



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
June 16, 2015

**Council District** 6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> Petition submitted <b>Support:</b> letters submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

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

**Site Location:** 7500 Summer Creek Drive Mapsco: 102M

**Proposed Use:** Site plan for PD-823 for convenience store with gasoline sales

**Companion Cases:** ZC-08-122/PD-823/SP-15-001

**Background:**

The applicant is providing a site plan as required by PD-823 for the tract zoned "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use; site plan required. The site is west of Summer Creek and north of Sycamore School Road, within the Summer Creek Mixed-Use Growth Center.

The applicant is proposing a 3,150 sq. ft. 7-11 convenience store with six fueling islands. The site is adjacent to the proposed multifamily, some commercial and townhomes to the north associated with SP-15-001 to be heard by the City Council on June 16, 2015.

As it is zoned MU-1, the layout of the property is intended to have a pedestrian orientation to the driveway to the north, adjacent to the proposed multifamily uses, with the fueling island and the more "suburban" form facing the primary streets. The developer has met with Councilmember Jordan concerning their proposed layout.

**Site Information:**

Owner: Summer Sycamore I, LTD  
 5910 N. Central Expressway  
 Suite 1250  
 Dallas, TX 75206

Agent: The Dimension Group/Tom Martin

Acreage: 1.21 acres

Comprehensive Plan Sector: Wedgwood

**Surrounding Zoning and Land Uses:**

North "PD-823" Planned Development / vacant, proposed multifamily, townhomes and commercial

East "E" Neighborhood Commercial / vacant

South "PD-471" Planned Development / proposed Wal-Mart  
 West "PD-823" Planned Development / vacant

**Site Plan Comments:**

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

**Items noted above shall be reflected on the site plan or waivers are required.**

**Transportation/Public Works (TPW) site plan comments:** No comments at this time.

**Platting site plan comments:** No comments at this time.

**Comments made by Platting, TPW and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.**

**Design Review Comments**

An interpretation has been made that the northern road could be used as the applicant's primary frontage due to the sewer easement constraint on the south end of the site. Summer Creek Drive will function as their secondary frontage. The applicant has met with the Design Review team on several occasions and has been open and willing to modify the site plan in order to meet all MU-1 requirements without the need for seeking waivers. The site plan provided, as well as the elevations, meet all PD/MU1 frontage, setback, façade design standards and screening requirements.

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-122; Planned Development for "MU-1" Low Intensity Mixed-Uses; site plan required; approved by City Council 09/10/08. SP-14-010 application was pulled prior to the public notification process. SP-15-001 site plan for commercial, multifamily and townhome uses, recommended for approval by the Zoning Commission; action by City Council is expected on May 5, 2015.

Platting History: FP-15-036 Summer Creek Station; PP-12-003 Summer Creek Station approved by City Plan Commission 5/23/12, subject area.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summer Creek Dr	Major Arterial	Major Arterial	No
Sycamore School Rd	Major Arterial	Principal Arterial	No

**Public Notification:**

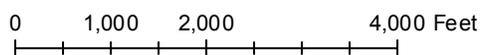
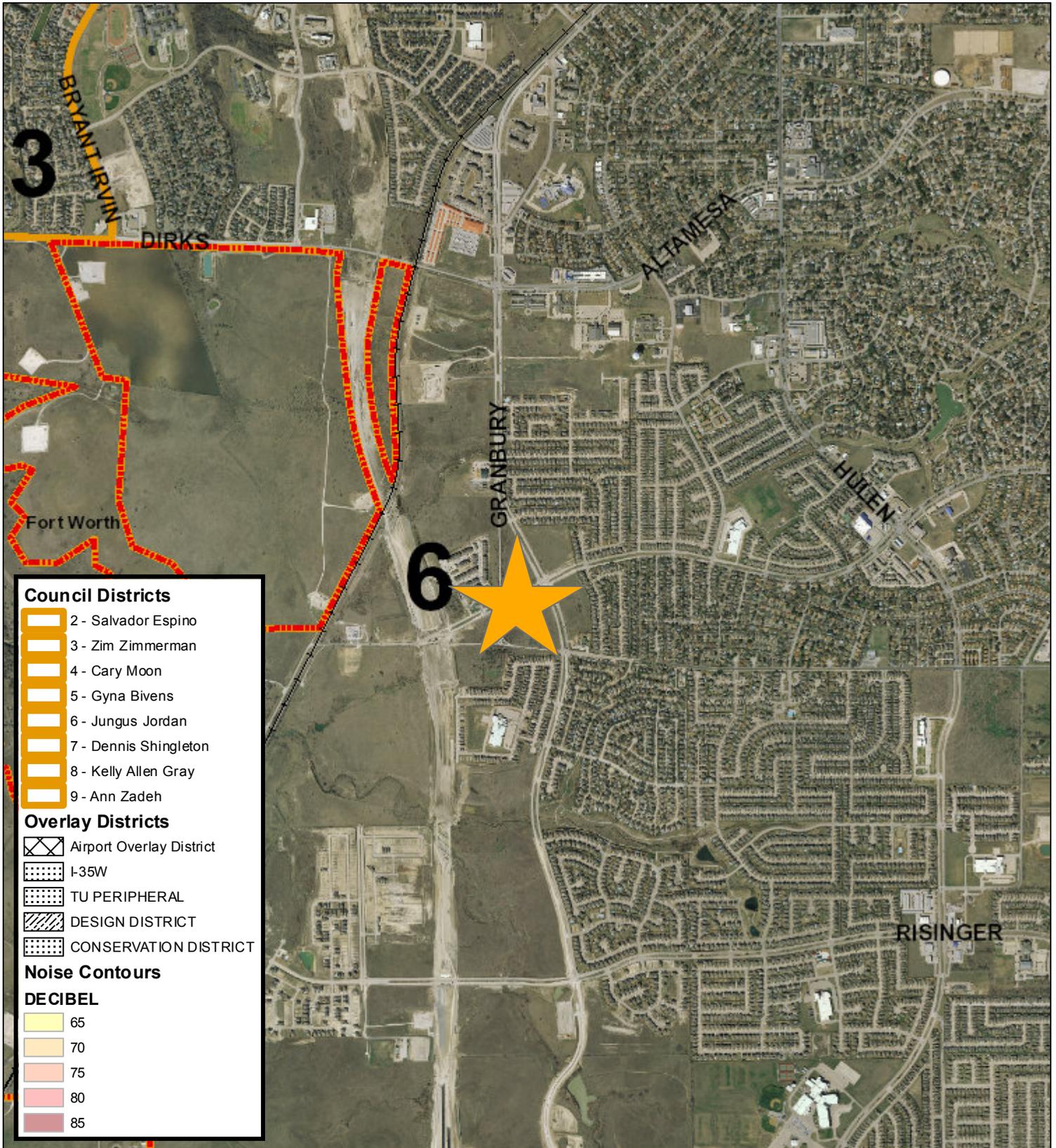
The following Neighborhood Associations were notified:

Organizations Notified	
Summer Creek Meadows	Fort Worth ISD
District 6 Alliance	Crowley ISD
Trinity Habitat for Humanity	Streams & Valleys, Inc

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Plat
- Minutes from the Zoning Commission meeting

## Area Map

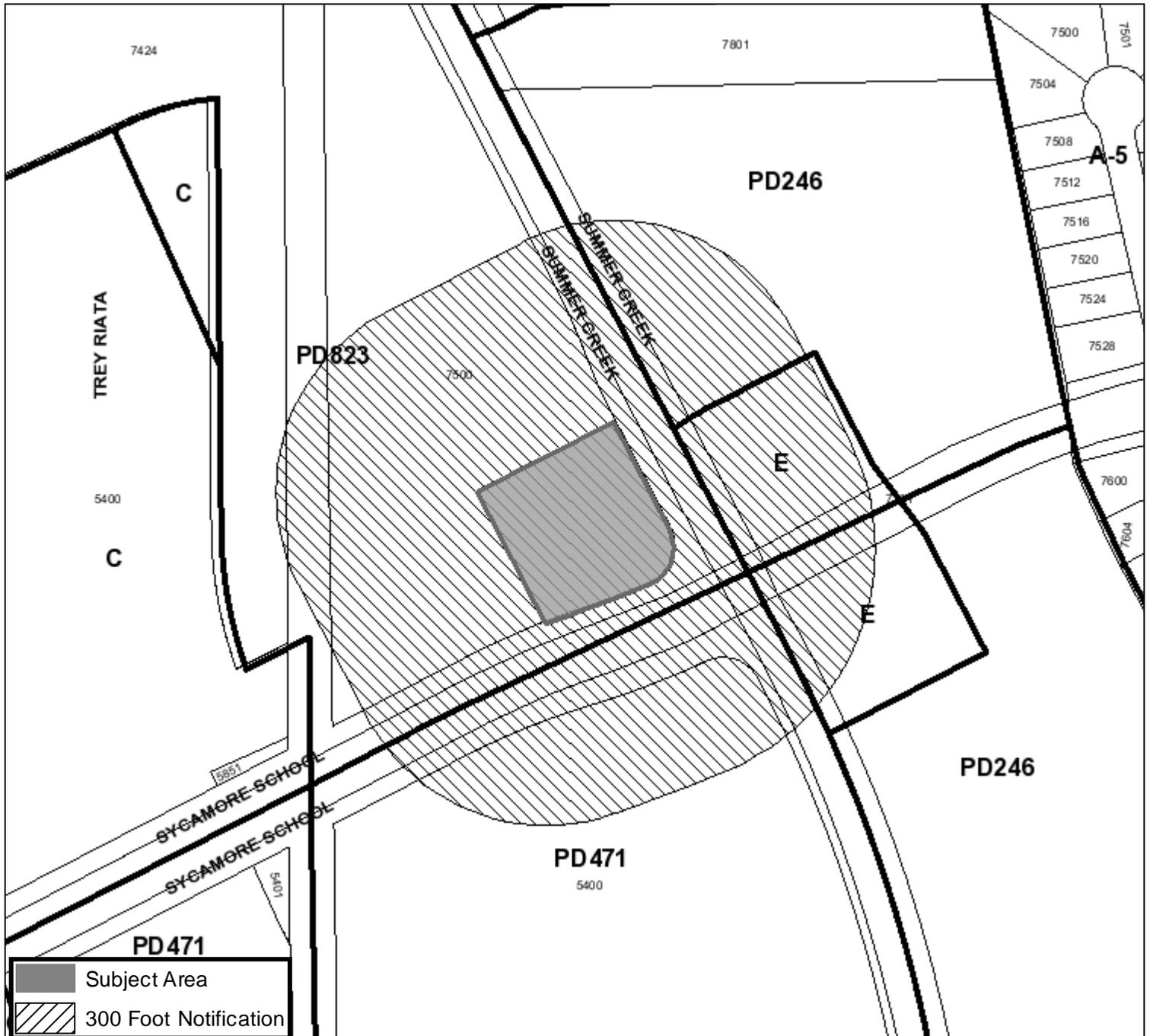




SP-15-003

# Area Zoning Map

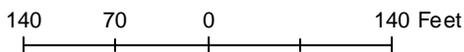
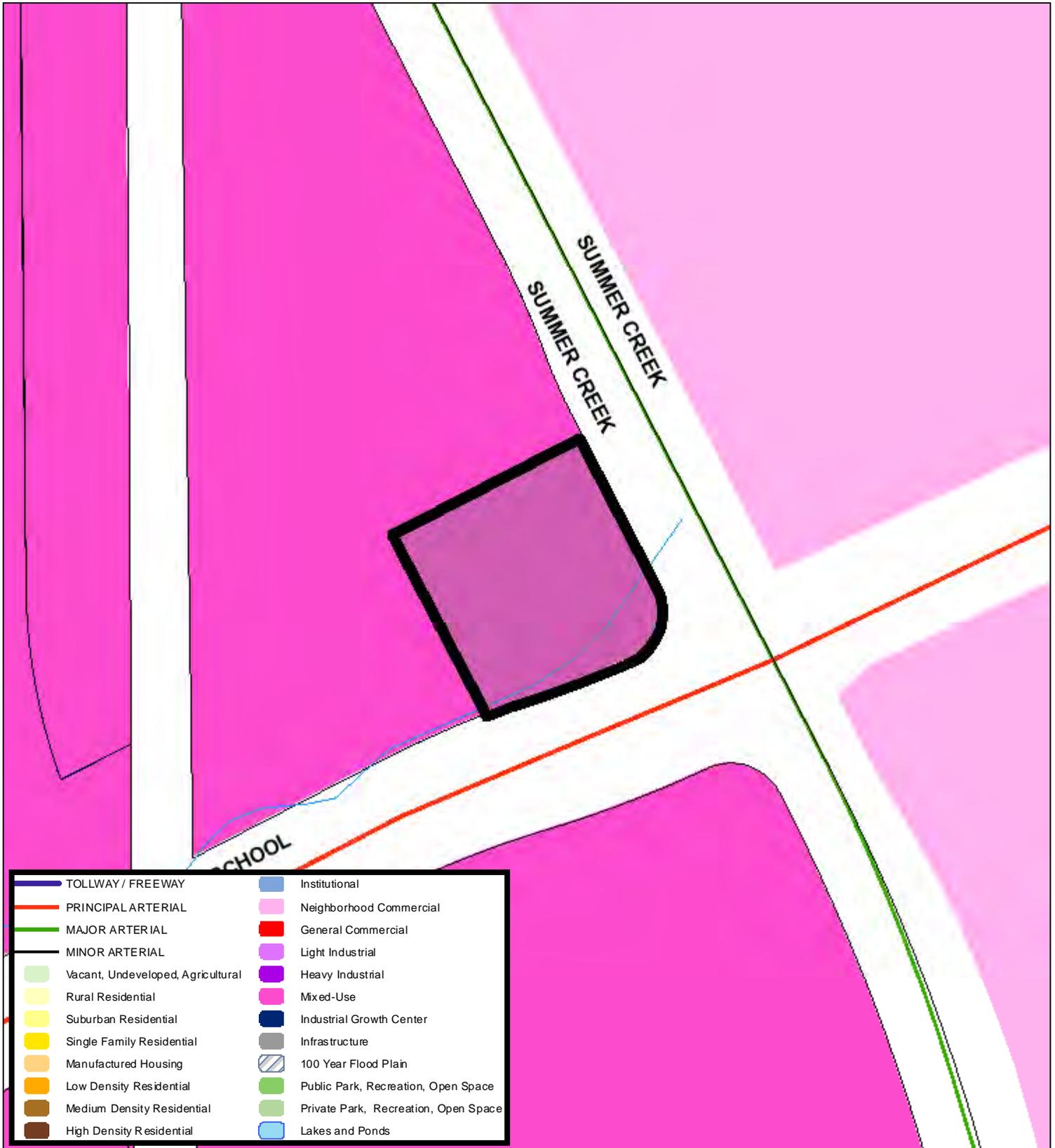
Applicant: Summer Sycamore I, Ltd.  
 Address: 7500 Summer Creek Drive  
 Zoning From: PD 823 PD/MU-1  
 Zoning To: Site plan for PD 823 for commercial  
 Acres: 1.21075139  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 5/13/2015  
 Contact: 817-392-2495



0 105 210 420 Feet



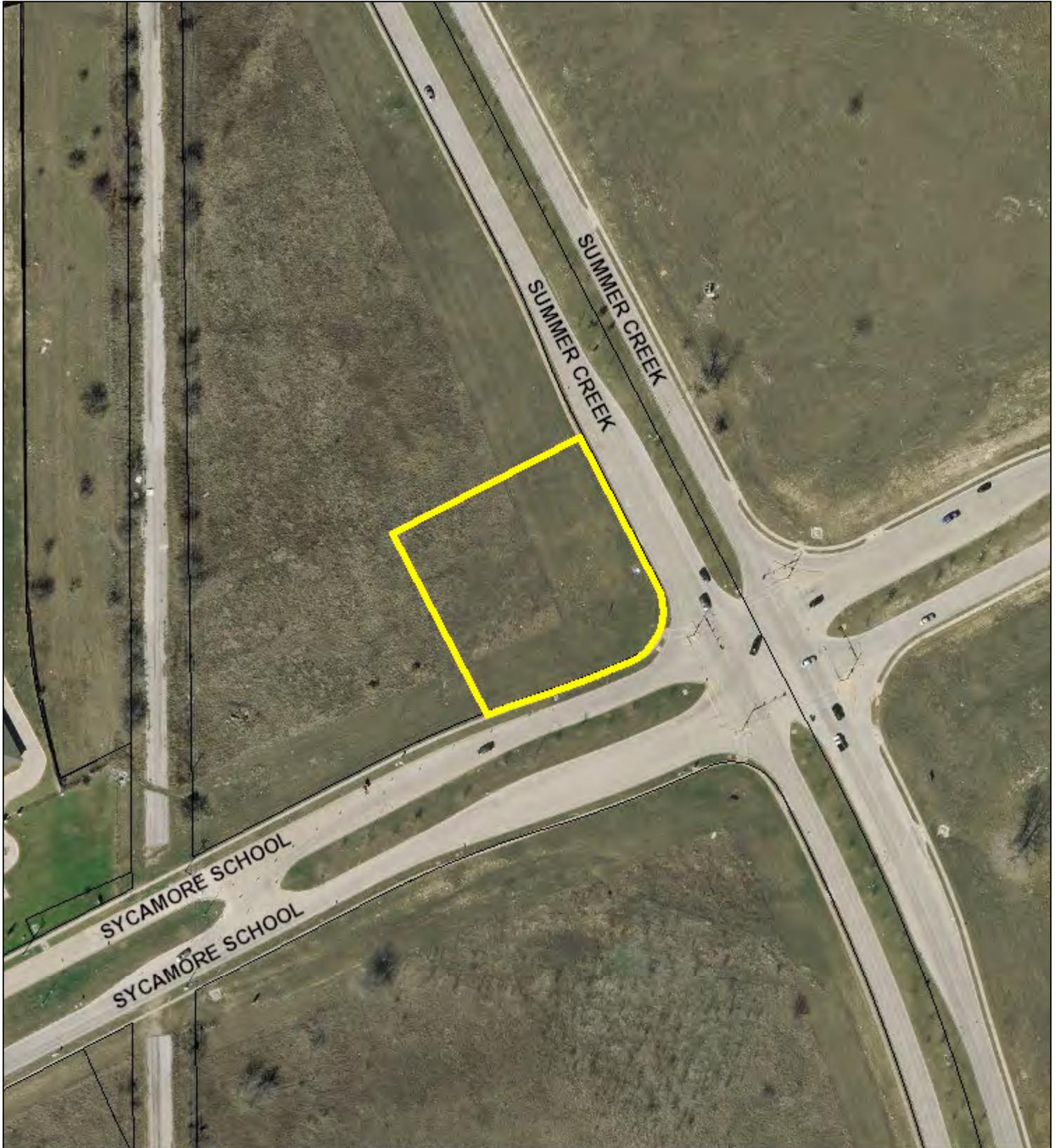
### Future Land Use



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 17, 2015.



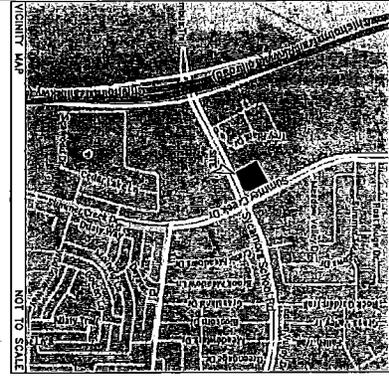
**Aerial Photo Map**



0 90 180 360 Feet



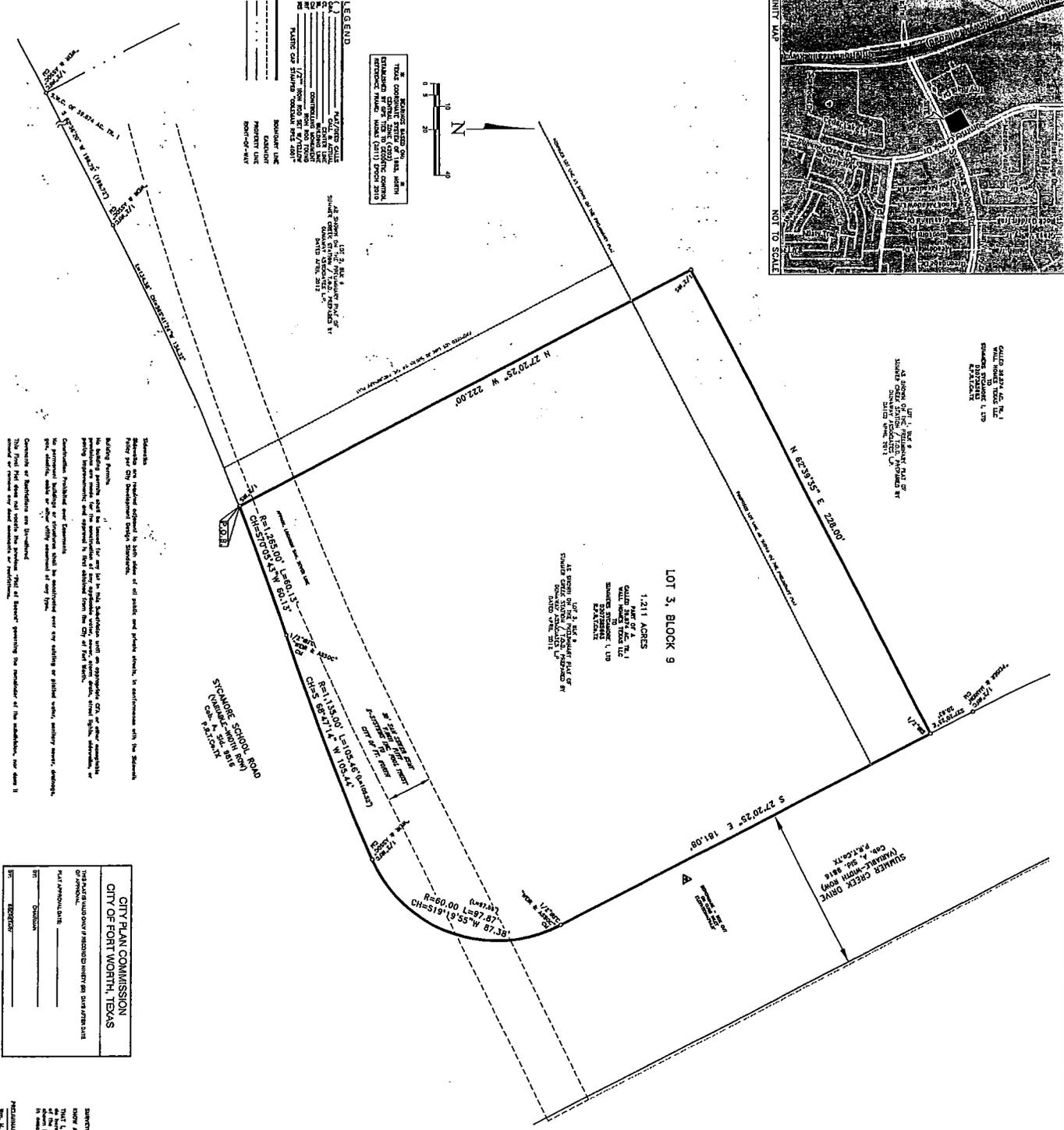
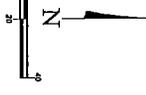
FP-15-036



**LEGEND**

PLATTED GULF COAST	PLATTED GULF COAST
CONTRACTOR'S RECORD	CONTRACTOR'S RECORD
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**NOTES:**

- Reference on related plat to the side of all public and private streets, in accordance with the Standard Plan for City Development Order Standard.
- The building setbacks shall be based on the lot in this subdivision and on appropriate City or other applicable zoning ordinances, and approved by the City of Fort Worth.
- Construction prohibited over easements.
- Construction of buildings on this plat shall be in accordance with the provisions of the applicable zoning ordinance, and approved by the City of Fort Worth.
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**CITY PLAN COMMISSION**  
**CITY OF FORT WORTH, TEXAS**

THE BOARD HAS REVIEWED AND APPROVED THE CITY PLAN COMMISSION'S ACTION ON THIS MATTER.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**PREPARED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION
01	01/15/15	INITIAL PLAT

**DEDICATION**

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, SUMMER CREEK STATION, L.P., has the interest of all that certain tract of land in Denton County, Texas, and being a part of the same, to-wit: 32.872, 32.873, 32.874, 32.875, 32.876, 32.877, 32.878, 32.879, 32.880, 32.881, 32.882, 32.883, 32.884, 32.885, 32.886, 32.887, 32.888, 32.889, 32.890, 32.891, 32.892, 32.893, 32.894, 32.895, 32.896, 32.897, 32.898, 32.899, 32.900, 32.901, 32.902, 32.903, 32.904, 32.905, 32.906, 32.907, 32.908, 32.909, 32.910, 32.911, 32.912, 32.913, 32.914, 32.915, 32.916, 32.917, 32.918, 32.919, 32.920, 32.921, 32.922, 32.923, 32.924, 32.925, 32.926, 32.927, 32.928, 32.929, 32.930, 32.931, 32.932, 32.933, 32.934, 32.935, 32.936, 32.937, 32.938, 32.939, 32.940, 32.941, 32.942, 32.943, 32.944, 32.945, 32.946, 32.947, 32.948, 32.949, 32.950, 32.951, 32.952, 32.953, 32.954, 32.955, 32.956, 32.957, 32.958, 32.959, 32.960, 32.961, 32.962, 32.963, 32.964, 32.965, 32.966, 32.967, 32.968, 32.969, 32.970, 32.971, 32.972, 32.973, 32.974, 32.975, 32.976, 32.977, 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33.978, 33.979, 33.980, 33.981, 33.982, 33.983, 33.984, 33.985, 33.986, 33.987, 33.988, 33.989, 33.990, 33.991, 33.992, 33.993, 33.994, 33.995, 33.996, 33.997, 33.998, 33.999, 34.000, 34.001, 34.002, 34.003, 34.004, 34.005, 34.006, 34.007, 34.008, 34.009, 34.010, 34.011, 34.012, 34.013, 34.014, 34.015, 34.016, 34.017, 34.018, 34.019, 34.020, 34.021, 34.022, 34.023, 34.024, 34.025, 34.026, 34.027, 34.028, 34.029, 34.030, 34.031, 34.032, 34.033, 34.034, 34.035, 34.036, 34.037, 34.038, 34.039, 34.040, 34.041, 34.042, 34.043, 34.044, 34.045, 34.046, 34.047, 34.048, 34.049, 34.050, 34.051, 34.052, 34.053, 34.054, 34.055, 34.056, 34.057, 34.058, 34.059, 34.060, 34.061, 34.062, 34.063, 34.064, 34.065, 34.066, 34.067, 34.068, 34.069, 34.070, 34.071, 34.072, 34.073, 34.074, 34.075, 34.076, 34.077, 34.078, 34.079, 34.080, 34.081, 34.082, 34.083, 34.084, 34.085, 34.086, 34.087, 34.088, 34.089, 34.090, 34.091, 34.092, 34.093, 34.094, 34.095, 34.096, 34.097, 34.098, 34.099, 34.100, 34.101, 34.102, 34.103, 34.104, 34.105, 34.106, 34.107, 34.108, 34.109, 34.110, 34.111, 34.112, 34.113, 34.114, 34.115, 34.116, 34.117, 34.118, 34.119, 34.120, 34.121, 34.122, 34.123, 34.124, 34.125, 34.126, 34.127, 34.128, 34.129, 34.130, 34.131, 34.132, 34.133, 34.134, 34.135, 34.136, 34.137, 34.138, 34.139, 34.140, 34.141, 34.142, 34.143, 34.144, 34.145, 34.146, 34.147, 34.148, 34.149, 34.150, 34.151, 34.152, 34.153, 34.154, 34.155, 34.156, 34.157, 34.158, 34.159, 34.160, 34.161, 34.162, 34.163, 34.164, 34.165, 34.166, 34.167, 34.168, 34.169, 34.170, 34.171, 34.172, 34.173, 34.174, 34.175, 34.176, 34.177, 34.178, 34.179, 34.180, 34.181, 34.182, 34.183, 34.184, 34.185, 34.186, 34.187, 34.188, 34.189, 34.190, 34.191, 34.192, 34.193, 34.194, 34.195, 34.196, 34.197, 34.198, 34.199, 34.200, 34.201, 34.202, 34.203, 34.204, 34.205, 34.206, 34.207, 34.208, 34.209, 34.210, 34.211, 34.212, 34.213, 34.214, 34.215, 34.216, 34.217, 34.218, 34.219, 34.220, 34.221, 34.222, 34.223, 34.224, 34.225, 34.226, 34.227, 34.228, 34.229, 34.230, 34.231, 34.232, 34.233, 34.234, 34.235, 34.236, 34.237, 34.238, 34.239, 34.240, 34.241, 34.242, 34.243, 34.244, 34.245, 34.2

**4. ZC-15-042 Linda McLarty (CD 9) 1701 May Street (Emory College Sub of Patillo, Block 9, Lot 33, 0.11 Acres): from "B" Two-Family to "E" Neighborhood Commercial**

Linda McLarty, 733 Evergreen Drive, Hurst, Texas property owner explained to the Commissioners the request to rezone the property to neighborhood commercial.

Mr. Flores asked Ms. McLarty her intentions for the property. Ms. McLarty said she is wants to sell the property, not develop it.

Ms. Reed said the lot would be hard to sell based on all the constraints. Ms. McLarty said this is the best thing to do for the property based on her information.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request as Amended to ER, seconded by Mr. Reeves. The motion carried 7-2 with Ms. Conlin and Mr. Edmonds being against.

**5. SP-15-003 Summer Sycamore I LTD (CD 6) 7500 Summer Creek Drive (J. Van Lent Survey, Abstract 1871, 1.21 Acres): from "PD-823" PD/MU-1 for all uses in "MU-1" Low Intensity Mixed-Use; site plan required to provide required site plan for "PD-823" for convenience store with gasoline sales**

Barry Hudson, 550 Bailey Avenue, Fort Worth, Texas spoke for the applicant who is not present. He mentioned the proposed use is a 7-11.

Ms. Moore made a motion to move to the end of the agenda, seconded by Mr. Northern.

Thomas Martin, 10755 Sandhill Drive, Dallas, Texas representing 7-11 Stores explained to the Commissioners they are presenting a site plan for a convenience store with fueling stations.

Steve Saxon, 5206 Homar Street, Dallas, Texas spoke in support. Mr. Saxon said they are the property owners developing this area and all three cases will be heard at the City Council meeting on June 16, 2015.

Mr. Genua asked about the road appearing on the aerial. Mr. Martin said that used to be Old Granbury Road and has been vacated.

Ms. Moore asked Mr. Martin what is proposed to the west of the store. Mr. Martin said it will be an open grass area for possible future development.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.