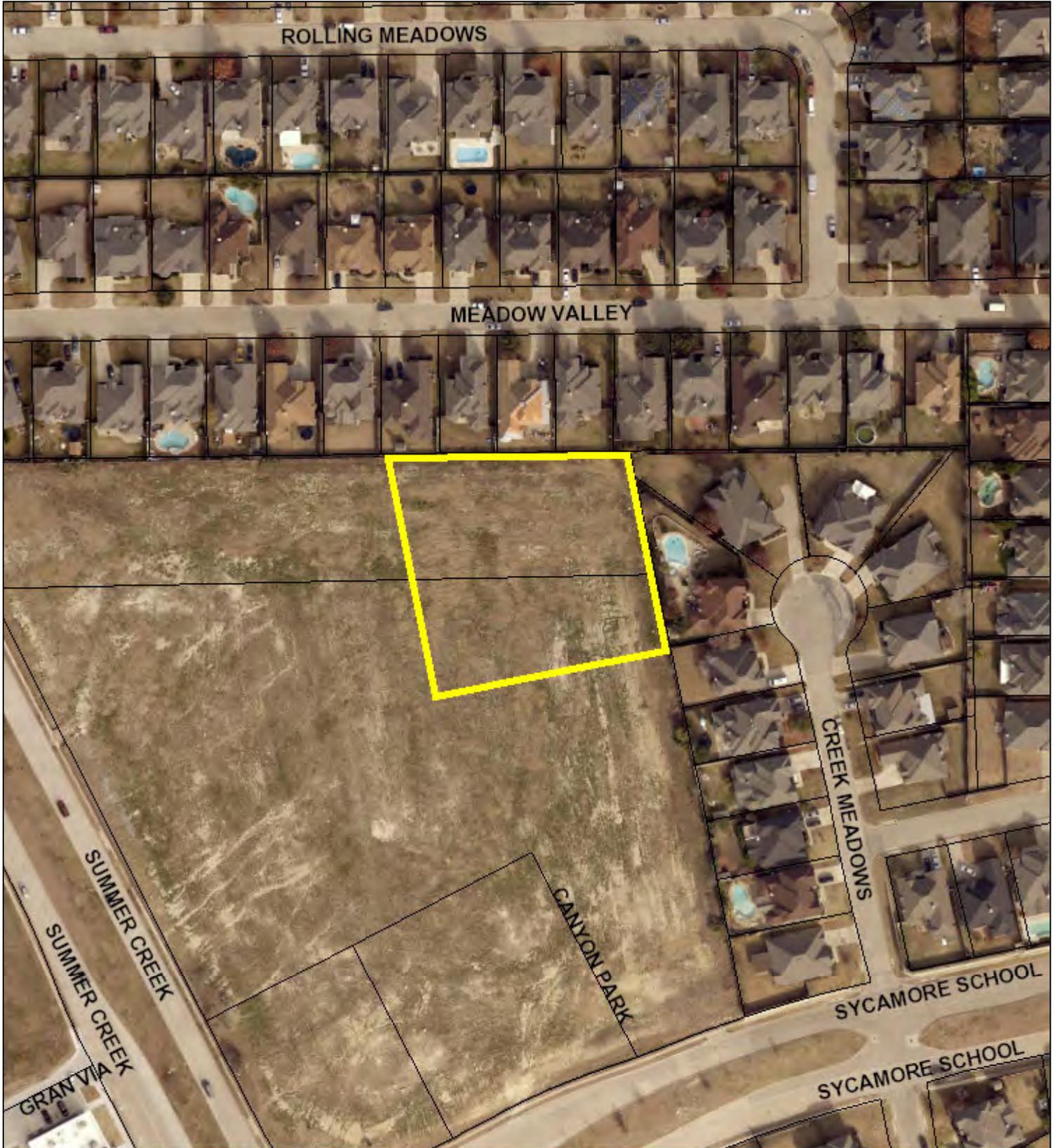


130 65 0 130 Feet

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 87.5 175 350 Feet

