Owner / Applicant: Summer Sycamore I, Ltd
Site Location: 5332 Sycamore School Road Mapsco: 102M
Proposed Use: Required site plan for Commercial Development
Companion Cases: ZC-08-122
Staff Recommendation: Denial

Background:
The proposed site is located on the north side of Sycamore School Road, west of Summer Creek. The applicant is showing a multi-tenant retail building on the site plan.

The site plan as shown does not meet building orientation requirements of “MU-1” zoning. Waivers will be required for the site to develop as shown. Building orientation in “MU-1” is important as it supports the principles of the ordinance to promote a pedestrian-oriented urban form, require excellence in design of the public realm and of buildings that front public spaces, and promotes walkability.

The adjacent commercial site associated with PD-823 (SP-15-003) was able to comply with “MU-1” standards by treating the public access easement as the building’s frontage on the north side of the lot and oriented the building towards the proposed multifamily development directly across the public access easement from this site. Below is a table comparing the “MU-1” Regulations to the proposed site plan development:

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>MU-1 Standards</th>
<th>Proposed MU-1 Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Location</td>
<td>Parking is not allowed between the building and the ROW.</td>
<td>Parking located between the building and the ROW (waiver required).</td>
</tr>
<tr>
<td>Parking Ratio</td>
<td>Parking maximum is 100%.</td>
<td>Site is exceeding requirement by 12 spaces (waiver required).</td>
</tr>
<tr>
<td>Building Entrance</td>
<td>Primary entrances must be in the front of the building and cannot front a parking lot</td>
<td>Parking is located in front of the building (waiver required).</td>
</tr>
</tbody>
</table>
Front Setback | 0’ min / 20’ max | 57’ & 87’ (waiver required).
---|---|---
Side Setback | 0’ min / 5’ max | 32.15’ & 39.35’ (waiver required).
Accessory Structures | Accessory structures are not allowed to be in front of a primary structure. | Accessory structures are not allowed to be in front of a primary structure (waiver required).

**Site Information:**

Owner: Summer Sycamore I, Ltd  
2929 Carlisle St Ste 365  
Dallas, TX 75204  
Acreage: 1.39 ac.  
Agent: Clay Cristy  
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North “PD 823” PD/MU-1 / vacant
- East “PD 823” PD/MU-1 / gas station/convenience store
- South “PD 471” PD/F / vacant
- West “C” Medium Density Multifamily / multifamily

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations.

1. Parking is not allowed between the building and the ROW (waiver required).
2. Accessory structures are not allowed to be in front of a primary structure (waiver required).
3. Parking maximum is 100%. The site plan indicates 12 spaces over the maximum (waiver required).
4. Primary entrances must be in the front of the building and cannot front a parking lot (waiver required).
5. The site is exceeding the front yard setback by 67.2 feet on the south and 37.75 on the north (waiver required).
6. The site is exceeding the side yard setback by 27.15 feet on the east and 34.35 feet on the west (waiver required).

Compliance with the item noted above shall be reflected on the site plan or waivers are required.

**Stormwater Comments:** No comments at this time.

**Water Comments:** No comments at this time.

**PARD Comments:** No comments at this time.

**TPW Comments:** No comments at this time.

**Fire Comments:** No comments at this time.

**Transportation Impact Fees:**

All finish-out permits on this parcel require Transportation Impact Fee review. Open Transportation Impact workflow when application is accepted.
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Recent Relevant Zoning and Platting History:
Zoning History: SP-15-003 required site plan; approved by Council 6/16/15; (property to the east) SP-15-001 required site plan; approved by Council 6/16/15; (property to the north) ZC-08-122 from A-5 to PD 823 MU-1; effective 9/10/08 (subject site and surrounding)
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Creek</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>McPherson</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>Chisolm Trail</td>
<td>Toll Road</td>
<td>Toll Road</td>
<td>No</td>
</tr>
</tbody>
</table>

Public Notification:
300 foot Legal Notifications were mailed on May 23, 2018. The following organizations were notified: (May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Creek South HA</td>
</tr>
<tr>
<td>Villages of Sunset Pointe HA</td>
</tr>
<tr>
<td>Summer Creek Meadows HA*</td>
</tr>
<tr>
<td>District 6 Alliance</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Crowley ISD</td>
</tr>
</tbody>
</table>

*Located in this registered neighborhood organization

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

Applicant: Summer Sycamore I, Ltd
Address: 5332 Sycamore School Road
Zoning From: PD 823 for MU-1 uses, site plan required
Zoning To: Required site plan for PD 823
Acres: 1.38533255
Mapsco: 102M
Sector/District: Wedgwood
Commission Date: 6/12/2019
Contact: 817-392-8043

SP-19-009

Created: 5/21/2019  2:48:37 PM

Subject Area
300 Foot Notification
Council Districts
2 - Carlos E. Flores
3 - Brian Byrd
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
### SITE DATA TABLE

<table>
<thead>
<tr>
<th>ZONING</th>
<th>PROPOSED USE</th>
<th>LOT SIZE (ACRES)</th>
<th>LOT SIZE (SQ. FT.)</th>
<th>BLDG AREA (SQ. FT.)</th>
<th>BLDG HGT. (FT.)</th>
<th>LOT COVERAGE</th>
<th>TOTAL PARKING</th>
<th>REQ. RATIO</th>
<th>REQ.</th>
<th>PROV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PD 823 - MU-1</td>
<td>MIXED USE</td>
<td>1.385</td>
<td>60,346</td>
<td>14,525</td>
<td>35' STORY</td>
<td>24.07%</td>
<td>RETAIL (14,525 SF, 4,1000 SF)</td>
<td>58 (3 ADA)</td>
<td>75 (4 ADA)</td>
<td></td>
</tr>
</tbody>
</table>

### Notes

1. All provided lighting will conform code and will be dedicated to standard residential properties, if applicable.
2. All signage will conform to Article 4, Signs.
3. Project will comply with Section 6.21, Landscape Code.
4. Project will comply with Section 6.32, Urban Forestry.
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.