



Zoning Staff Report

Date: September 12, 2023

Case Number: SP-23-005

Council District: 6

Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: United Global Development Group / Logan McWhorter, representative

Site Location: SE of Sycamore School Rd. & Summer Creek Dr. **Acres:** 1.925 acres

Request

Proposed Use: Add required Site Plan for PD 246 for childcare facility

Request: To: Add site plan to PD 246 “PD/E” Planned Development all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan included

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The location of the site is towards the southeast of where Sycamore School Road and Summer Creek Drive intersect. The site is positioned within the boundaries of Council District 6 and covers an area of approximately 1.9 acres.

This amendment concerns the previously approved site plan SP-22-024 for an existing PD (PD-246). The applicant intends to increase the daycare building's square footage from 12,766 sq. ft. to 13,916 sq. ft. and expand the playground area from 8,200 sq. ft. to 11,024 sq. ft. No modifications are proposed for the PD. PD 246 allows development under the "E" standards.

The Site Plan submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North "PD 246" Planned Development-Neighborhood Commercial / undeveloped

East "A-5" One-Family Residential / residential

South "PD 246" Planned Development-Neighborhood Commercial / car wash

West "PD 246" Planned Development-Neighborhood Commercial / service station & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 26, 2023.

The following organizations were emailed on July 26, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

Update case reference number to SP-23-005

Fire

FWFD - (Fire Marshal David Hood, FirePlatting@fortworthtexas.gov)

Additional fire hydrants will be required. IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507.5.1

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 at the City Secretary's site for Ordinance #25388-03-2022.

Stormwater

Contact: sds@fortworthtexas.gov

FYI, Final Grading plans to support SP-23-005 must conform to SWM-2019-0105 or an updated drainage study will be required.

(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.)

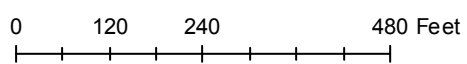


Area Zoning Map

Applicant: Sycamore School Summercreek Land LP
 Address: SE Corner of Summer Creek Dr. & Sycamore School Rd.
 Zoning From: PD
 Zoning To: Add Required Site Plan
 Acres: 1.92243946
 Mapsco: Text
 Sector/District: Wedgewood
 Commission Date: 8/9/2023
 Contact: 817-392-2594



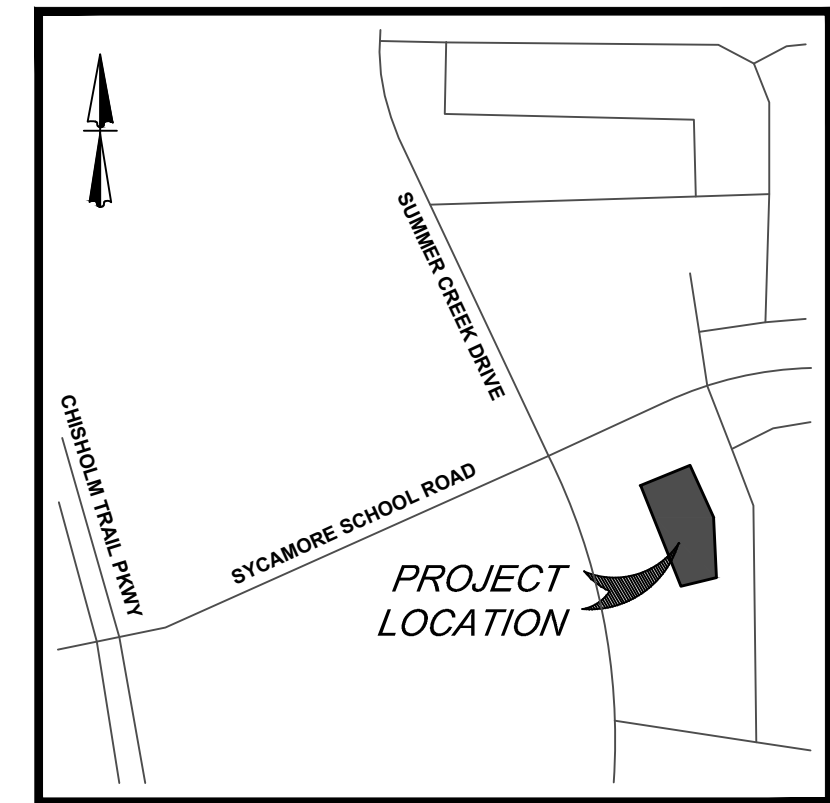
Subject Area
 300 Foot Notification



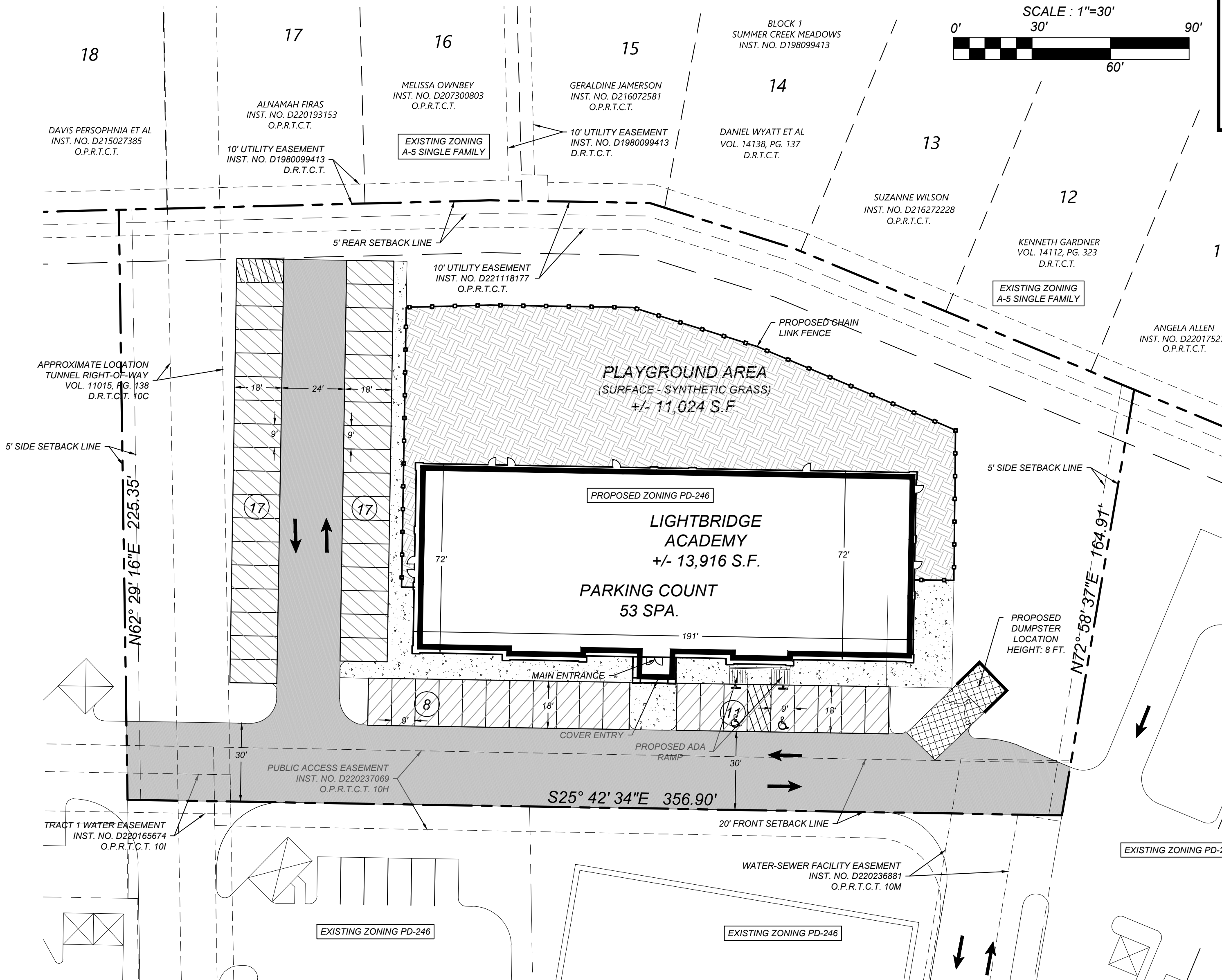
GENERAL NOTES:

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SITE DATA TABLE						
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ.FT.)	BUILDING AREA (SQ.FT.)	BLDG. HGT. (FT.)	NUMBER OF STORIES	PARKING PROVIDED
246	1.925	83,872	13,916	28'-10"	1	53 SPACES (2 ADA)



LOCATION MAP
N. T. S.



LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- DUMPSTER PAD PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PLAYGROUND AREA
- PARKING COUNT

DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

**LIGHTBRIDGE ACADEMY
FORT WORTH, TX
SP-22-024**

APPLICANT
UNITED GLOBAL DEVELOPMENT GROUP
ATTN: JOHN MARSHALL
275 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY. 10016

OWNER
SYCAMORE SCHOOL SUMMERCREEK LAND, LP
ATTN: COLTON WRIGHT
2227 VANTAGE STREET
DALLAS, TX. 75207
(214) 234-2555

ENGINEER
KFW ENGINEERS & SURVEYING
550 RESERVE STREET, SUITE 190
SOUTHLAKE, TEXAS 76092
CONTACT: LOGAN McWHORTER

CURRENT ZONING:
PD-246

LEGAL DESCRIPTION
BEING LOT 4, IN BLOCK 1 OF VISTA SUMMER CREEK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

KFW
ENGINEERS + SURVEYING
3421 Pleasanton Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 879-9444 Fax #: (210) 975-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SITE PLAN
FORT WORTH, TEXAS
LIGHTBRIDGE ACADEMY

PLAT NO. _____

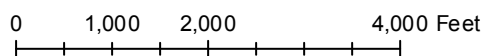
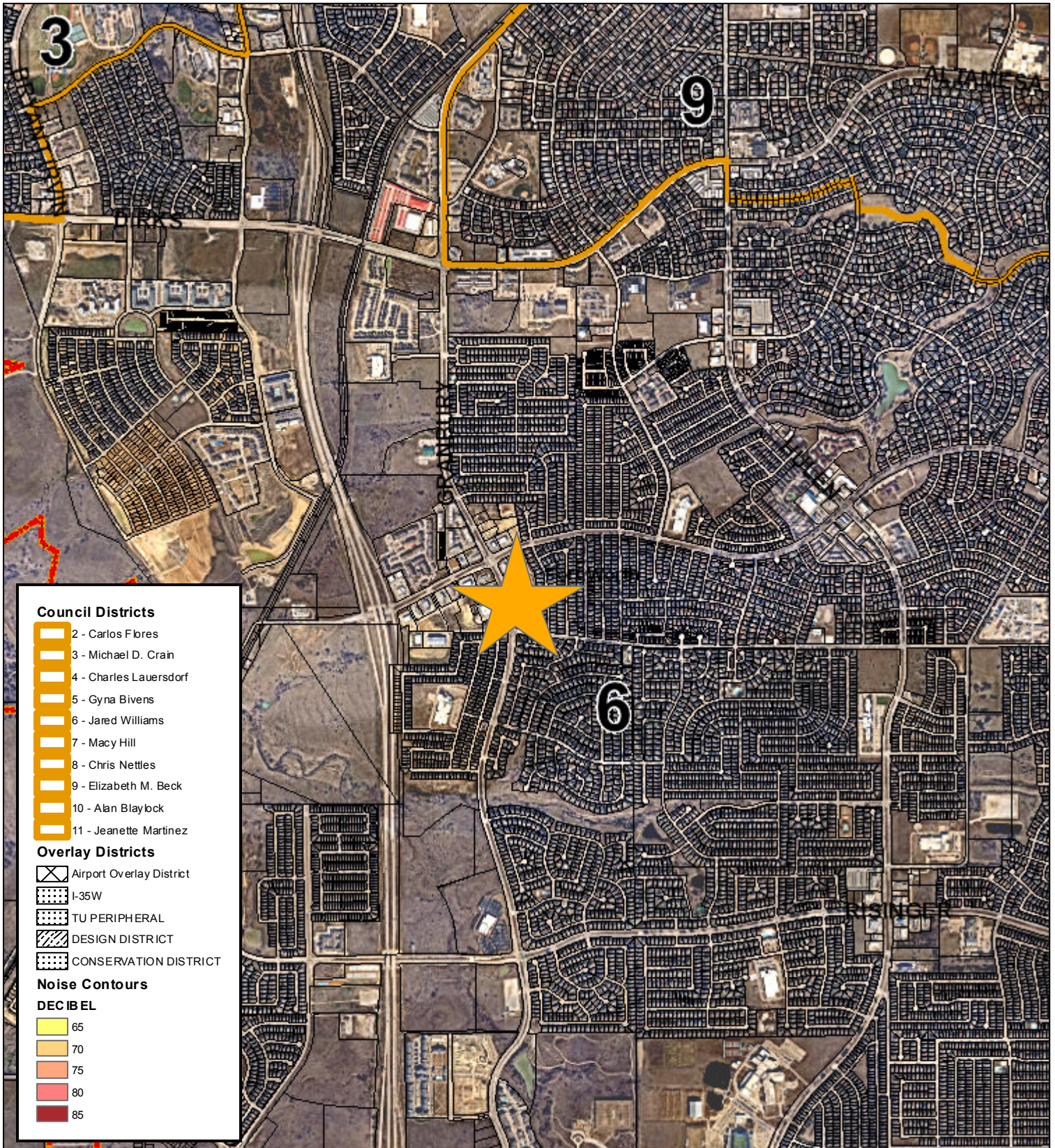
JOB NO. 1087-01-01
DATE: MAY 09, 2023
DRAWN: DB CHECKED: LM

SHEET NUMBER:

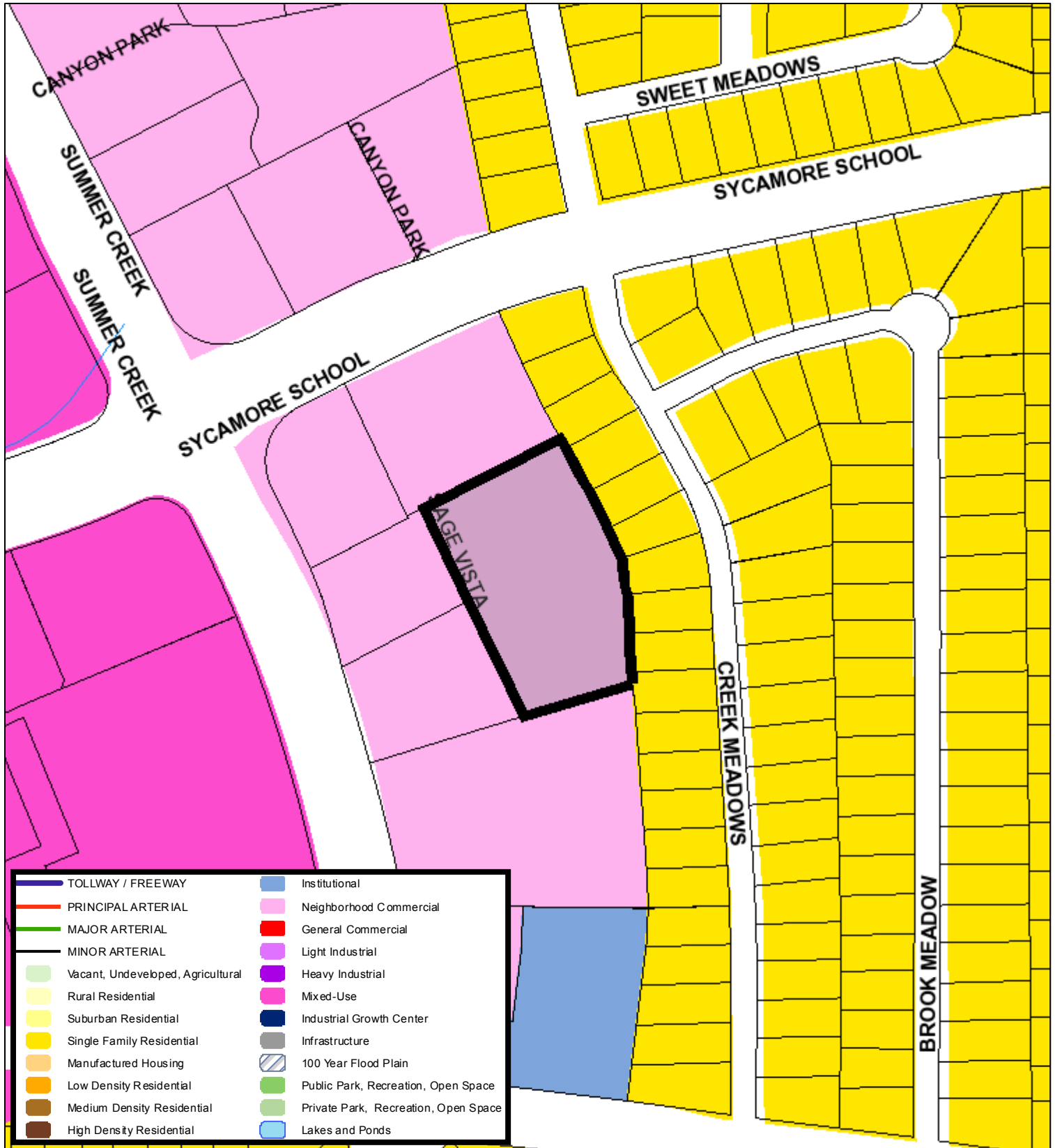
EX-1

Date: May 09, 2023, 5:10pm User ID: dboneno
File: K:\1087\01\01\Design\Exhibits\CAD\2_ZONING EX.dwg

Area Map



Future Land Use



200 100 0 200 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



0 130 260 520 Feet

