







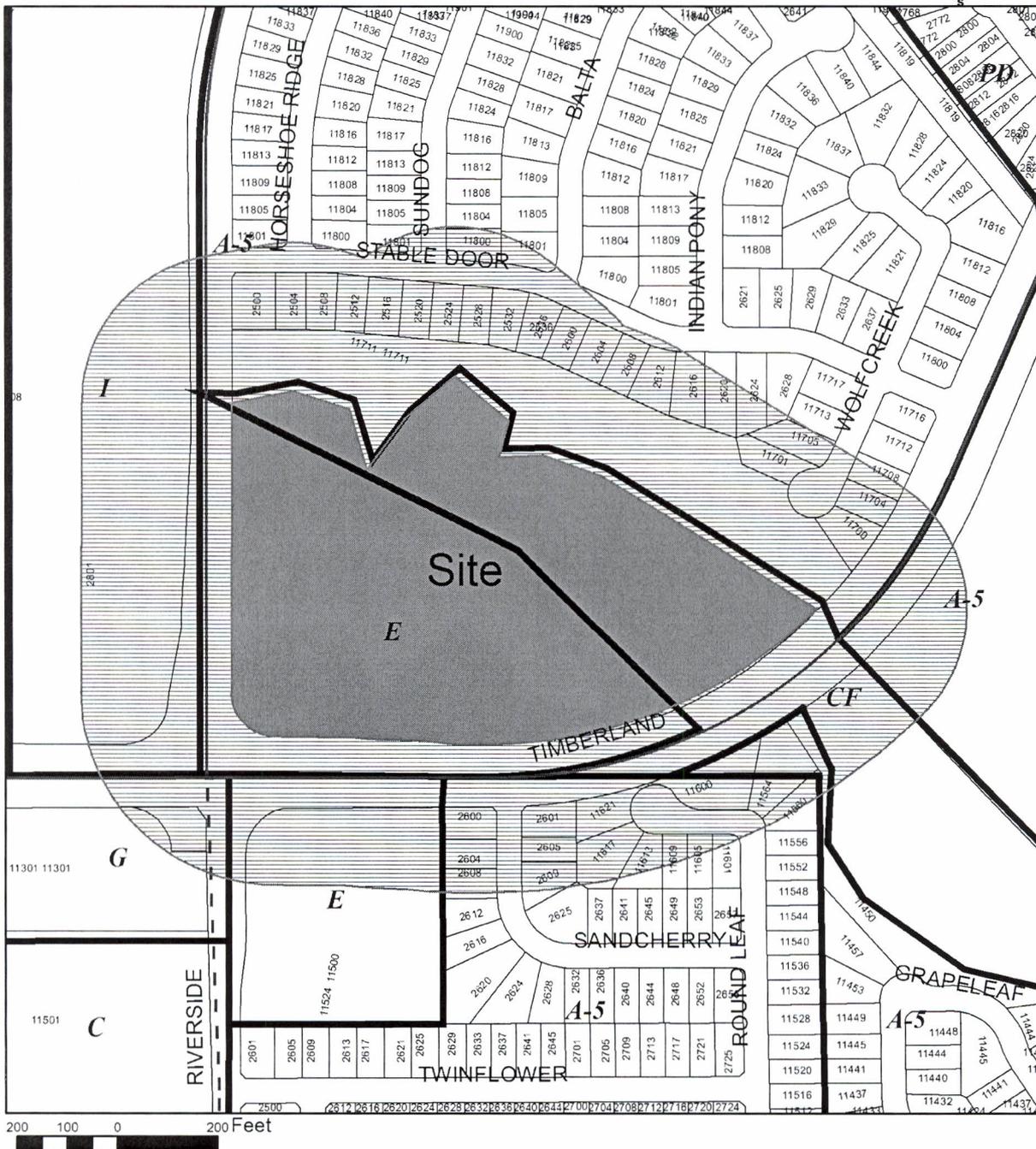


ZC-12-055

# Area Zoning Map

Applicant: Crown Valley Acquisitions, SLP  
 Address: 11501 & 11601 Timberland Boulevard  
 Zoning From: CF, E  
 Zoning To: A-5  
 Acres: 13.73026985  
 Mapsco: 21GH  
 Sector/District: Far North  
 Commission Date: 06/13/2012  
 Contact: 817-392-2495

 300 Ft. Notification Buffer

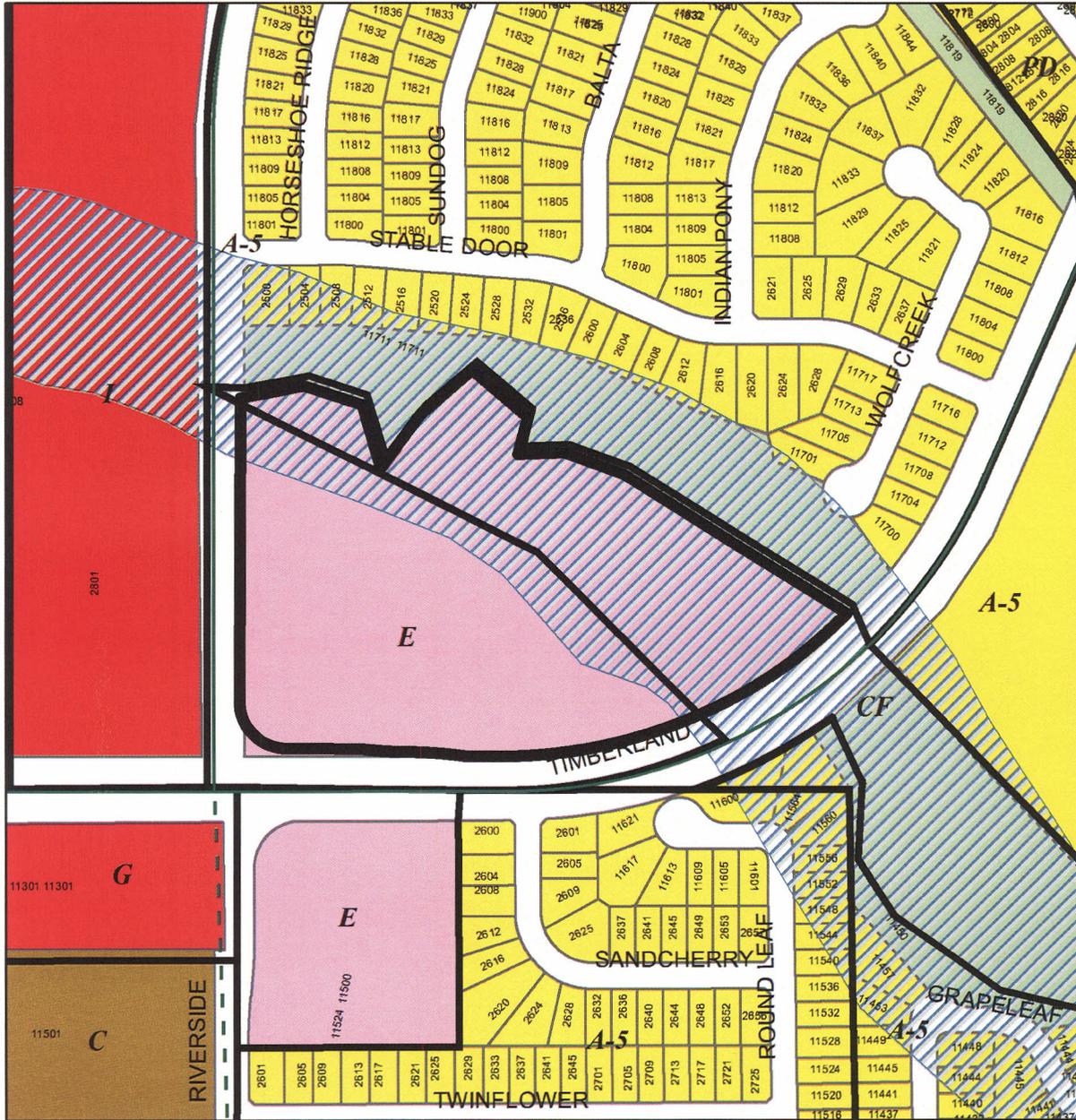




11501 & 11601 Timberland Boulevard

# Future Land Use

ZC-12-055



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |



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 06, 2012

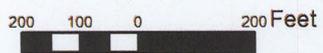
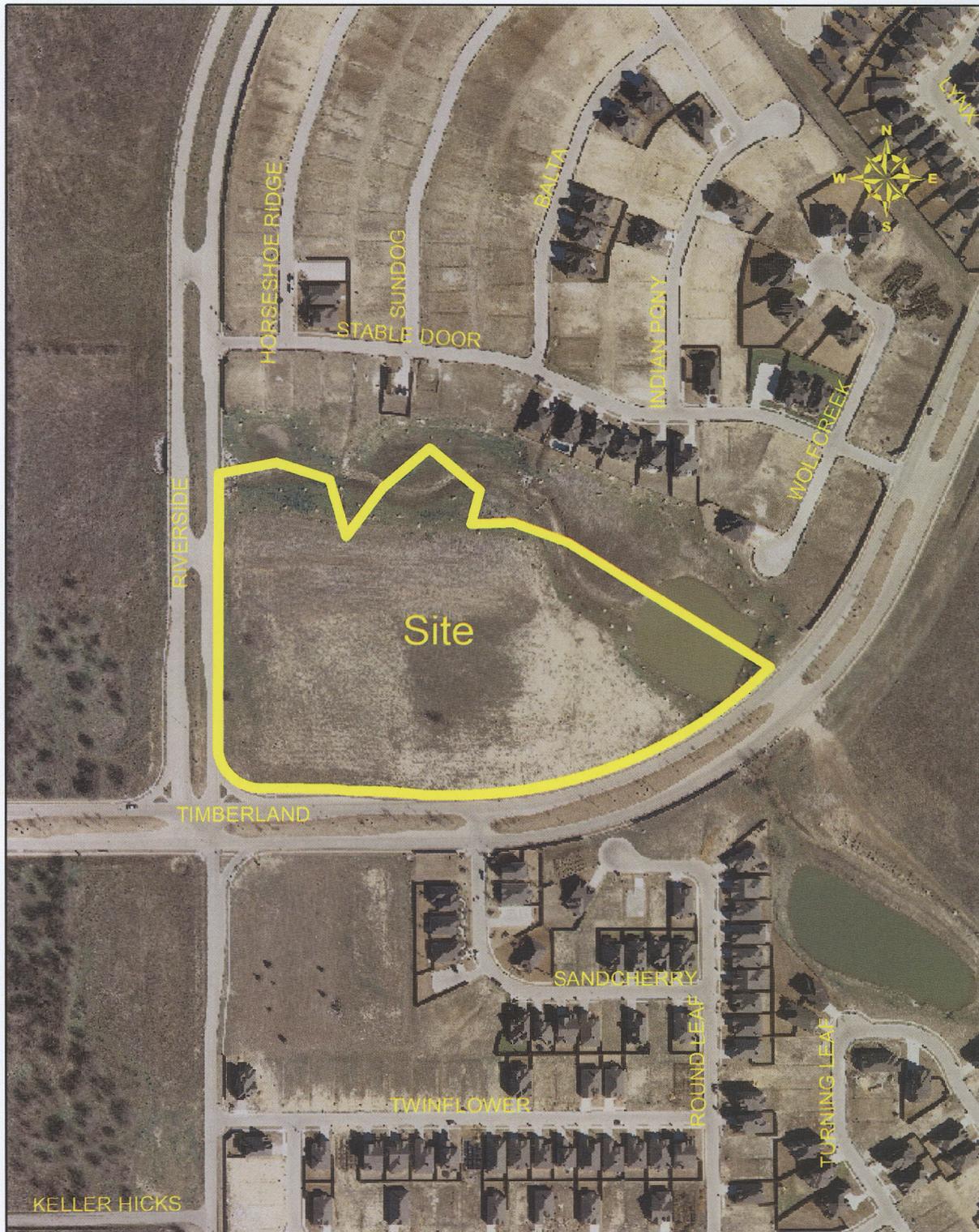




11501 & 11601 Timberland Boulevard

ZC-12-055

# Aerial Photo Map



Gerald Monk, 2426 Brookcrest Plaza, Garland, Texas representing Bryant Irvin Capital LLC explained to the Commissioners they are requesting to rezone in order to allow for an assisted living memory care facility.

Ms. Zadeh asked for clarification on the revised staff report. Ms. Murphy explained the report reflects compliance and there are no waivers required.

Mr. Edmonds asked for clarification on the zoning. Ms. Murphy explained the legal description is correct and that sometimes on the mapping system it doesn't always line up correctly.

Mr. West asked if there had been any communication with the neighborhood. Mr. Monk said the owner will be meeting with the neighborhood on the 28<sup>th</sup> and has spoken to the HOA and there was no objection to it.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

**11. ZC-12-055 Crown Valley Acquisitions South, LP (CD 2)- 11501 and 11601 Timberland Boulevard (James H. Eastman Survey, Abstract No. 501, 13.60 Acres): from "CF" Community Facilities and "E" Neighborhood Commercial to "A-5" One-Family**

Travis Clegg, 5751 Kroger Drive, Keller, Texas representing Crown Valley Acquisitions South, LP explained the request to the Commissioners. Mr. Clegg mentioned this is part of the Woodland Springs West development. There are currently 2600 single-family lots and they are requesting to rezone to add 52 more lots.

Mr. Ortiz asked how he would plat this area. Mr. Clegg provided a map that shows the lot layout. They've tried to sell the lot as a commercial property and have had no luck over the last eight years. Mr. Clegg did mention there is a greenbelt/open space about 200 feet wide the separates the single-family to the north and they are proposing nothing here.

Mr. West asked if all three corners at the intersection are vacant. Mr. Clegg said yes.

Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-12-055</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
KISD	na			Opposition	Sent letter in
Rodrigo Cantu	2500 Stable Door	In		Opposition	Sent letter in

**12. ZC-12-056 City of Fort Worth Planning & Development (CD 9)- 2200 Block W. Rosedale Street S. (Mistletoe Heights Addition, Block 7, Lots 25 – 32 and Lots 36 - 48, 1.63**