



**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
September 9, 2020

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** none submitted  
**Support:** none submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Summer Sycamore I, LTD

**Site Location:** 5300 block Sycamore School Road Acreage: 1.51

**Proposed Use:** Drive-Through Coffee Shop

**Request:** From: PD 823  
To: "E" Neighborhood Commercial

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Staff Recommendation:** **Approval**

**Background:**

The property is located on the north side of Sycamore School Road, between Chisholm Trail Parkway and Summer Creek Drive. The applicant is proposing a site plan for a drive-through restaurant. The Planned Development (PD) 823 zoning was approved in 2008 for all uses in "MU-1" Low Intensity Mixed-Use, site plan required.

The applicant indicated during a Pre-Development Conference that due to the MU zoning they would have difficulty making the site work for their proposed use and layout. There have been two site plans approved at this site with current PD zoning, however they were unable to make the site work due to the additional regulations within MU-1 zoning, such as setbacks and parking location.

When the Conditional Use Permit was adopted, it also changed the parameters on what type of site would qualify for a Planned Development (PD). In order to request a PD, there must be multiple uses added, or a minority of uses removed. Because this site does not have either other those requirements, it would no longer be appropriate to rezone to a PD.

**Site Information:**

Surrounding Zoning and Land Uses:

- North PD 823 PD/MU-1 / multifamily
- East PD 823 PD/MU-1 / gas station
- South PD 471 PD/F / undeveloped
- West "C" Medium Density Multifamily / multifamily

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on August 21, 2020.

The following organizations were notified: (emailed August 19, 2020)

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

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “E” Neighborhood Commercial. Surrounding land uses vary with multifamily uses to the north and west, commercial to the east, and undeveloped commercial land to the south.

As a result, the proposed zoning **is compatible** for this area.

**2. Comprehensive Plan Consistency - Wedgwood**

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The proposed rezoning is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).

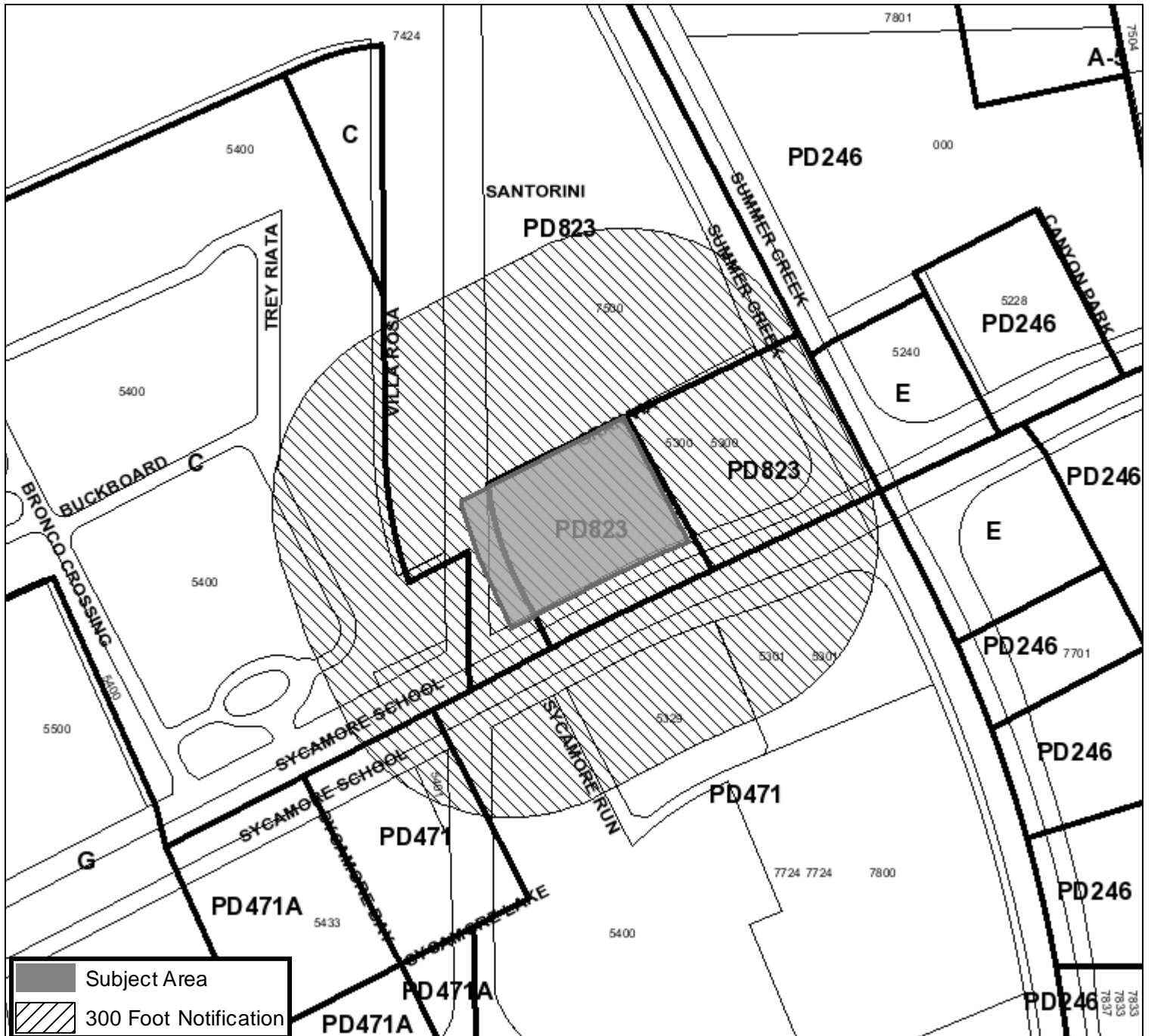
Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



**Attachments:**

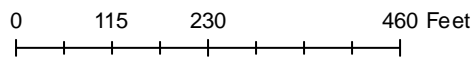
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Summer Sycamore I, LTD  
 Address: 5300 block Sycamore School Road  
 Zoning From: PD 823  
 Zoning To: E  
 Acres: 1.51368781  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 9/9/2020  
 Contact: 817-392-8043



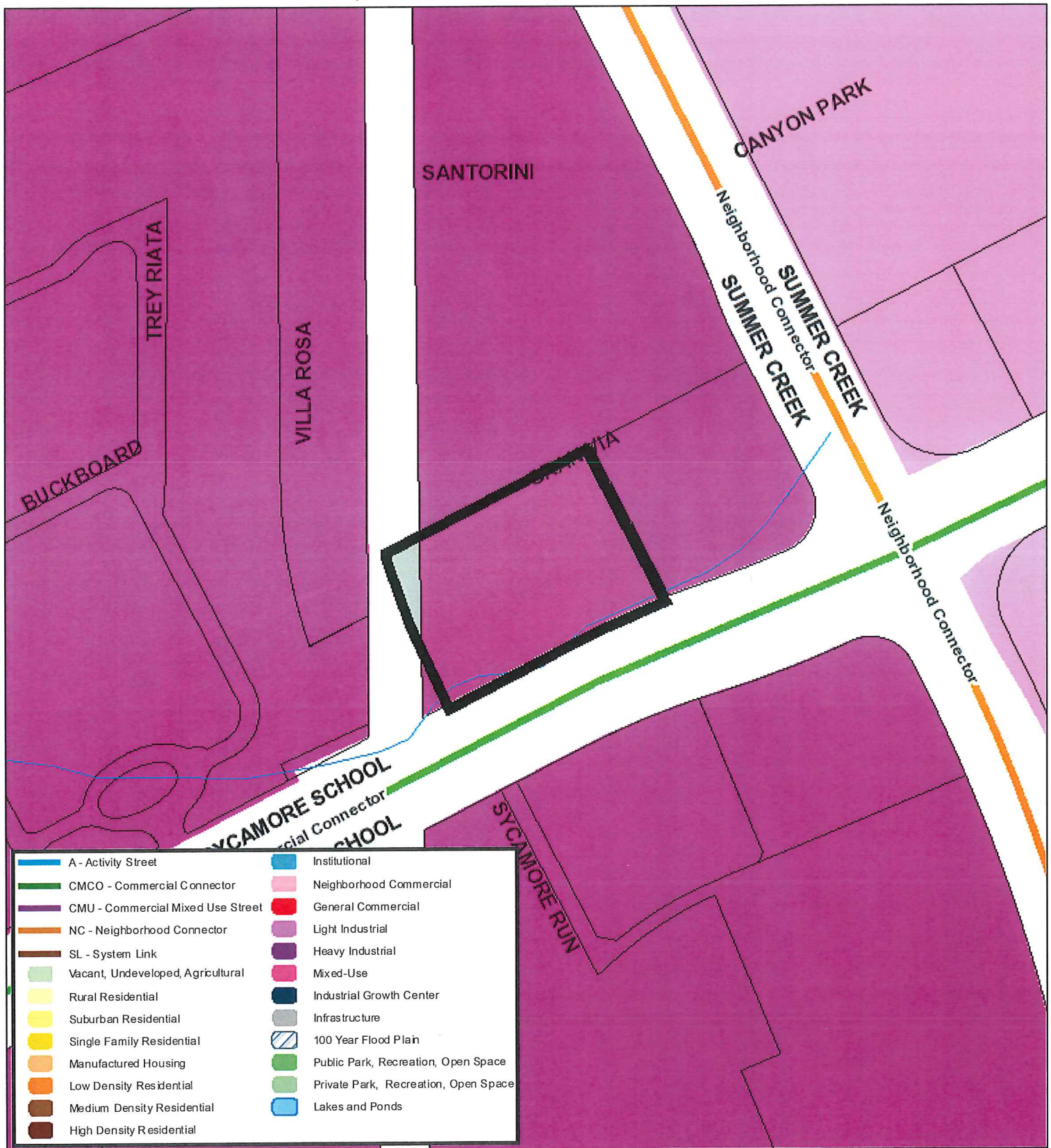
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



170 85 0 170 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section213.005) Land use designations were approved by City Council on March 3, 2020



Aerial Photo Map



0 110 220 440 Feet

