



# Zoning Staff Report

**Date:** February 14, 2023

**Case Number:** SP-22-024

**District (old/new):** 6 / 6

## Site Plan

**Case Manager:** [Brett Mangum](#)

**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.

## Recommendation

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

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

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## Project Description and Background

The site is located southeast of the intersection of Sycamore School Road and Summer Creek Drive. The site lies within Council District 6, and encompasses approximately 1.9 acres. See excerpt from applicant’s submittal packet: *This is a required Site Plan for an existing PD (PD-246). The proposed use is daycare. No changes to the PD are proposed.*

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 December 30, 2022.

The following organizations were emailed on December 30, 2022:

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

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#### **Zoning & Land Use** (grayed out since they have been addressed)

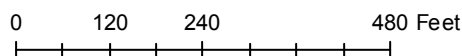
- Add case reference SP-22-024.
- Note 2 Urban Forestry should reference Section 6.302 not 6.320.
- Provide additional space for Director’s signature & date.
- Remove “Preliminary” from title on right and just call out as “Site Plan”.

### Area Zoning Map

Applicant: Sycamore School Summercreek LP  
 Address: Sage Vista Drive  
 Zoning From: PD246  
 Zoning To: Add Site Plan for Daycare  
 Acres: 1.92243946  
 Mapsco: 102M  
 Sector/District: Wedgewood  
 Commission Date: 1/11/2023  
 Contact: null

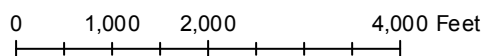
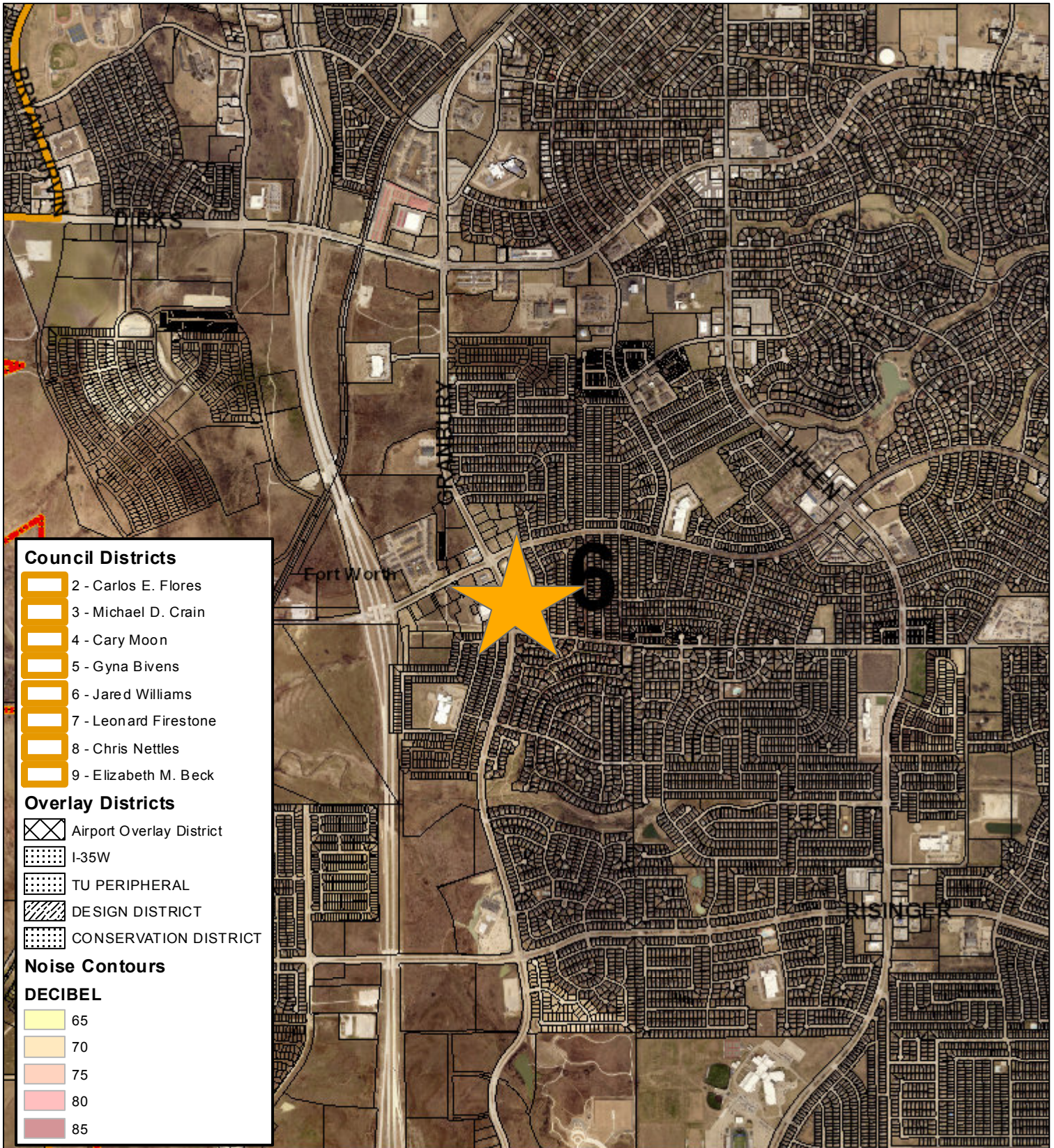


	Subject Area
	300 Foot Notification



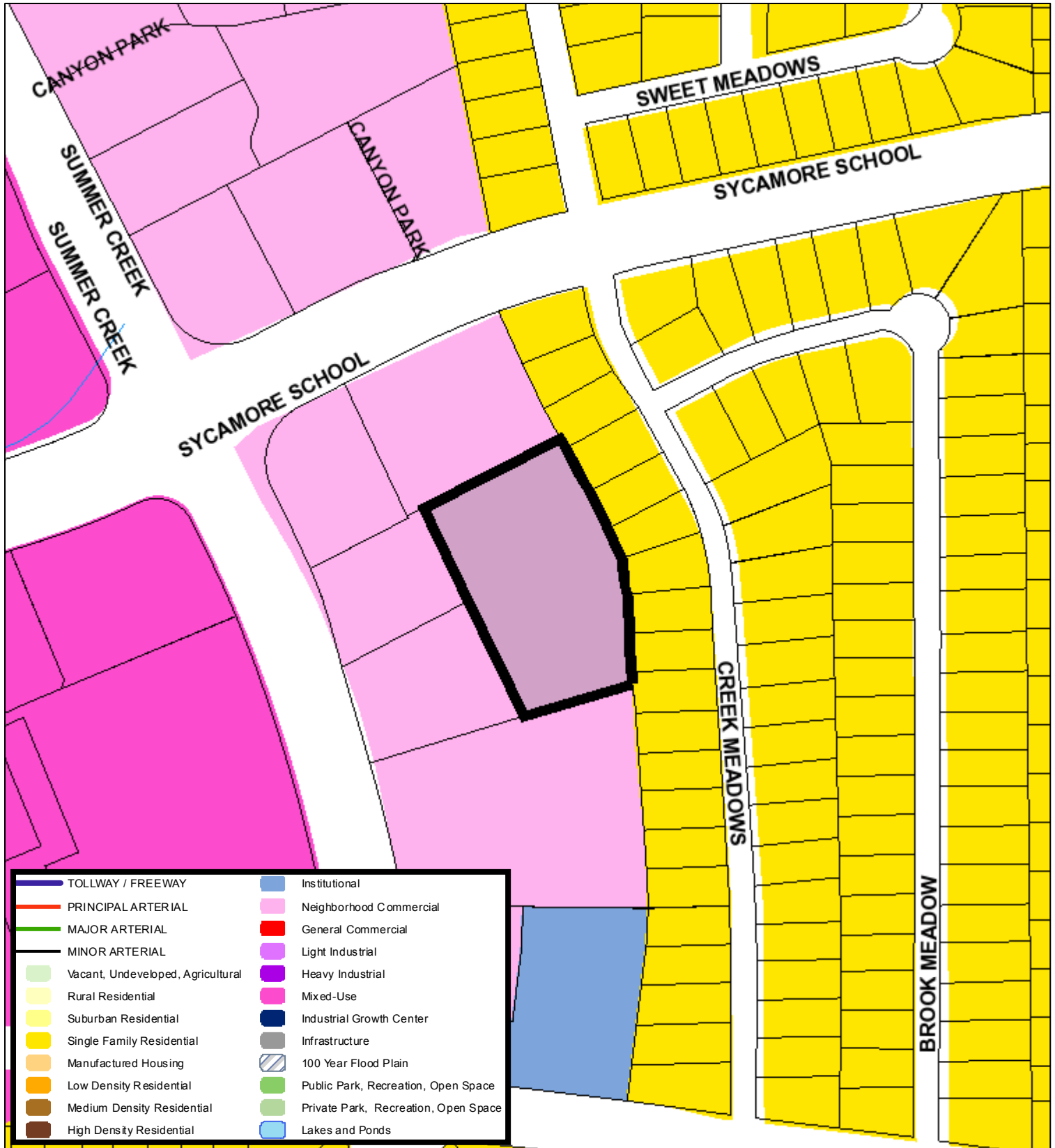


## Area Map





### 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

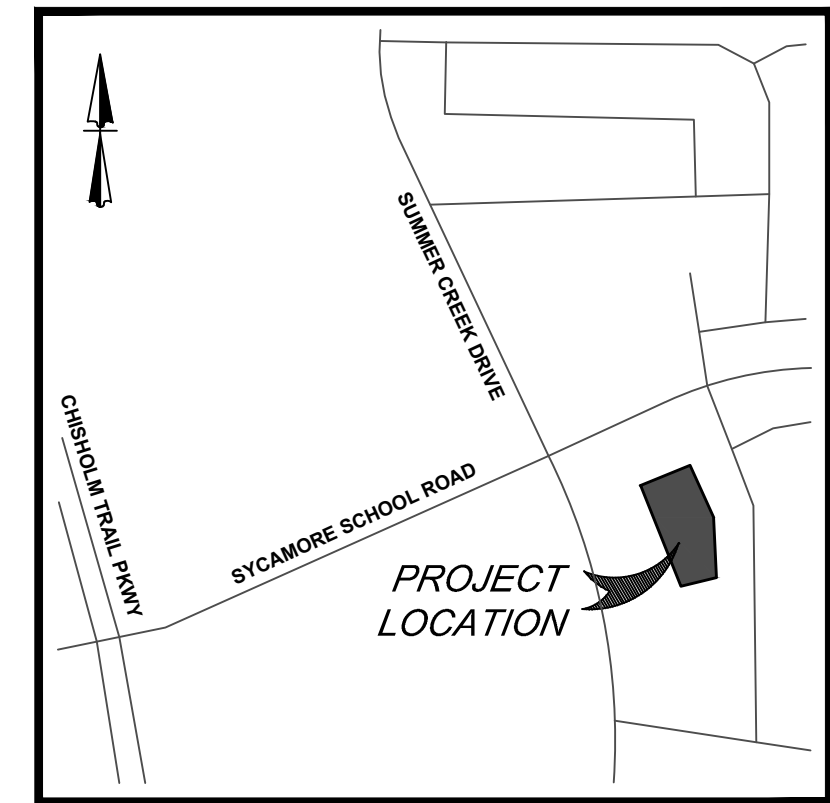




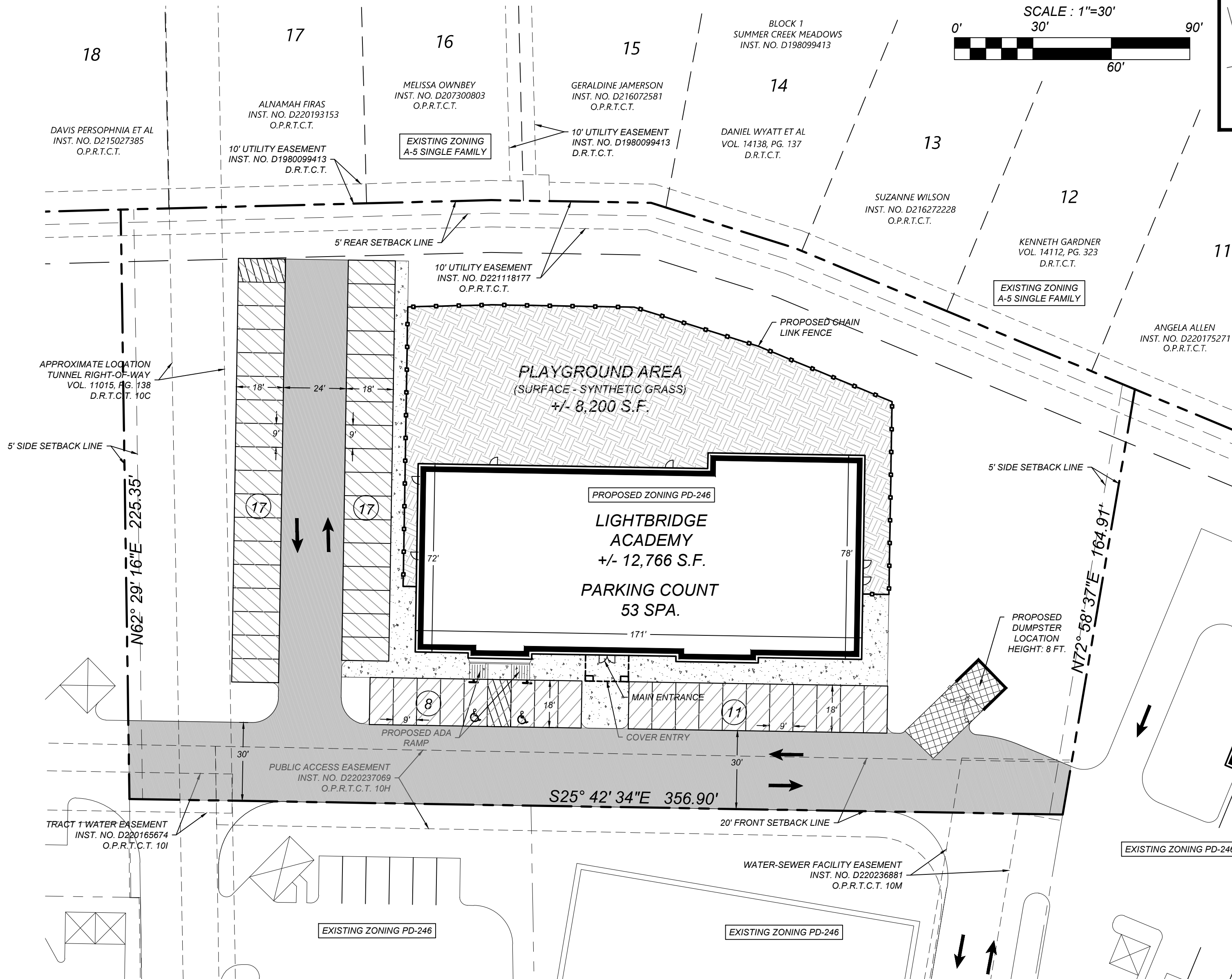
**GENERAL NOTES:**

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	12,766	28'-10"	1	53 SPACES (2 ADA)



LOCATION MAP  
N. T. S.



**LEGEND**

- LIGHT DUTY PAVEMENT [diagonal hatching]
- HEAVY DUTY PAVEMENT [solid grey]
- DUMPSTER PAD PAVEMENT [cross-hatching]
- PROPOSED CONCRETE SIDEWALK [stippled pattern]
- PLAYGROUND AREA [wavy hatching]
- PARKING COUNT (3)

DIRECTOR OF DEVELOPMENT SERVICES  
\_\_\_\_\_  
DATE \_\_\_\_\_

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

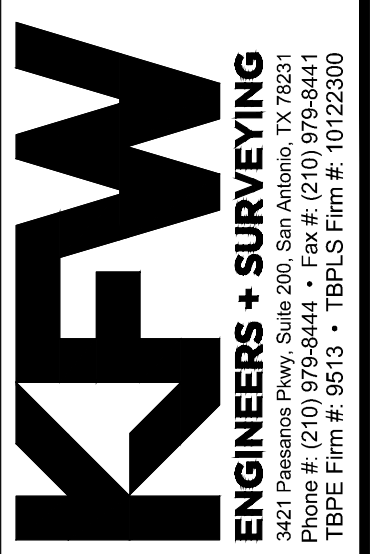
APPLICANT  
UNITED GLOBAL DEVELOPMENT GROUP  
ATTN: JOHN MARSHALL  
275 MADISON AVENUE, 13TH FLOOR  
NEW YORK, NY. 10016

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



SITE PLAN  
FORT WORTH, TEXAS  
LIGHTBRIDGE ACADEMY

PLAT NO. \_\_\_\_\_  
JOB NO. \_\_\_\_\_  
DATE: DECEMBER 29, 2022  
DRAWN: AB CHECKED: CA  
SHEET NUMBER:

**EX-1**

Date: Dec 29, 2022, 1:59pm User ID: mcwhorter  
File: c:\Marketing\UGDC\Lightbridge Academy, Ft. Worth, TX\ZONING EX.dwg