



Zoning Staff Report

Date: May 10, 2022

Case Number: SP-22-004

Council District: 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Revenue Avenue LLC

Site Location: 5216 Sycamore School Road

Acreage: 0.74 acres

Request

Proposed Use: Drive-Thru Restaurant

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 a drive-thru restaurant

Recommendation

Staff Recommendation: Approval

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

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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 5216 Sycamore School Road to allow development of a new drive-thru restaurant.

The site plan depicts a 3,600 square foot restaurant building with a drive-thru lane and two small patio areas. The site will take access from Canyon Park Drive, a named easement, and 42 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. There is an existing commercial development immediately west of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic. Property to the north is currently vacant but a site plan has been approved for a daycare. Two other site plan requests have been submitted and are currently under review – one for a drive-thru restaurant (SP-22-005) and another for general and medical offices (SP-22-006).

Property to the west 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 the residential zoning. There is an existing stone retaining wall and landscaped area in place along this property line due to the difference in elevation between the subject property and the residential lots. A wood privacy fence is also in place along the rear of the residential lots, providing additional buffering from the proposed commercial development.

Surrounding Zoning and Land Uses

North PD 246 / vacant
East “A-5” One-Family / single-family dwellings
South PD 246 / vacant
West PD 246 / commercial building with office, retail, and restaurant uses

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-22-005: proposed drive-thru restaurant (7601 Summer Creek Drive)
 - SP-22-006: proposed office buildings (7309 Canyon Park 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* | Hulen Heights HOA |
| Summer Creek 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

Zoning and Land Use

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

Fort Worth Fire Department

FYI COMMENTS:

- The 24' fire lane is named as Canyon Park Drive.
- Access is provided from Canyon Park Drive. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provided 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

General information:

- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

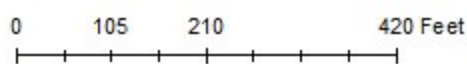
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

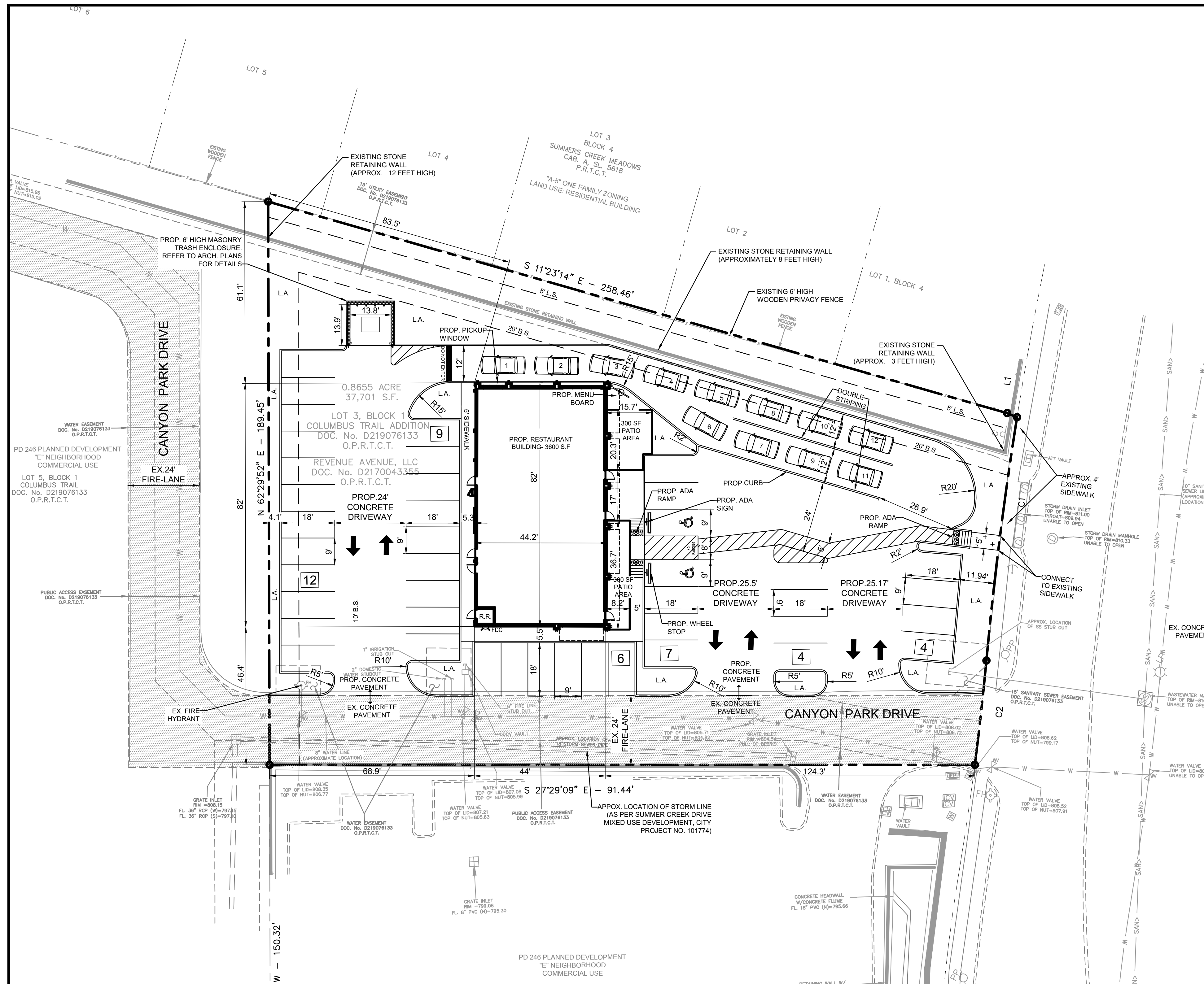


SP-22-004

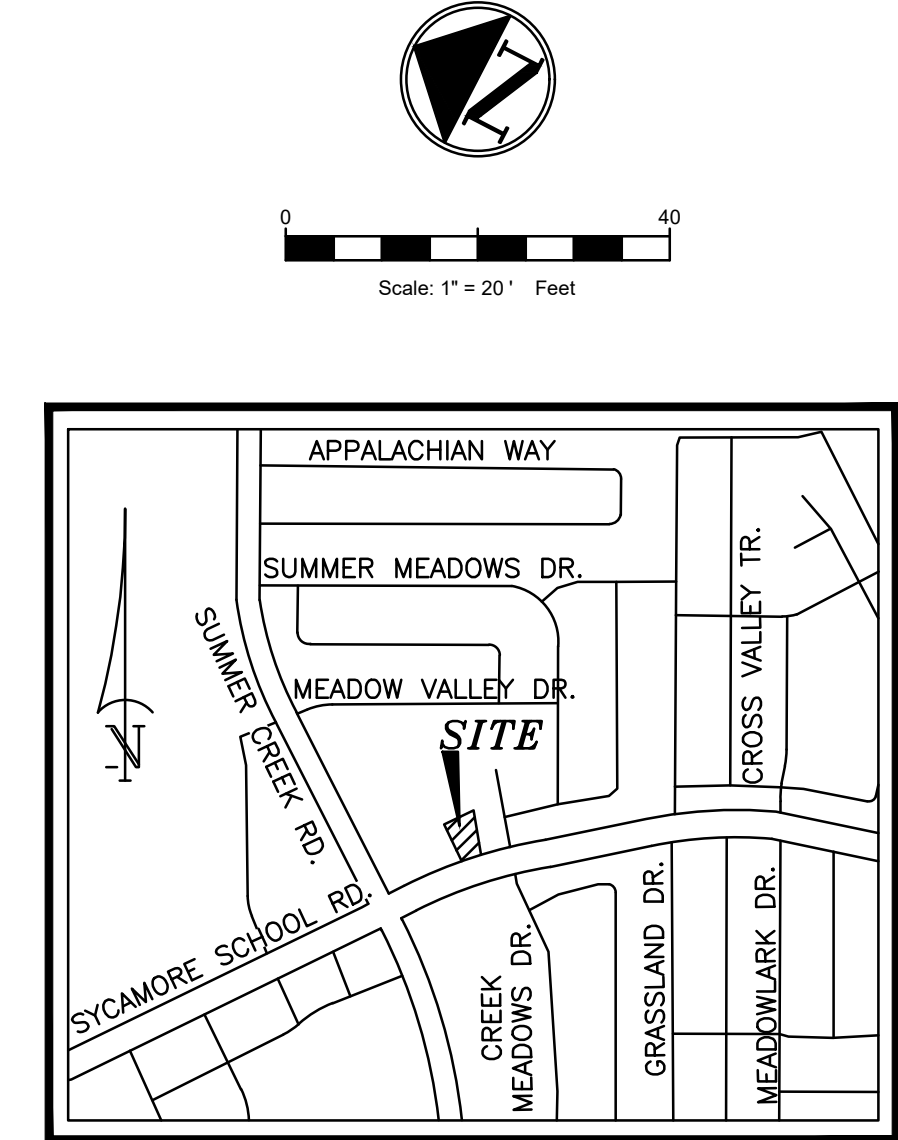
Area Zoning Map

Applicant: Revenue Avenue LLC
 Address: 5216 Sycamore School Road
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for drive-through restaurant
 Acres: 0.73641015
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 4/13/2022
 Contact: 817-392-2495





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



| BOUNDARY CURVE DATA | | | | | |
|---------------------|--------|--------|-----------|---------------|----------------|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 1260' | 82.53' | 03°45'09" | S 69°48'54" W | 82.51' |
| C2 | 990' | 32.27' | 02°14'47" | S 68°57'43" W | 32.27' |

| BOUNDARY LINE DATA | | |
|--------------------|---------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S 04°43'13" E | 3.62' |

| 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 | |

| SITE DATA SUMMARY | |
|---------------------------|-----------------------------|
| NUMBER OF LOTS | 1 |
| EXISTING LAND USE | VACANT |
| PROPOSED ZONING | E-NEIGHBORHOOD COMMERCIAL |
| PROPOSED USE | RESTAURANT |
| NET ACREAGE | 0.8655 ACRES OR 37,701 S.F. |
| PROPOSED BUILDING AREA | 3600 S.F. |
| PROPOSED PATIO AREA | 600 S.F. |
| BUILDING HEIGHT (STORY) | TBD (1 STORY) |
| LOT COVERAGE | 9.5% |
| FLOOR AREA RATIO | 0.095 |
| PARKING REQUIREMENT | 1 SPACE PER 100 G.F.A. |
| REQUIRED PARKING | 42 |
| PROVIDED PARKING | 42 |
| REQUIRED HANDICAP PARKING | 2 |
| PROVIDED HANDICAP PARKING | 2 |

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).

LAND DESCRIPTION
BEING ALL OF LOT 3, 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

- BENCHMARKS:**
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, APPROXIMATELY ±300' NORTHEAST FROM THE INTERSECTION OF SYCAMORE SCHOOL ROAD AND EAST SUBDIVISION ENTRANCE DRIVE, ± 21' SOUTH FROM THE SAID DRIVEWAY AND AT THE CORNER OF STORM DRAIN INLET. ELEVATION = 801.22'
 - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, APPROXIMATELY ±460' NORTHWEST FROM THE INTERSECTION OF SYCAMORE SCHOOL ROAD AND GRANDBURY ROAD, ± 53' NORTHEAST FROM THE NORTH RIGHT-OF-WAY GRANDBURY ROAD, AND APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE. ELEVATION = 810.00'

- 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.

- 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.

| PROJECT CONTACT LIST | |
|--|---|
| ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YEOH 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 |



| NO. | DATE | DESCRIPTION | BY |
|-----|------------|--------------------|----|
| 1 | 03/07/2022 | 1st CITY SUBMITTAL | AY |
| 2 | 04/07/2022 | 2nd CITY SUBMITTAL | AY |
| . | . | . | . |
| . | . | . | . |
| . | . | . | . |
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| . | . | . | . |
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| . | . | . | . |



DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

SITE PLAN
0.8655 AC. LOT 3, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123
ZONING CASE No. SP-22-004

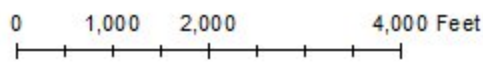
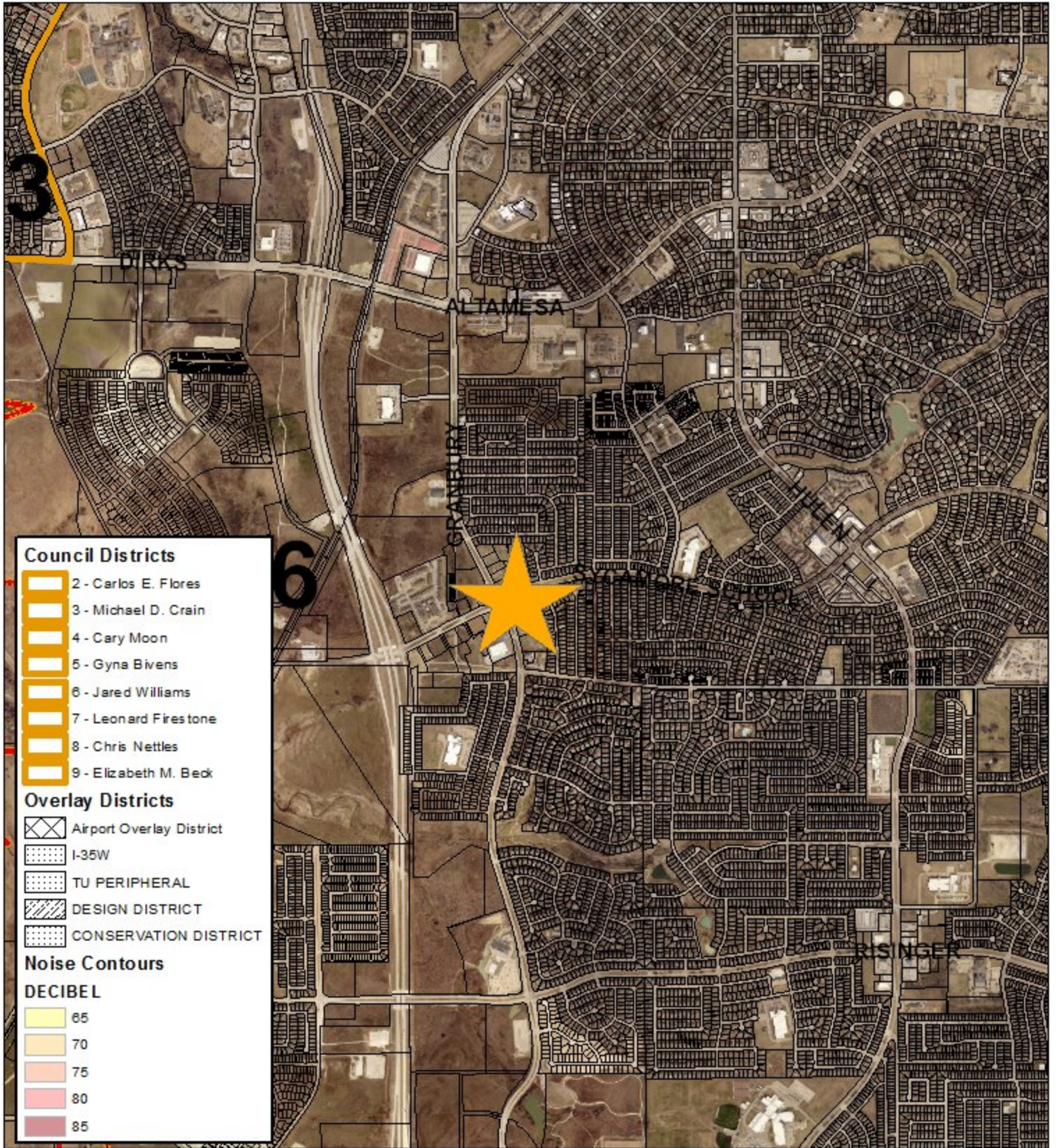
SITE PLAN RESTAURANT
5215 SYCAMORE SCHOOL
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123

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

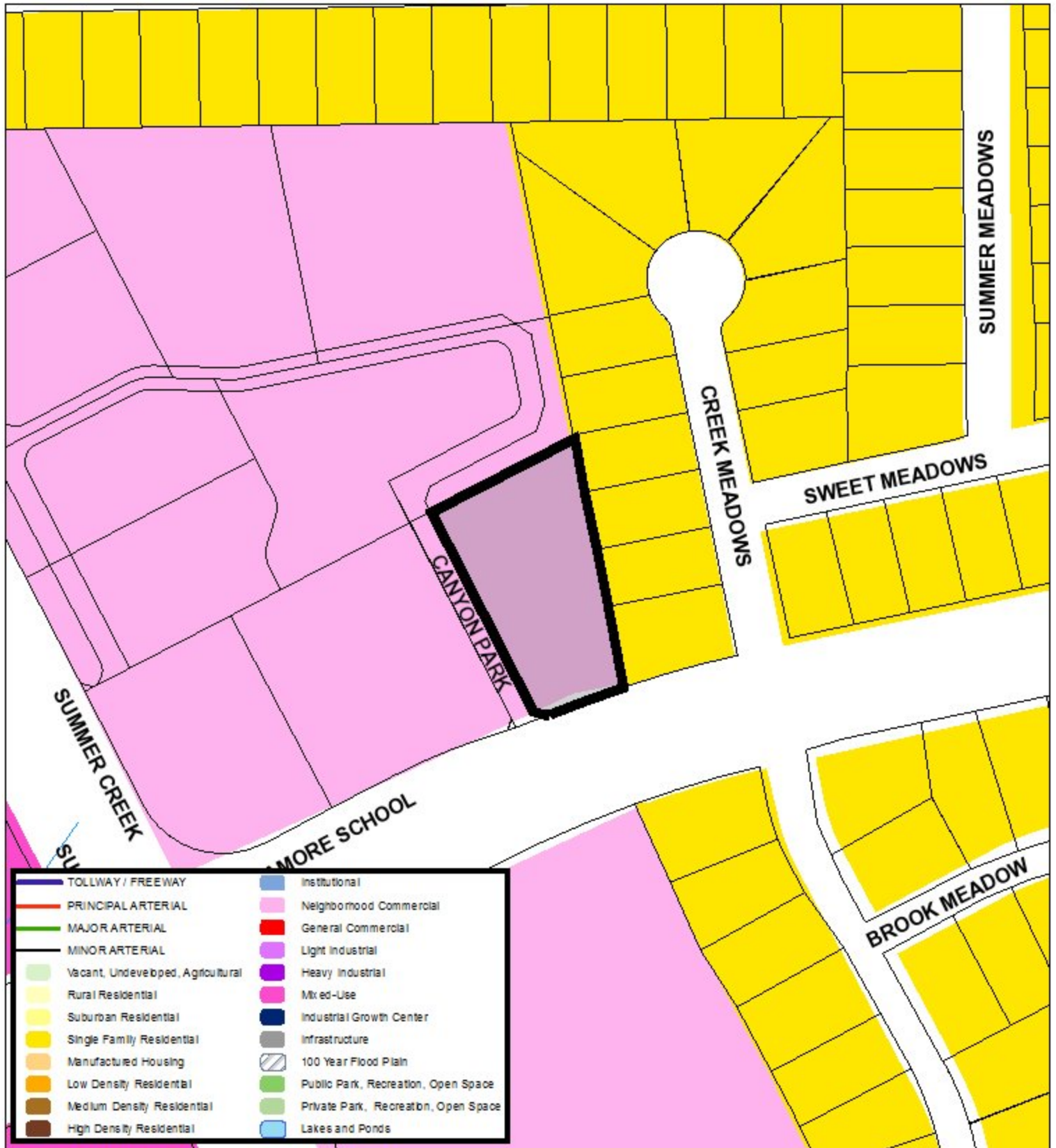
| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|------|------|----------|-----------|-------------|--------------|
| AY | DK | 04/07/22 | SCALE BAR | 021-22 | C-3.0 |

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 6, 2018.



Aerial Photo Map



0 85 170 340 Feet

