



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Summer Creek Station LLC

Site Location: 5369 Sycamore School Road Acreage: 1.093

Proposed Use: Required site plan for PD 471

Staff Recommendation: Approval

Background:

The property is located on the south 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 PD 471 zoning was approved in 2002 for all uses in "F" General Commercial District, and excluding: Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor}, Gambling Facilities, and Pawn Shops; site plan required.

The site plan meets all applicable zoning ordinance regulations.

Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East PD 471 / undeveloped
- South PD 471A / undeveloped
- West PD 471 / commercial

Zoning History: ZC-02-299 from C, F, and G to PD 471; effective 1/28/03; subject site and surrounding

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.

The following organizations were notified: (emailed October 22, 2019)

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

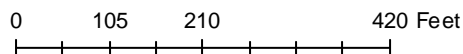
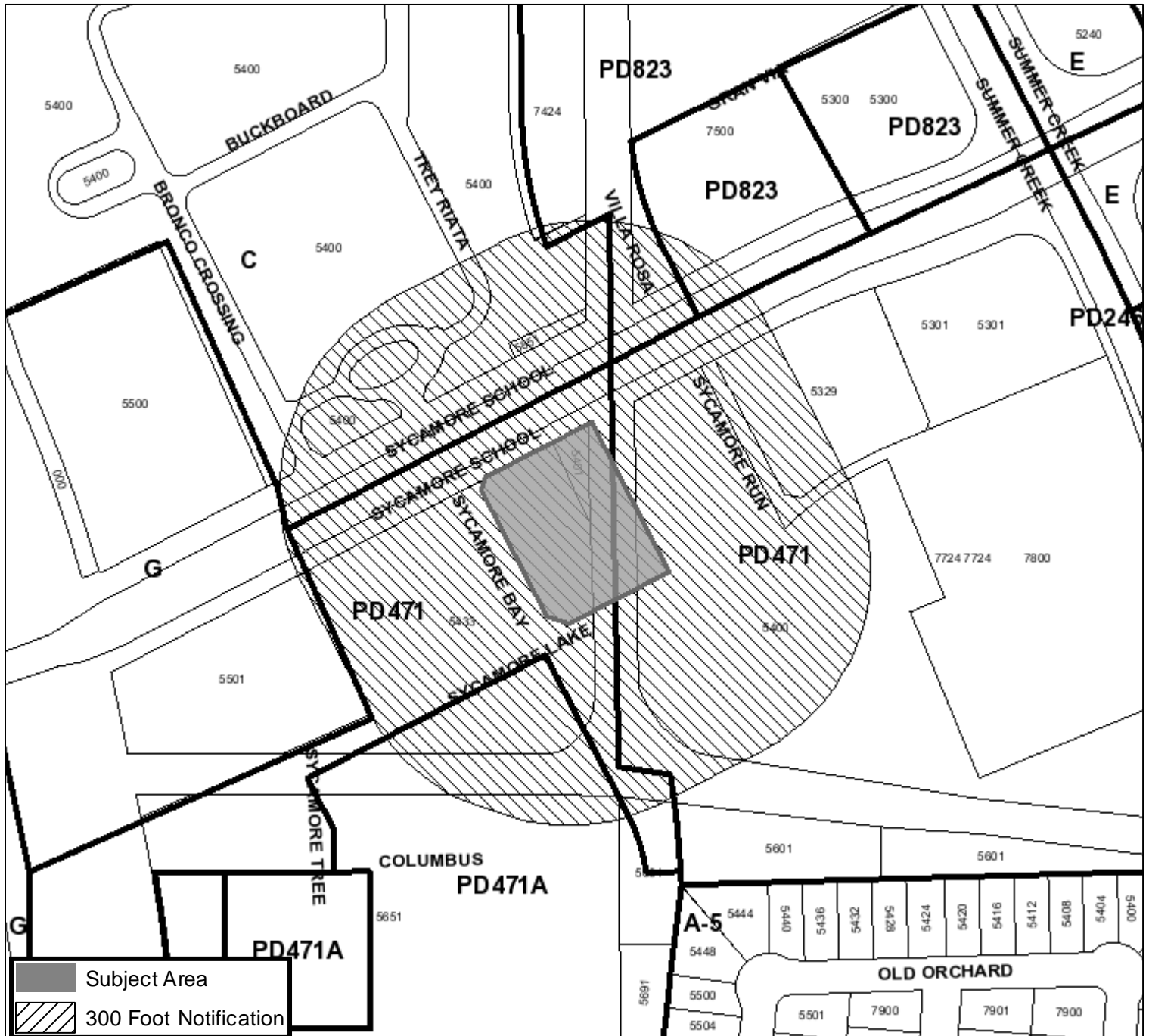
**Closest registered Neighborhood Association*

Attachments:

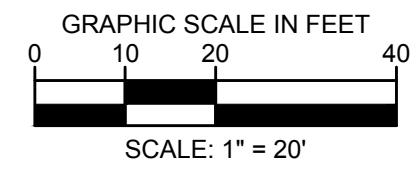
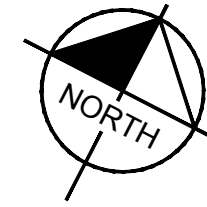
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Summer Creek Station LLC
 Address: 5369 Sycamore School Road
 Zoning From: PD 471 for certain F uses
 Zoning To: Site Plan for restaurant with drive-through
 Acres: 1.09338311
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 11/13/2019
 Contact: 817-392-8043



SYCAMORE SCHOOL ROAD
(A 130-FOOT WIDE RIGHT-OF-WAY)



LEGEND

	SITE BOUNDARY
	TRAFFIC FLOW DIRECTION
	PROP. LIGHT POLE (REF. LIGHTING PLANS)

SITE PLAN NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL PROVIDED SITE LIGHTING WITH CONFORM TO LIGHTING CODE.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. PROJECT WILL COMPLY WITH SECTION 6.301 (LANDSCAPING).
5. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE DATA	
ZONING	PD 471
PROPOSED USE	RESTAURANT W/ DRIVE THRU
DRIVE-THRU QUEUE REQUIRED	10 CARS
DRIVE-THRU QUEUE PROVIDED	11 CARS
LEGAL DESCRIPTION	LOT 6R1, BLOCK 13 SUMMER CREEK STATION
REQUIRED PARKING (ADA) (1 SPACE/ 100 SF)	31 (2)
PROVIDED PARKING (ADA)	40 (2)
BUILDING HEIGHT	24.0' - 1 STORY
LANDSCAPE AREA	26.2%

VICINITY MAP



ARCHITECT
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OWNER
AMPLER DEVELOPMENT, LLC
2601 NORTHWEST EXPRESSWAY
OKLAHOMA CITY, OK 73112
CONTACT: NICK BOYLE
PHONE: 512-468-7088

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

BURGER KING
SUMMER CREEK STATION
SP-19-016

REVISIONS:

BURGER KING
Summer Creek Station
Fort Worth, Tx. 76123



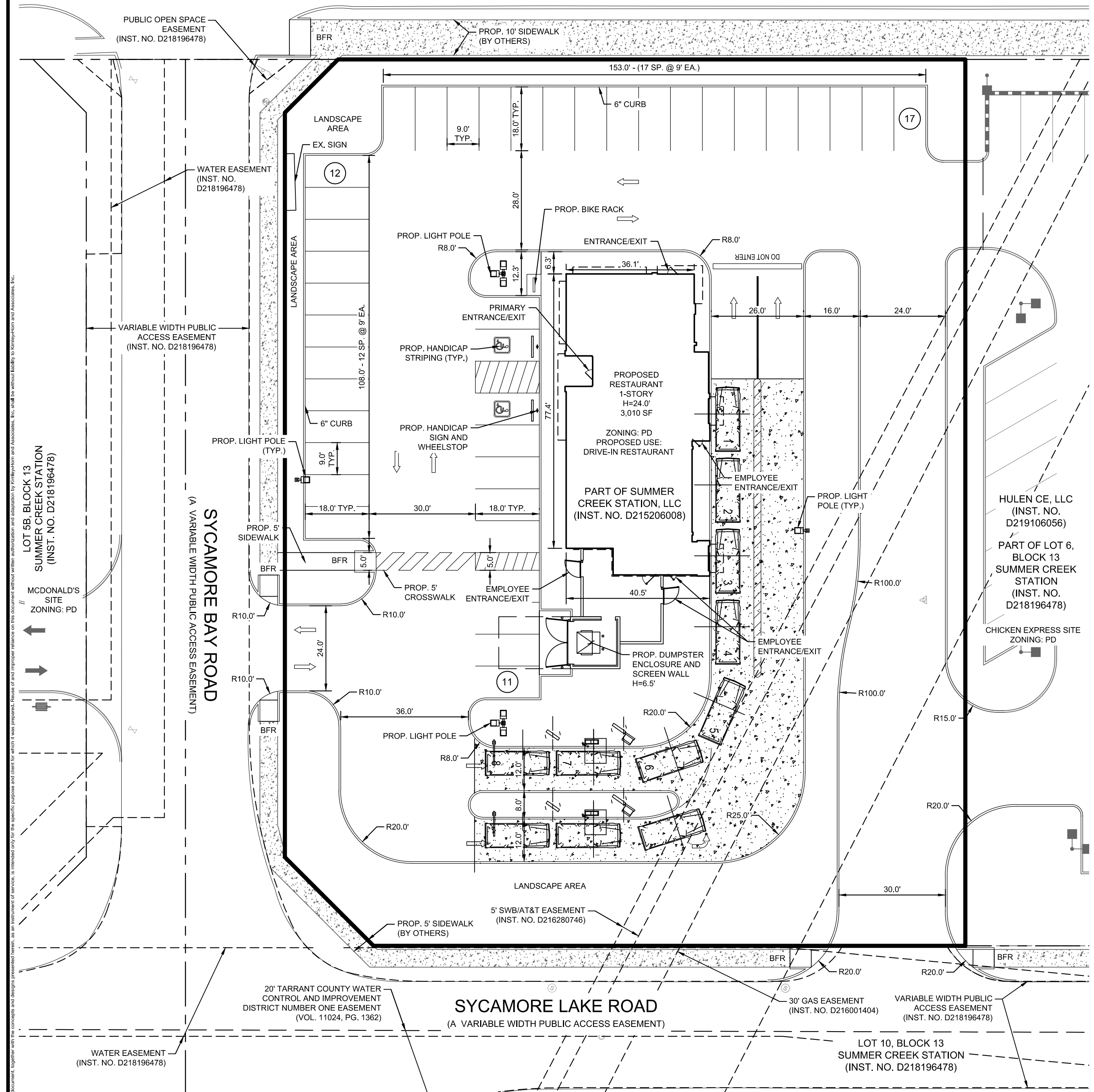
Kimley & Horn
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FORT WORTH, TX 76102
WWW.KIMLEY-HORN.COM TX F-828

FOR REVIEW ONLY
Prepared for Concept Plan submittal
Not for construction purposes or permits.
Kimley & Horn
JOHN D. AINSWORTH
P.E. No. 123258 Date: OCT. 2019

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX 78216

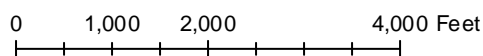
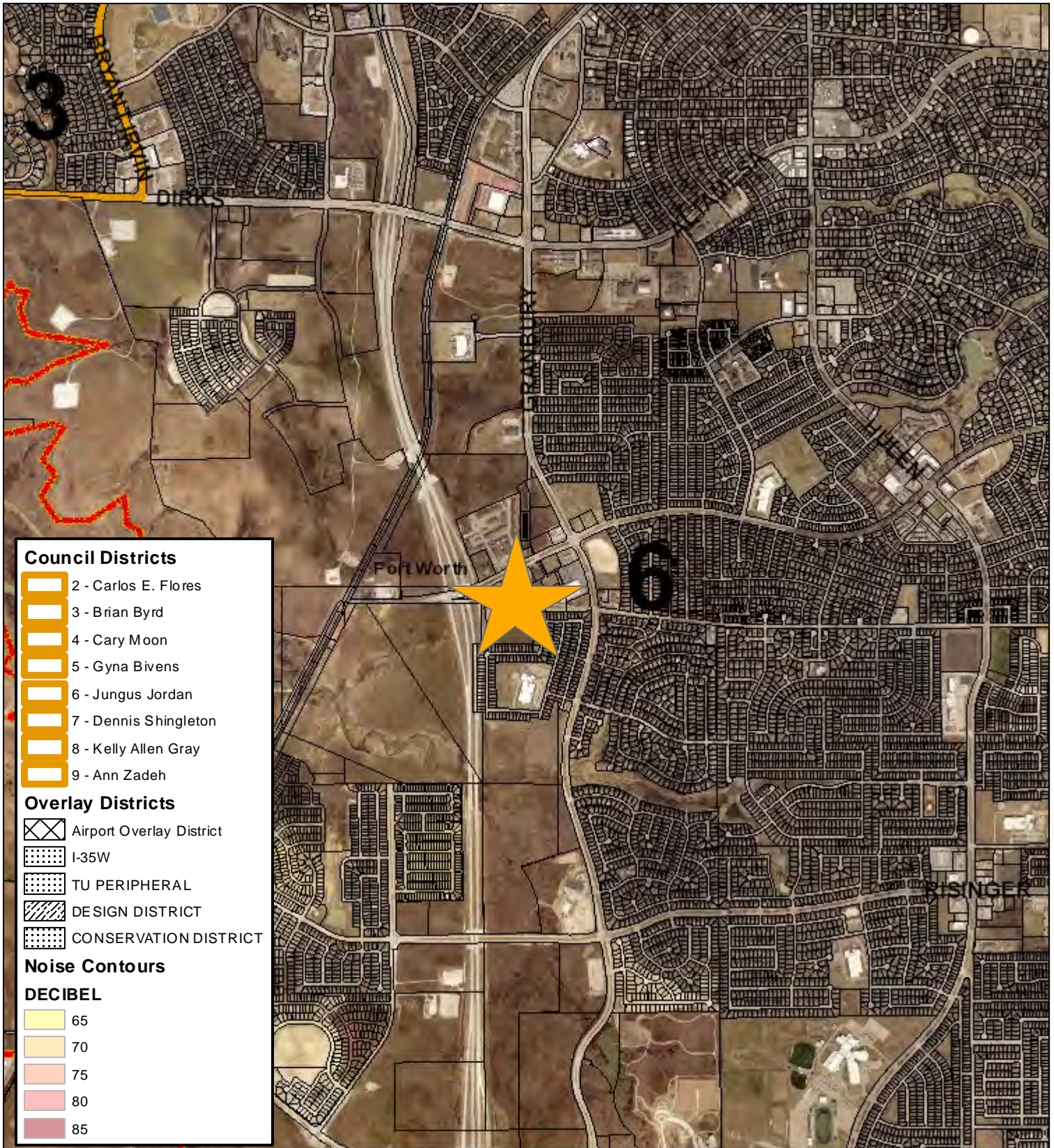
DATE: OCTOBER 30, 2019
JOB NO: 061304304
DRAWN BY: MCS
SHEET NUMBER:

OF

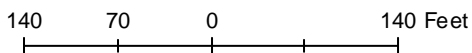
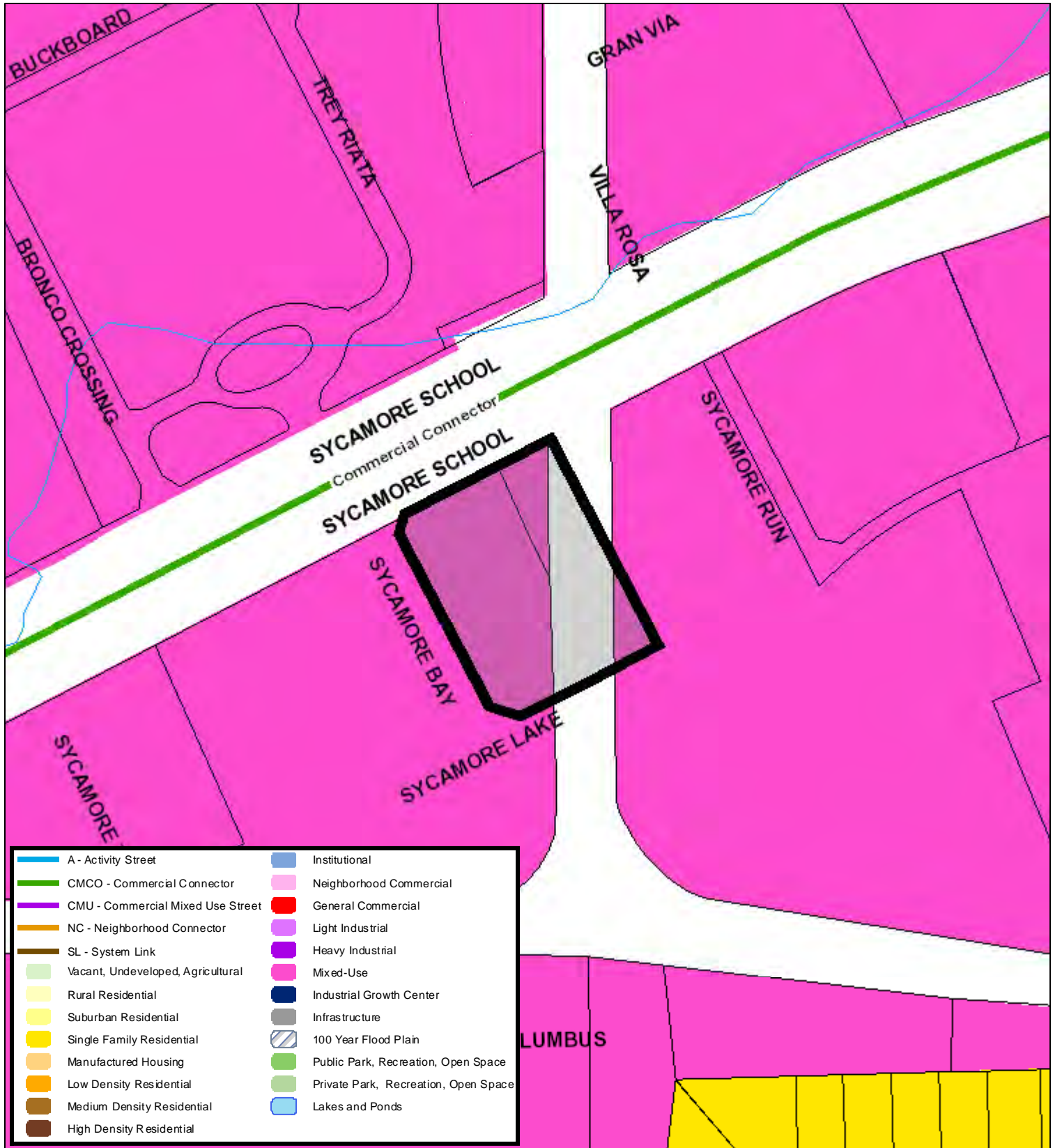


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Area Map



Future Land Use



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 90 180 360 Feet

