



**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	Continued	Yes <u>X</u>	No <u>  </u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <u>  </u>	No <u>X</u>
	Council Initiated	Yes <u>  </u>	No <u>X</u>
<b>Opposition:</b> Hulen Heights NA			
<b>Support:</b> One letter submitted			

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

**Site Location:** 7500 Summer Creek Drive, 7424 & 7426 Granbury Road Mapsco: 102HM

**Proposed Use:** Site plan for PD-823 for multifamily, townhouse & commercial uses

**Companion Cases:** ZC-08-122/PD-823

**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 total of 654 units over three phases for multifamily with townhomes and to include commercial uses in phase one and two. The vicinity and proximity tests for MU-1 for mixture of uses has been met based on the last site plan submitted. The applicant has reached out to the neighborhood via a survey on the type of architectural style the neighborhood preferred and asked them to offer comments. Out of 830 contacts, 201 responses were received; about (24%) were for the Craftsman Style architectural feature. Staff did receive a letter of opposition from the Hulen Heights HOA.

The applicant has submitted a request for a one year extension of the preliminary plat (PP-12-003) scheduled to be heard by the City Plan Commission on April 22, 2015; however the preliminary plat does not conform to the site plan submitted. Some of the site plan comments, such as long block, individual lots for townhomes, maximum setback requirement and street widths could be addressed with a new plat that mirrors the site plan.

A primary concern has been the amount of multifamily uses in a mixed use zoned area. Mixed use requires a proximity test that requires at least a 30% variation in horizontal land uses within a 1,000 foot walking distance to be considered mixed use. The previously submitted and discussed site plan did not meet this test with the small amount of commercial being provided in the southeastern sections of the development. The applicant has added townhouses during the continuance period to meet the proximity test distance. Single family and townhouses are considered different uses than multi family. Additional property has been added on the western edge of the property which required re-notification of the project.

Several meetings have been held with the applicant since the recommendation was provided by the Zoning Commission. During this time, the Councilmember requested, and the applicant provided, the below items to be included on the site plan. These items would be considered as amendments to the site plan, if approved.

1. Buildings numbers 9, 10, and the east side of 12, north of the traffic circle, will be shown to allow **flex space**, which shall be considered multi family or commercial/institutional uses. The building on the northwest corner of the traffic circle (building 10) will require a minimum of 1,500 s.f. of non residential uses.
2. A note has been added that clarifies the architecture and design to be **Mediterranean style**.
3. Additional **angled parking** shall be provided along the central north-south road to provide parking for the commercial and flex spaces. Parking shall be provided as required for non residential uses within the Summer Creek Crossing development. However, variances shall not be necessary for required parking spaces that cannot be accommodated within the development.
4. Provide standard **monument entry signs** for all major external corners.

**Site Information:**

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

Agent: Realty Capital Management LLC/Darren Cain

Acreage: 34.35 acres

Comprehensive Plan Sector: Wedgewood

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family; "R2" Townhouse/Cluster / Church, vacant  
East "A-5" One-Family; "PD-246" Planned Development / single-family, vacant  
South "C" Medium Density Multifamily; "PD-471" Planned Development / multifamily, vacant  
West "C" Medium Density Multifamily; "G" Intensive Commercial / multifamily, vacant

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Block 5 has a perimeter of 1,830 feet. The subdivision ordinance limits MU projects to 1,600 feet block perimeters. You will need to break up that block with a street or public access easement or seek a waiver from the City Plan Commission.
2. Revise the site plan for on-street parking to 45' angled parking along Street "A" if the 24ft. drive aisle is being requested. {TPW needs a minimum of 30ft. for 90 degree angled parking on street}.
3. All proposed townhomes shall be reflected and indicated on individual lots. (no waiver)
4. All parking areas for the townhomes and for the multifamily shall be indicated on the site plan

***Items noted above shall be reflected on the site plan, excluding item #1 which requires a waiver from the City Plan Commission.***

**Transportation/Public Works (TPW) site plan comments**

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

Traffic Impact Analysis - Submit a Traffic Impact Analysis (TIA) for TPW approval. Include bicycle and pedestrian movements in accordance with the street design guidelines as the proposed development is located adjacent to a school site. An update of the traffic study is required to reflect the changes in trip generation from the previously approved study. The revised traffic study must be approved prior to review and consideration of the revised preliminary plat.

Public Access Easement - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each

having a minimum of 100 feet of frontage as their primary means of access.

Private Streets - All private streets must be clearly labeled as such, including width, lot and block description.

Driveway Locations - Driveway location must not interfere with intersection function. The driveways along Street "A" shall be spaced a minimum of 75' apart from each other to reduce turning movement conflicts. TPW prefers these to be aligned to create a four-way intersection.

Entrance islands require separate lot and block numbers and shall be maintained by the Homeowners Association. Call out Entrance Island as an HOA lot.

Head-in Parking - Head-in parking must comply with ordinance #17517. A minimum of a 100ft. throat depth is necessary at the intersections with Summer Creek Dr. and Sycamore School Rd. No head in or parallel parking will be permitted within this 100 ft to reduce vehicles stacking onto the arterial roadways. Revise the on-street parking to 45' angled parking along Street "A" if the 24ft. drive aisle is being requested. TPW needs a minimum of 30ft. for 90 degree angled parking on street. This same will apply to the access easements located throughout the project. Special Needs Note – No parking should be placed in the approach areas of the traffic circle within the development in order to reduce conflicts as well as to allow traffic to flow through the circle freely. Clearance of 100 to 150 ft. from the circle is optimal for vehicle and pedestrian maneuvers.

Median Openings - Median openings will be reviewed by TPW at construction plans submittal. Median openings must be coordinated with surrounding developments.

Intersection Sight Distances - Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance.

Driveway Locations - Driveway location must not interfere with intersection function. The driveways along Street "A" shall be spaced a minimum of 75' apart from each other to reduce turning movement conflicts. TPW prefers these to be aligned to create a four-way intersection.

Entrance islands require separate lot and block numbers and shall be maintained by the Homeowners Association. Call out Entrance Island as an HOA lot.

Special Needs Note – Recommend revising the lot lines to ensure that each lot has its own independent driveway. This eliminates the need for public access easements within the development. All shared/cross access can be done through private access easements if each lot has a driveway.

Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required to be a minimum of 6ft. when adjacent to head in parking spaces.

### **Platting site plan comments**

(Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The site plan as submitted does not comply with the preliminary plat, PP-12-003, Summer Creek Station as approved by the City Plan Commission. A Revised preliminary plat will be required. The changes from the preliminary plat will require a new submittal. Anything that requires waivers from the City Plan Commission will necessitate a new submittal.

a) The public street as shown to along the northern boundary simply terminates on the site plan without providing a cul-de-sac. A waiver from the City Plan Commission will be required.

b) Moving the public access easement to the south along Summer Creek Drive will create excessively long block faces and block perimeters. Waivers from the City Plan Commission will be required.

2. There are two portions of Granbury Road right-of-way that must be vacated that run through the middle of this development (VA-12-003 and VA-12-004)

3. A final plat must be submitted that complies with the approved revised preliminary plat.

4. FYI--Public access easements must be constructed to City street standards including sidewalks and street lights along both sides of the easements.

5. The boundary shown adjacent to Chisholm Trail Parkway is not consistent with what is shown on the approved preliminary plat.

6. Confirm with TPW, but drive aisles between two rows of head in parking must be a minimum of 30 feet wide. Most locations are only showing 24 feet.

**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.

Platting History: PP-12-003 Summer Creek Station approved by City Plan Commission 5/23/12

**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:**

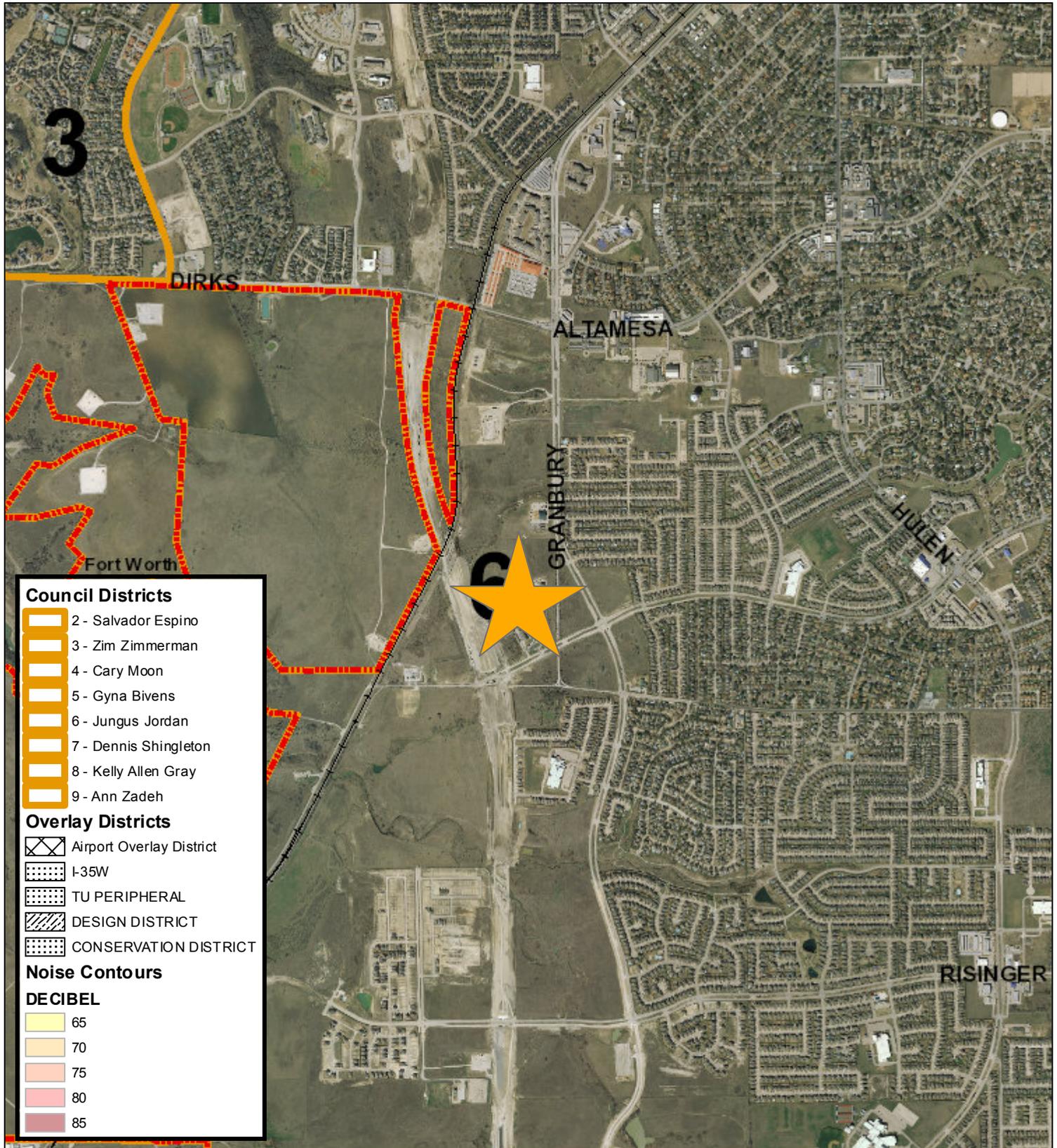
The following Neighborhood Associations were notified:

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
- Minutes from the City Council meeting
- Minutes from the Zoning Commission meeting
- Preliminary Plat

## Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

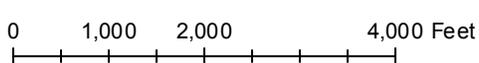
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

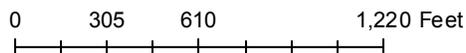
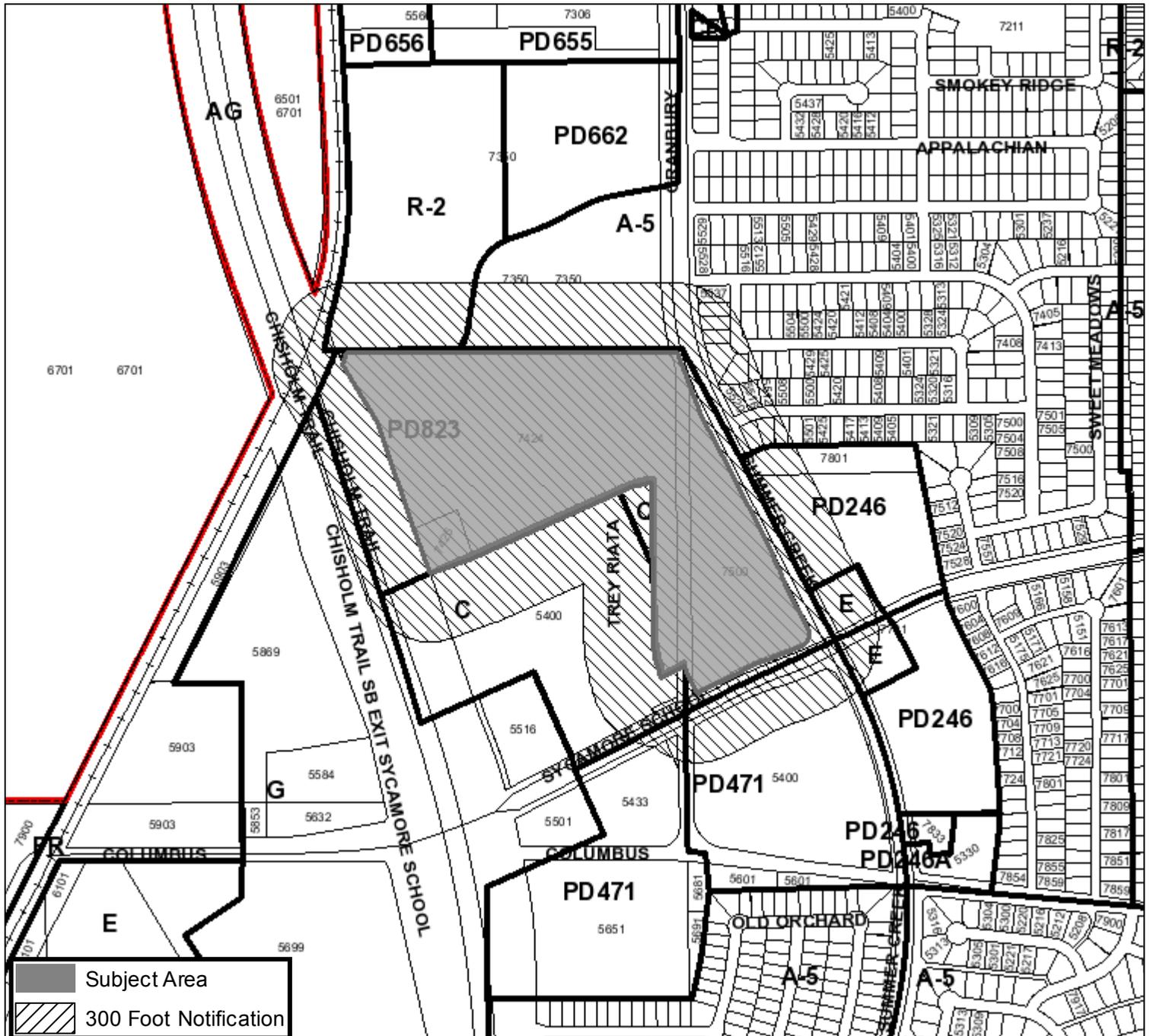
**DECIBEL**

-  65
-  70
-  75
-  80
-  85



## Area Zoning Map

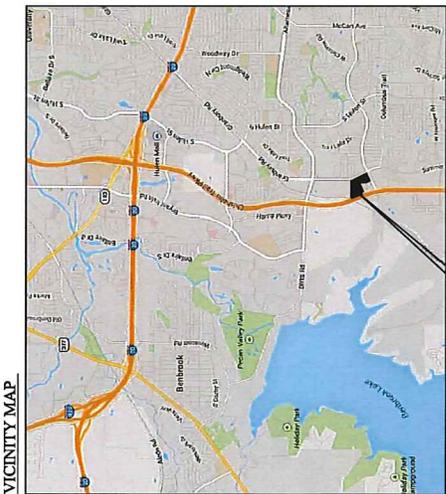
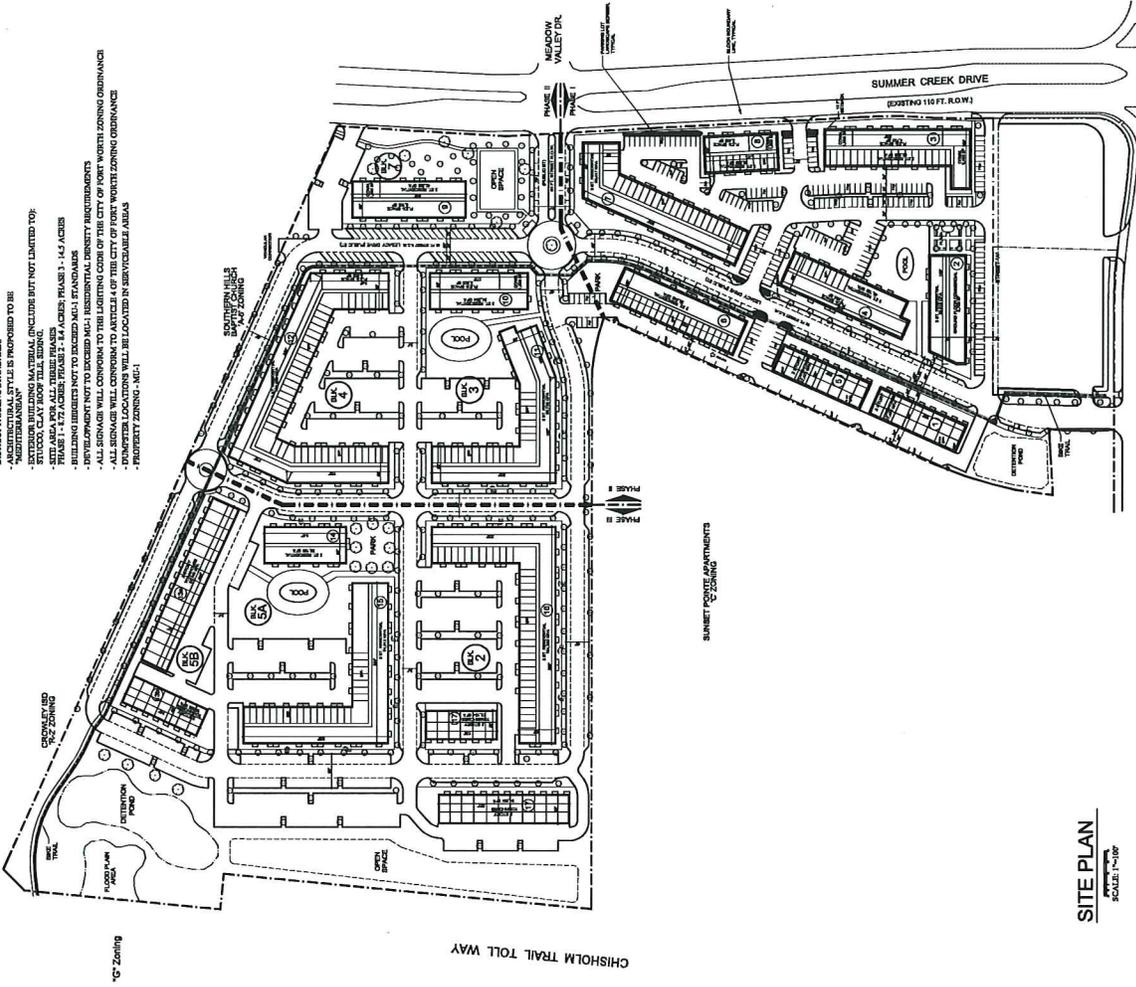
Applicant: Summer Sycamore I, Ltd.  
 Address: 7500 Summer Creek Drive, 7424 & 7426 Granbury Road  
 Zoning From: PD 823 PD/MU-1  
 Zoning To: Site plan for PD 823 for multi family, townhouse, and commercial  
 Acres: 33.48271875  
 Mapsco: 102HM  
 Sector/District: Wedgwood  
 Commission Date: 4/8/2015  
 Contact: 817-392-2495



SP-15-001

REVISED  
DATE RECEIVED 06-11-15

- NOTES:
- ALL SIGNAGE WILL CONFORM TO THE CITY OF FORT WORTH ZONING ORDINANCE.
  - ALL SIGNAGE WILL CONFORM TO ARTICLES 4 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
  - ALL SIGNAGE WILL BE LOCATED IN SERVICEABLE AREAS.
  - PROPERTY ZONING: MGA1
  - DEVELOPMENT NOT TO EXCEED MGA1 PERMANENT IMPROVEMENTS.
  - ALL SIGNAGE WILL CONFORM TO THE LATEST CODE OF THE CITY OF FORT WORTH ZONING ORDINANCE.
  - ALL SIGNAGE WILL CONFORM TO ARTICLES 4 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
  - ALL SIGNAGE WILL BE LOCATED IN SERVICEABLE AREAS.
  - PROPERTY ZONING: MGA1



CHISHOLM TRAIL TOLL WAY

"G" Zoning

SUNSET POINTE APARTMENTS  
"C" ZONING

THE DYLAN  
JOB NUMBER: 15-001

SITE PLAN  
SCALE: 1"=100'

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE:

# THE DYLAN

DEVELOPER:  
REALTY CAPITAL MANAGEMENT, LLC  
909 LAKE CAROLYN PARKWAY  
SUITE 150  
IRVING, TX 75039  
469-533-4107

REVISED  
DATE RECEIVED 08.11.15

NOTES:

- CONFORMANCE WITH URBAN FORESTRY, LANDSCAPING AND SIGNAGE.
- THE DEVELOPMENT WILL CONFORM WITH MU-1 DISTRICT PARKING STANDARDS.
- ARCHITECTURAL STYLE IS PROPOSED TO BE "MEDITERRANEAN".
- EXTERIOR BUILDING MATERIALS INCLUDES, BUT NOT LIMITED TO: STUCCO, CLAY ROOF TILE, SIDING.
- SITE AREA FOR ALL THREE PHASES: PHASE 1 - 8.72 ACRES; PHASE 2 - 8.4 ACRES; PHASE 3 - 14.5 ACRES
- BUILDING HEIGHTS NOT TO EXCEED MU-1 STANDARDS
- DEVELOPMENT NOT TO EXCEED MU-1 RESIDENTIAL DENSITY REQUIREMENTS
- ALL SIGNAGE WILL CONFORM TO THE LIGHTING CODE OF THE CITY OF FORT WORTH ZONING ORDINANCE
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4 OF THE CITY OF FORT WORTH ZONING ORDINANCE
- DUMPSTER LOCATIONS WILL BE LOCATED IN SERVICEABLE AREAS



SUNSET POINTE APARTMENTS  
\*C\* Zoning

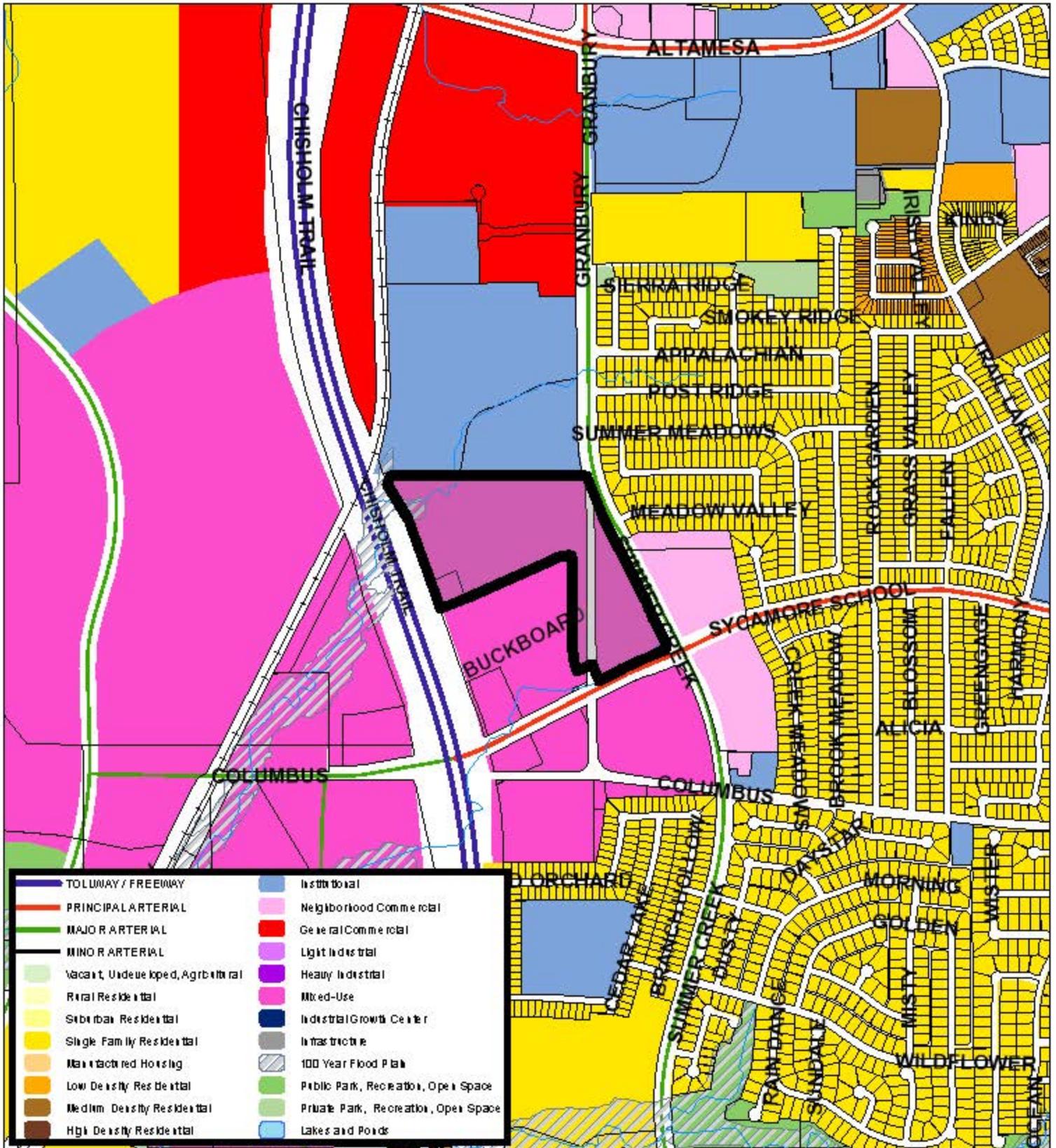
# The Dylan

DEVELOPER:  
 REALTY CAPITAL MANAGEMENT, LLC  
 909 LAKE CAROLYN PARKWAY  
 SUITE 150  
 IRVING, TX 75039  
 469-533-4107

## CONCEPT PLAN



### Future Land Use

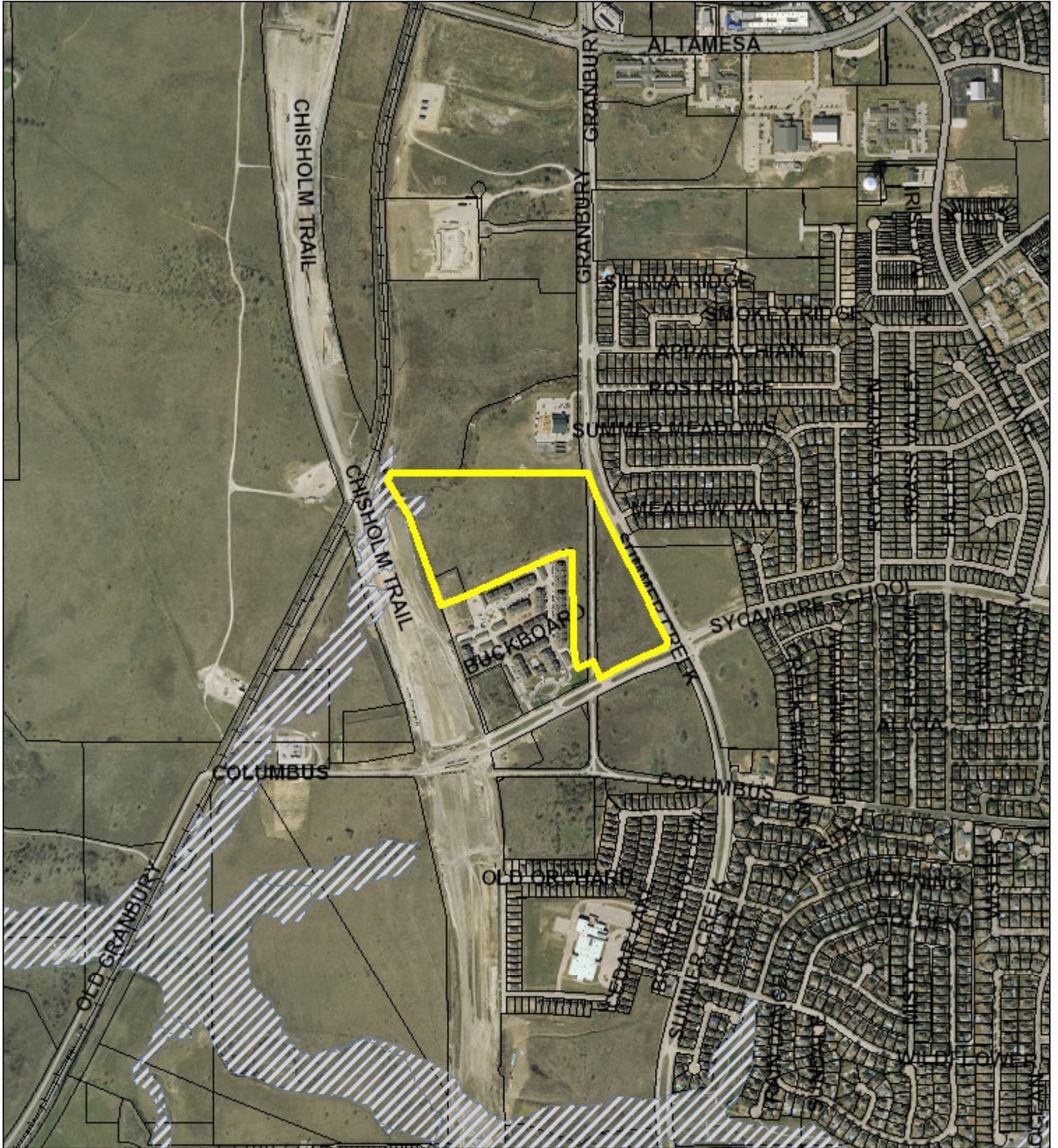


975 487.5 0 975 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 17, 2015.



## Aerial Photo Map



0 600 1,200 2,400 Feet



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Mr. George Felan, 3313 Hedrick Street, completed a comment card in opposition to Zoning Docket ZC-15-022.

Motion: Council Member Scarth made a motion, seconded by Council Member Allen Gray, that Zoning Docket ZC-15-022 be continued to the June 2, 2015, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Shingleton absent.

The City Council, at its meeting of April 7, 2015, continued Zoning Docket ZC-15-029:

**5. ZC-15-029 - (CD 4) - Lawrence Duckett, Sr., 5904-5916 Etsie Street; from: "AG" Agricultural to: "I" Light Industrial (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)**

Motion: Council Member Scarth made a motion, seconded by Council Member Allen Gray, that Zoning Docket ZC-15-029 be continued to the June 2, 2015, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Shingleton absent.

(Council Member Scarth left his place at the dais.)

**6. SP-15-001 - (CD 6) - Summer Sycamore I, LTD, 7500 Summer Creek Drive and 7424, 7426 Granbury Road; to: Site plan for PD-823 for multifamily, townhouse and commercial uses (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that Site Plan SP-15-001 be continued to the June 16, 2015, Council meeting. The motion carried unanimously 7 ayes to 0 nays, with Council Members Scarth and Shingleton absent.

**7. ZC-15-035 - (CD 9) - 3400 Hulen Partnership et, al., 4609-4617 Diaz Avenue, 4604-4616 and 4617-4621 Houghton Avenue; from: "B" Two-Family, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan included (Recommended for Approval as Amended by the Zoning Commission with waivers to projected setback, northside only, and signage along Houghton and Diaz, no parking along western boundary, relocate dumpster off property line)**

(Council Member Scarth returned to his place at the dais.)

Rakesh Patel, 6805 Saucon Valley Drive, Fort Worth, Texas representing Lodgestar Investment explained to the Commissioners the request to rezone to G for fast food restaurants and two hotels on the property.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-025
Name	Address	In/Out 300 ft notification area	Position on case		Summary
DK Patel	1200 Walnut Hill	Out	Opposition		Sent letter in
Airport Hotels	South 4201 Reggis	In	Opposition to hotel development		Sent letter in
Four Holdings, LLC	Nine 4200 Reggis	In	Opposition to hotel development		Sent letter in
Cary Moon/Trinity 360	4212 Hwy 360	In		Support	Sent letter in

**8. ZC-15-026 City of Fort Worth/LC Centreport I, LLC (CD 5) 14105 Trinity Boulevard (D & R Leasing Addition, Block 1, Lot 1 metes and bounds, 15.17 Acres): from “J” Medium Industrial to “PD/D” Planned Development for all uses in “D” High Density Multifamily with maximum 27 units per acre, no minimum front yard setback and 35 feet maximum height; site plan included**

Kevin Crawley, 900 Jackson Street, Dallas, Texas representing the LLC Centreport I, LLC explained to the Commissioners the request to rezone to PD/D and to ask for three waivers: 27 units per acre instead of 24, a 15 ft. setback and 35 ft. height to the top of roof plate to allow for 10 ft. ceilings on all three floors.

Ms. McDougall wanted to make sure he is aware they are in the DFW Airport Overlay and all the requirements. Mr. Crawley said yes they are.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

**9. SP-15-001 Summer Sycamore I LTD (CD 6) 7500 Summer Creek Drive & 7424 Granbury Road (Lake Country Estates, Block 25, Lot 31, 33.48 Acres): from “PD-823” “PD/MU-1” for all uses in “MU-1” Low Intensity Mixed-Use; site plan required to Site Plan for PD-823 for multifamily and commercial uses**

Darren Cain, 1729 Carleton Avenue, Fort Worth, Texas representing Summer Sycamore I LTD explained to the Commissioners the request to ask for a 30 day continuance to continue to work with staff on a cohesive site plan.

Mr. Flores asked if he was aware there was some opposition and has he been in contact with Daniel Allgeier or Alvin Bianco. Mr. Cain said no. Mr. Flores wanted to make sure he reaches out to all stakeholders during this continuance.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>SP-15-001</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Alvin Bianco	5520 Meadow Valley	Out	Opposition		Sent letter in
Daniel Allgeier/ Sunset Pointe	5400 Sycamore School	In	Opposition		Sent letter in

**10. ZC-15-027 Fort Worth Bluff Land L. P. (CD 9) Generally bounded by McLemore, Oakhurst Scenic, Dalford & 2300 Blocks of Bird, Lillian, Dell, Embry (See addresses in case file, 18.55 Acres): from “A-5” One-Family and “B” Two-Family to “UR” Urban Residential**

Mr. Northern stated for the record he represents the applicant at another site and would have to recuse himself from the public hearing.

Ms. Reed stated for the record she has a property listed in the Charleston neighborhood.

Jim Schell, 500 W. 7th, Fort Worth, Texas representing Fort Worth Bluff Land L. P. explained to the Commissioners they are requesting PD/UR as a result of numerous meetings with the neighborhood. Mr. Schell explained this is just north to the Six Points Urban Village and displayed several photos of the area. The intent is to provide flexibility as well as a buffer to the neighborhood. He did mention the developer has done most of his projects along the east coast.

Pretlow Reddick, 3007 Race Street, Fort Worth, Texas developer for the property explained his pictures in reference to the layout of the property. He said high-end multifamily communities add to the neighborhood. He said they have been trying to attract development to this neighborhood for quite some time. It is in a neighborhood empowerment zone. Mr. Reddick went on to say they have agreed to reduce the density originally proposed to 400 units, about 20 units to the acre. The area adjacent to the Charleston neighborhood has been reduced to approximately eight units per acre, limited to two-story. There are currently 56 units adjacent to the Charleston neighborhood and have existed there for 60 years. He said it was not their original intention to gate the community, however Scenic Bluff wanted them to gate their community at Bird Street to create a buffer to the neighborhood.

Ms. Reed asked if any streets are proposed to be closed, where do they plan to place the fencing, and what about the façade requirements. Mr. Reddick said they have had preliminary plat meetings with staff and the plan is to abandon Blue Bonnet and Scenic Hill Streets which would