



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 03, 2016

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **VLMC, Inc.**

**Site Location:** 6501 Cascade Canyon Trail Mapsco: 46C

**Proposed Use:** **Single Family Residential**

**Request:** From: "C" Medium Density Multifamily  
To: "A-5" One-Family

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The applicant is requesting a zoning change from "C" Medium Density Multifamily to "A-5" One-Family. The property is north of Cromwell Marine Creek, a proposed major arterial and east of Boat Club Road. The applicant is proposing to construct approximately 95 single-family lots.

**Site Information:**

Owner: VLMC, Inc.  
3045 Lackland Road  
Fort Worth, Texas 76116  
Agent: Lackland Holdings (Don Allen)  
Acreage: 16.28 acres  
Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "F" General Commercial / vacant  
West "C" Medium Density Multifamily / Lone Star Gas Easement

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: PP-15-056 The Trails of Marine Creek approved by City Plan Commission 11/24/15

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital
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			<b>Improvements Plan (CIP)</b>
Cromwell Marine Creek	Residential	Major Arterial	
Boat Club Rd	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

<b>Organizations Notified</b>	
Marine Creek Community Assoc	Trinity Habitat for Humanity
Marine Creek Ranch HOA	Streams And Valleys Inc.
	Eagle Mountain-Saginaw ISD

\*Site not locate within the confines of a registered NA

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are single-family to the north and east and vacant land to the south and west.

The proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The requested change **is consistent** with the Comprehensive Plan future land use designation.

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

**Attachments:**

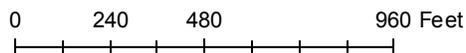
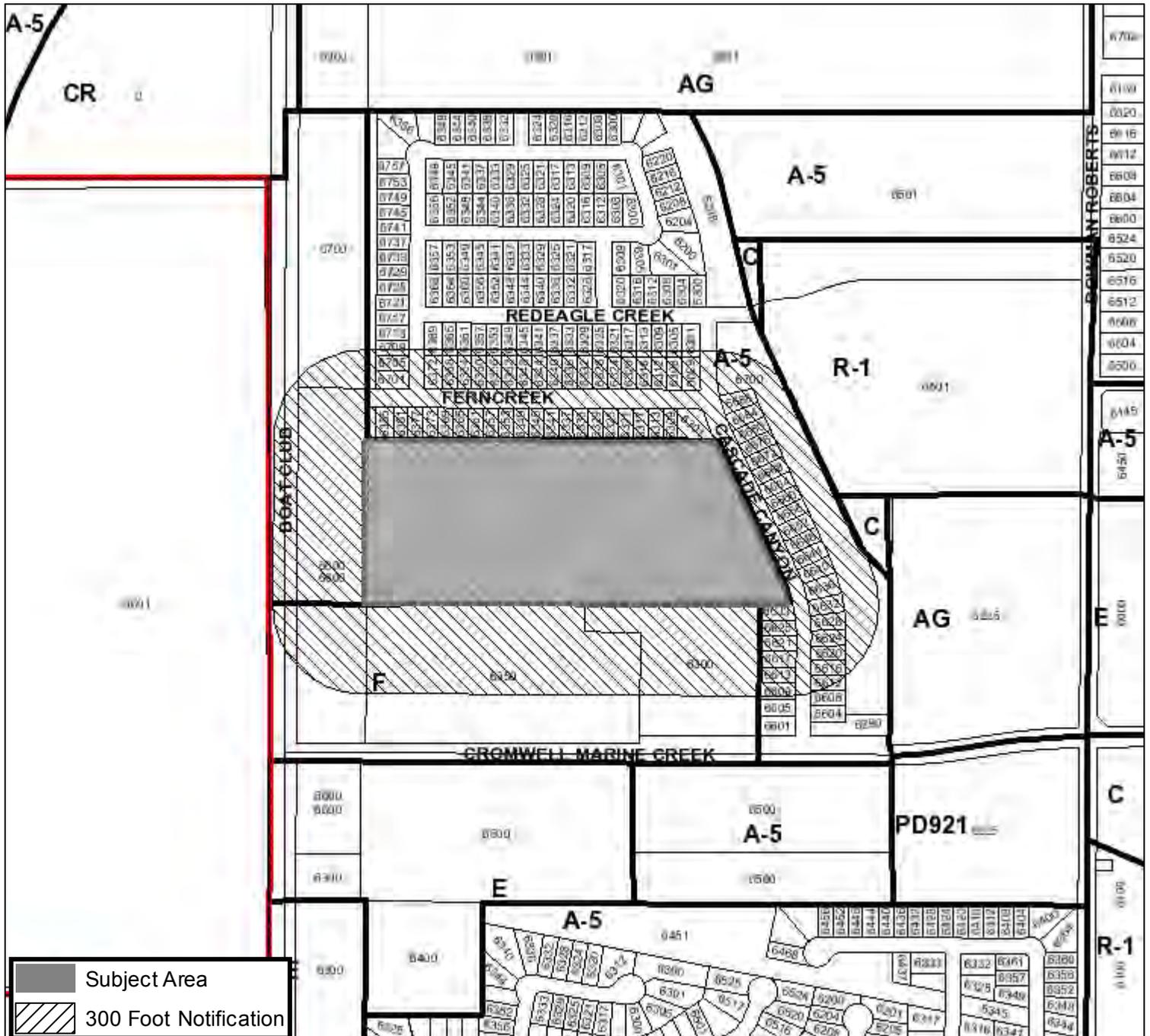
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes from the Zoning Commission meeting



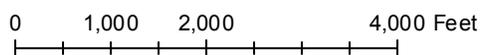
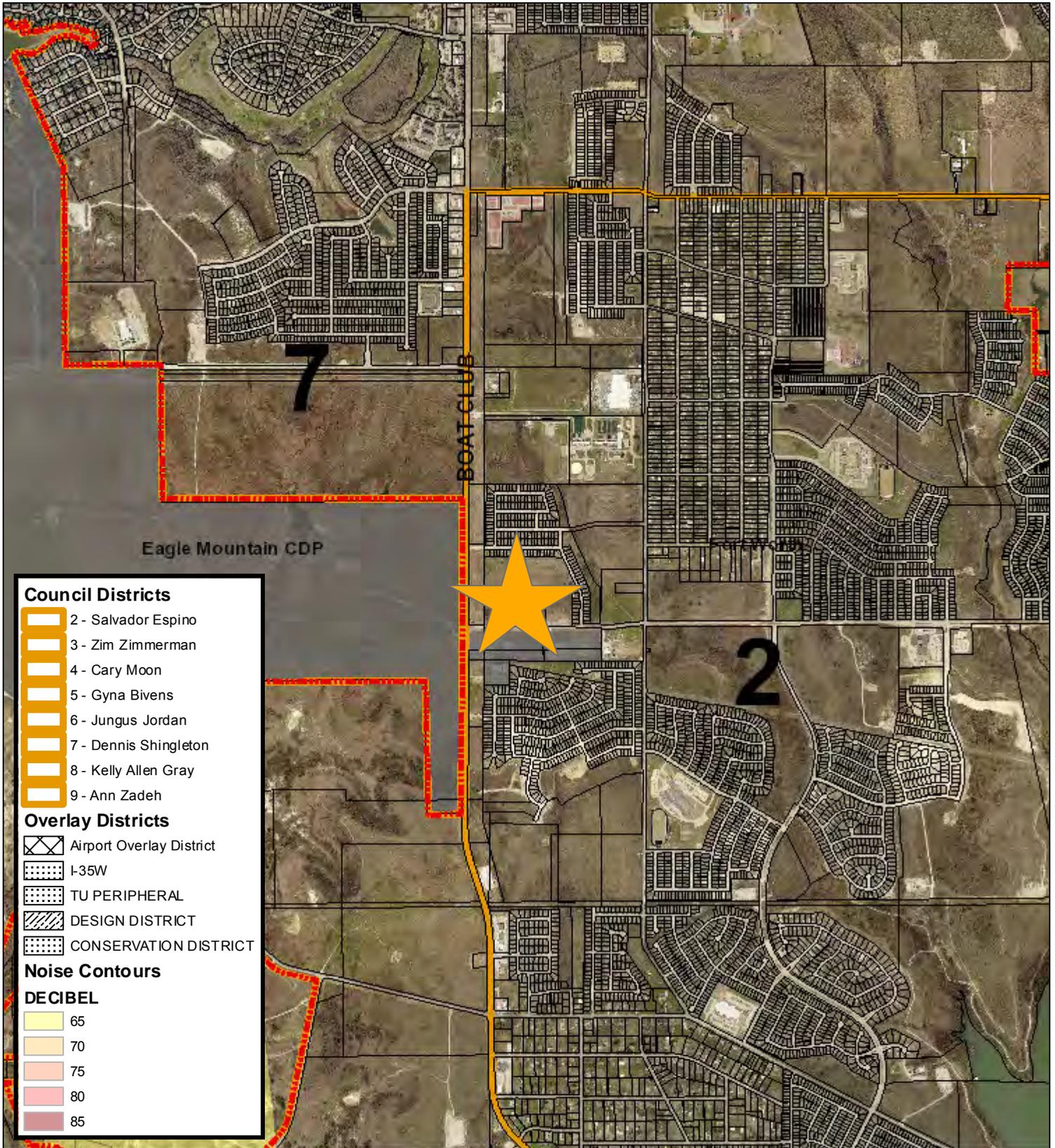
ZC-16-083

# Area Zoning Map

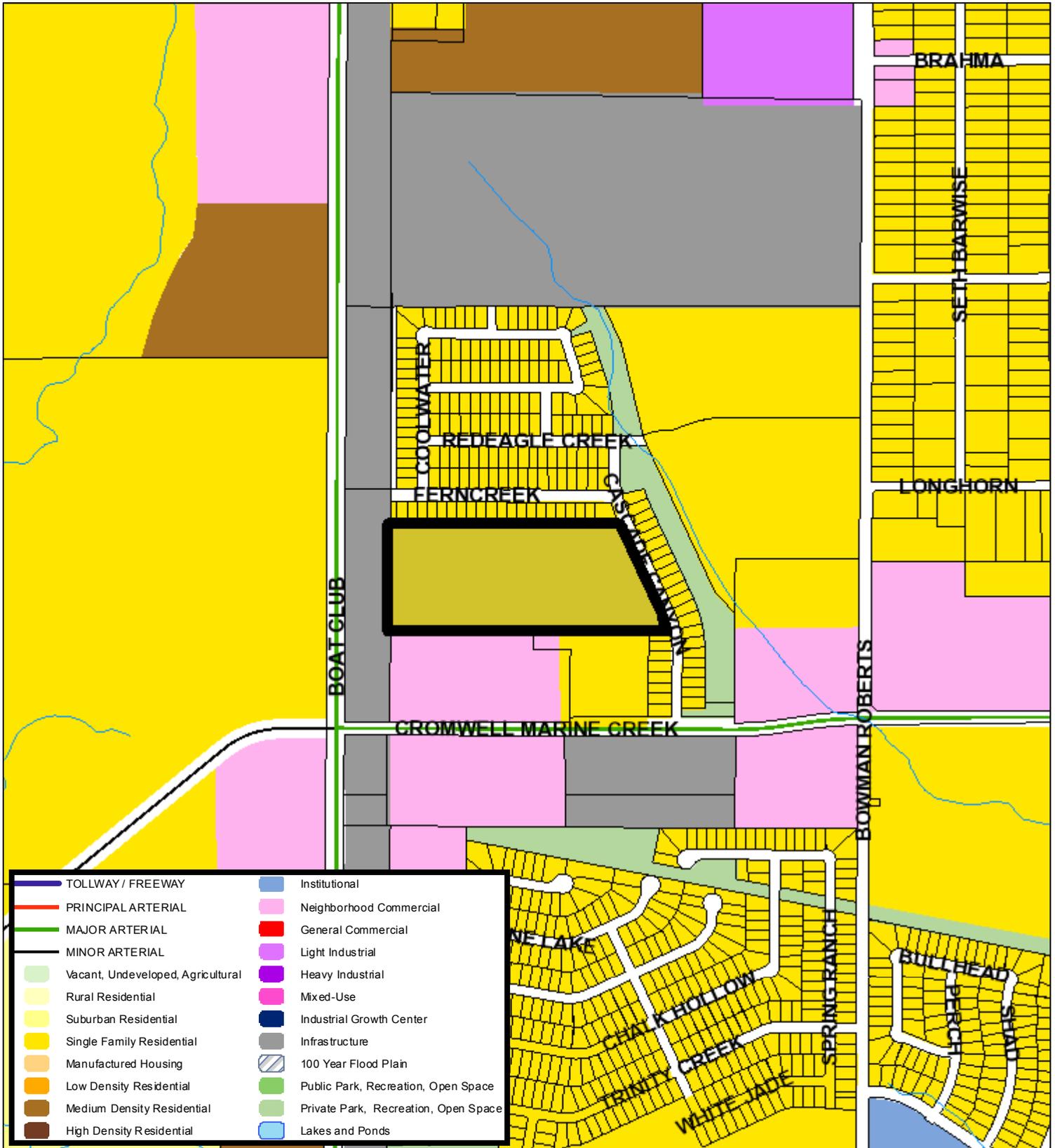
Applicant: VLMC, Inc.  
 Address: 6501 Cascade Canyon Trail  
 Zoning From: C  
 Zoning To: A-5  
 Acres: 16.28803767  
 Mapsco: 46C  
 Sector/District: Far Northwest  
 Commission Date: 4/13/2016  
 Contact: 817-392-8043



### Area Map



### Future Land Use

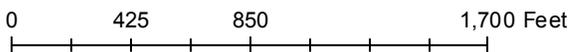
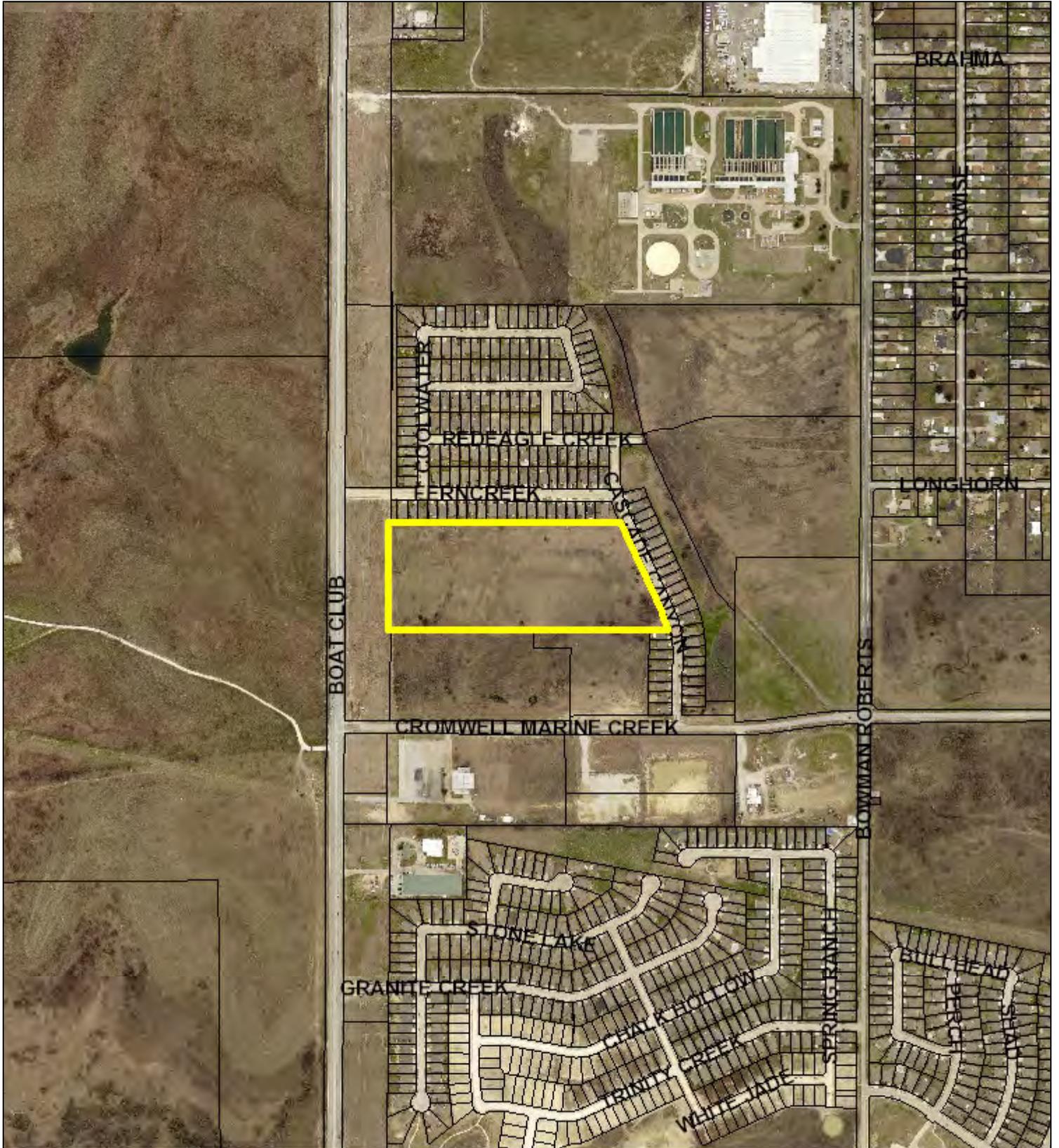


675 337.5 0 675 Feet

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 29, 2016.



**Aerial Photo Map**



Mr. Edmonds mentioned the sign out there showing what the project would look like and it doesn't fit the character for mixed-use development. He read into the record some mixed-use guideline principles.

Mr. Northern said it is worth taking another look at it and let the experts tell them about it.

Ms. Poole said she wants to have dialogue with the neighborhood.

Motion: Following brief discussion, Ms. Conlin recommended Denial of the request, seconded by Ms. McDougall. The motion carried 4-4 with Mr. Genua, Mr. Northern, Ms. Dunn and Mr. Cockrell being against and Mr. Flores recusing himself. On a new motion Mr. Northern recommended a 30 day Continuance, seconded by Ms. Dunn. The motion carried 4-4 with Ms. Runnels, Ms. Conlin, Ms. McDougall and Mr. Edmonds against. On a new motion Ms. Dunn recommended Approval of the request with no second, the motion failed. On a new motion Ms. Conlin recommended a Denial of the request, seconded by Ms. McDougall. The motion carried 5-3 with Mr. Genua, Mr. Northern and Ms. Dunn against with Mr. Flores recusing himself.

<i>Document received for written correspondence</i>					<b>ZC-16-081</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Phyllis Allen	2707 Ennis Ave	Out	Opposition		Spoke at hearing
Audrey Prince	2608 Ennis Ave	Out	Opposition		Spoke at hearing
Monte Gillium	1100 Vicki Ln	Out	Opposition		Spoke at hearing
5217 Asset LLC	816 S. Sylvania	Out		Support	Sent letter in

**17. ZC-16-082 Village Homes LP, Linwood Park Redevelopment, J Torres (CD 9) – 2900 Weisenberger St., 502 Wimberly St., and 2901 Whitmore St (Weisenberger Addition, Block 17, Lot N ½ and S ½, Block 5, Lot 2, Block 10, Lot 2, 0.36 Acres): from “B” Two-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing the various property owners explained to the Commissioners the block is primarily zoned “UR” and this remainder will allow for development via an alley.

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

**18. ZC-16-083 VLMC Inc. (CD 2) - 6501 Cascade Canyon Trail (James H Conwell Survey, Abstract 343, 16.28 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Ben Raef, 5751 Kroger Drive, Fort Worth, Texas representing VLMC explained to the Commissioners they are requesting A-5 zoning to match the preliminary plat. They are wanting to maintain the character of the single-family that already exists.

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

**19. ZC-16-084 Realty Capital Golden Triangle LP (CD 7) – 5601 Golden Triangle Blvd (Jesse Billingsley Survey, Abstract No 70, 17.19 Acres): from “E” Neighborhood Commercial to “PD/D” planned Development for all uses in “D” High Density Multifamily plus assisted living and nursing home; site plan included**

Kenneth Farnborough, 3110 W. Southlake Boulevard, Southlake, Texas representing Realty Capital Golden Triangle LP explained to the Commissioners he is here to answer any questions.

Rebecca Everett, 909 Lake Carolyn Parkway, Irving, Texas with Realty Capital explained to the Commissioners they did reach out to the Villages of Woodland Springs NA, finally met with them and there didn't seem to be any issues. She did say one concern was how this development would impact the School system. Ms. Everett said she reached out to Keller ISD and they had no problem at this time, so they are ready to move forward.

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

**20. SP-16-001 LVG Investments (CD 7) – 5306-5336 (evens) White Settlement Rd and 127 Roberts Cut Off (N H Carroll Survey, Abstract No. 264, 13.55 Acres): from PD 724 “PD/MU-1” Planned Development/Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required to Amend site plan for PD 724 to add a story to Building B and change parking configurations**

Richard Smith, 9523 Hill View Drive, Dallas, Texas representing LVG Investments explained to the Commissioners they are amending the site plan for building B, increasing the square footage and height and eliminating parking garages in front of the apartments.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. Genua recusing himself.

**Meeting adjourned: 6:10 p.m.  
4/13/16**

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Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department