



Zoning Staff Report

Date: May 20, 2025

Case Number: ZC-25-080

Council District: 6

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Crowley ISD/Matrix-Equities/Jackson Walker

Site Location: 7300 & 7350 Granbury Road; 5591 Mesa Springs Dr.

Acreage: 33.08 acres

Request

Proposed Use: Townhomes & Neighborhood Commercial

Request:

From: “R2” Townhouse/Cluster; “PD 655” PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property 2014 constructed as treatment center “PD 656” "PD-SU" for all uses in "I" excluding uses listed in case file “PD 662” "PD-SU" for all uses in "E" excluding: tattoo parlor, pool hall; no detached pole signs

To: Tract 1: “E” Neighborhood Commercial
Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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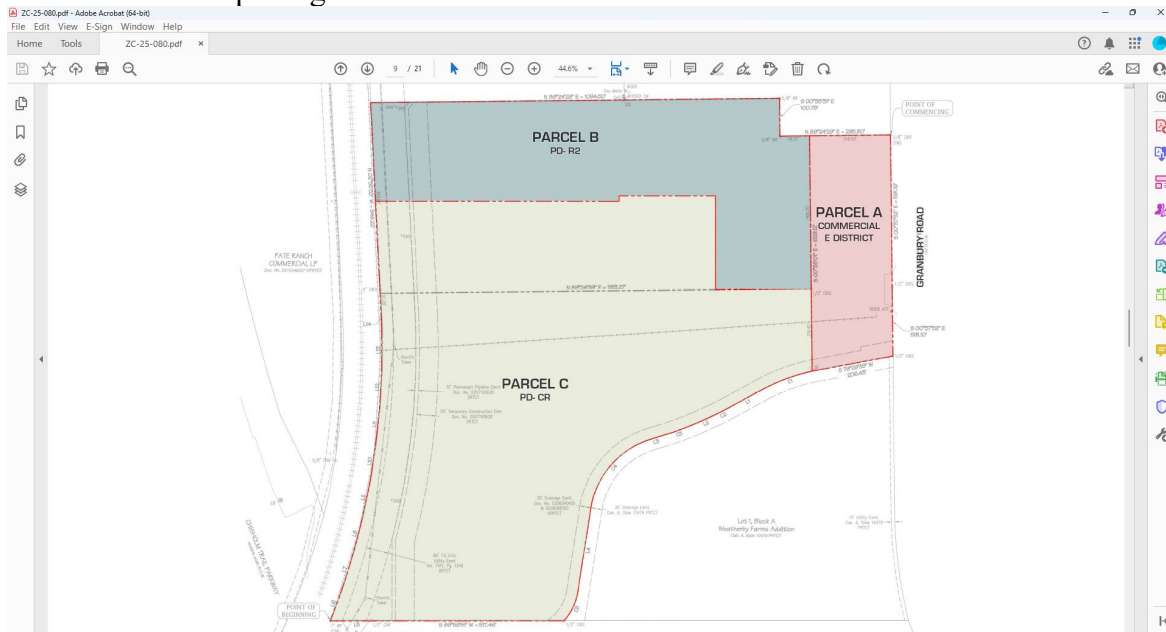
Project Description and Background

Summary

The property is located on the west side of Granbury Road between Altamesa Blvd and Sycamore School Road, just east of the railroad tracks and Chisholm Trail Parkway. The site is currently owned by Crowley ISD and would like to sell the property for redevelopment. The applicant is requesting a zoning change to:

- Tract 1: “E” Neighborhood Commercial
- Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
- Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required.

Most of the property is zoned “R2”. The applicant intends to develop the site for townhomes, low density residential, and commercial along Granbury Road. The following narrative was provided by the applicant as part of their submittal package:



Applicant's Proposal

The proposed development will consist of commercial, townhomes for sale, and townhomes for rent on a combined 33.08 acre tract of land located at 7150 Granbury Road (per TAD). To accomplish this, we are proposing three different types of zoning:

Parcel A (3.029 acres) - Commercial Uses, "E" Neighborhood Commercial

Parcel B (8.229 acres) - Townhomes for sale, "PD/R2" Planned Development for all uses in the "R2" Townhouse/Cluster

Parcel C (21.823 acres) - Townhomes for rent, "PD/CR" Planned Development for all uses in Low-density Multifamily ("CR") District with development standards for open space and waiver of MFD

The Parcel B (townhomes for sale) and Parcel C (townhomes for rent) sites will have east/west and north/south open space corridors to encourage pedestrian circulation. We anticipate several project amenities for the townhome tracts, which may include, but not be limited to, a swimming pool, fitness center, and clubhouse. Furthermore, with regard to Parcel B (townhomes for sale), all private streets will be maintained by the property owner's association.

The development is compatible with the existing surrounding land uses. The parcels to the north of the property consist of medical uses, including an existing behavioral health hospital and a medical building for the JPS network, both of which will be complimented by the commercial uses of Parcel A. Furthermore, the proposed residential townhome for sale development (Parcel B) is an appropriate transitional use between the medical uses to the north and the proposed townhomes for rent (Parcel C) to the south. In addition, the property north of the medical parcels is a fully constructed rental cottage community with approximately 230 detached dwelling units named VLux Trails (zoned "PD/D" for all uses in "D" high density multifamily plus cottage community (PD 1264)). The properties to the south include the (1) South Baptist Church, (2) Dylan Apartments (which features a mix of 1, 2, and 3 bedroom apartment and townhome products for rent), and (3) Sunset Pointe Apartments with approximately 224 apartment units for rent (zoned "C" Medium Density Multifamily). Furthermore, the property to the west is railroad tracks.

We acknowledge the "Institutional" Future Land Use designation per the Comprehensive Plan. We are currently in the process of purchasing the subject property from Crowley ISD with the intent to develop the property as residential townhomes and neighborhood commercial, both of which are fully supported by the Comprehensive Plan's goals of (i) ensuring diverse housing options, which includes townhomes, because townhomes promote walkable communities and access to neighborhood services similar to those that will be provided on the commercial portion of the property and (ii) a more balanced tax base with the mix of uses on the subject property, especially with the inclusion of the neighborhood commercial parcel.

Surrounding Zoning and Land Uses

- North "PD 655" PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property 2014 constructed as treatment center "PD 656" "PD-SU" for all uses in "I" excluding uses listed in case file / medical
- East "A-5" One-Family / single-family
- South "A-5" One-Family; PD 823 "PD/MU1" for all uses in "MU1" Low Intensity Mixed Use. Site plan required. / Church, undeveloped

West PD 1317 “PD/D” Planned Development for all uses in “D” High Density Multifamily plus detached multifamily, site plan required / Undeveloped

Recent Zoning History

- None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on April 25, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on April 25, 2025:

Organizations Notified	
Ladera Tavolo Park Condominiums	Ridgeview Estates HOA
Villages at Sunset Pointe HA	Summer Creek Meadows HA
Park Palisades HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
FWISD	Crowley ISD

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to:

- Tract 1: “E” Neighborhood Commercial
- Tract 2: “PD/R2” Planned Development for all uses in R2 Townhouse/Cluster, site plan required
- Tract 3: “PD/CR” Planned Development for all uses “CR” Low Density Residential with development standard for reduction in open space, site plan required.

The surrounding land uses developed as a mix of uses, with medical directly abutting the site on the north, church and undeveloped land to the south, undeveloped land to the west, and single-family across Granbury Road to the

east. Most of the site is currently zoned R-2 and would allow townhomes by right. The proposed PD would also require a site plan, so the development can be further reviewed in the future. In addition, the applicant intends to maintain commercial along Granbury Road, which is a policy supported by the City, creating a buffer between the townhomes and existing single-family to the east. With the subject site bordering a high-volume roadway, the proposed rezoning to townhouse, low density residential and commercial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest

The adopted Comprehensive Plan currently designates the subject property as *future institutional* on the Future Land Use Map. Crowley ISD currently owns the property. The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. However, this rezoning proposal is supported by the following policies

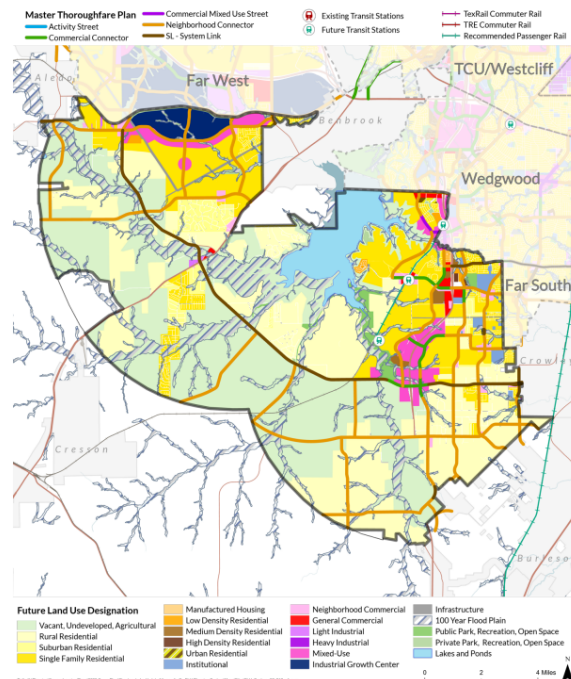
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on these factors, the proposed zoning **is consistent** with the Comprehensive Plan policies.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Support the extension of rail transit to the Far Southwest sector.
3. Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
5. Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
6. Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
14. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
15. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.



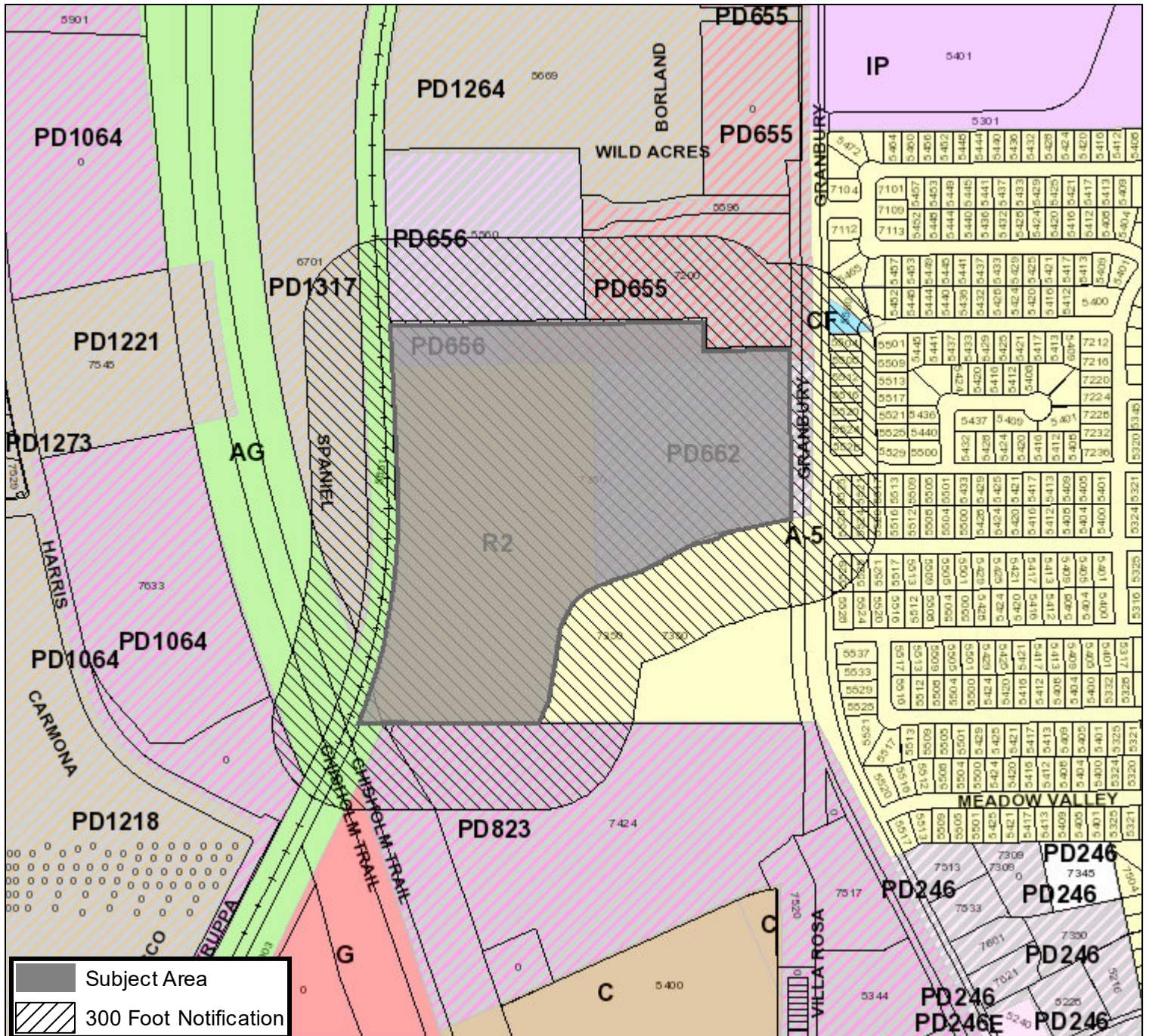
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.



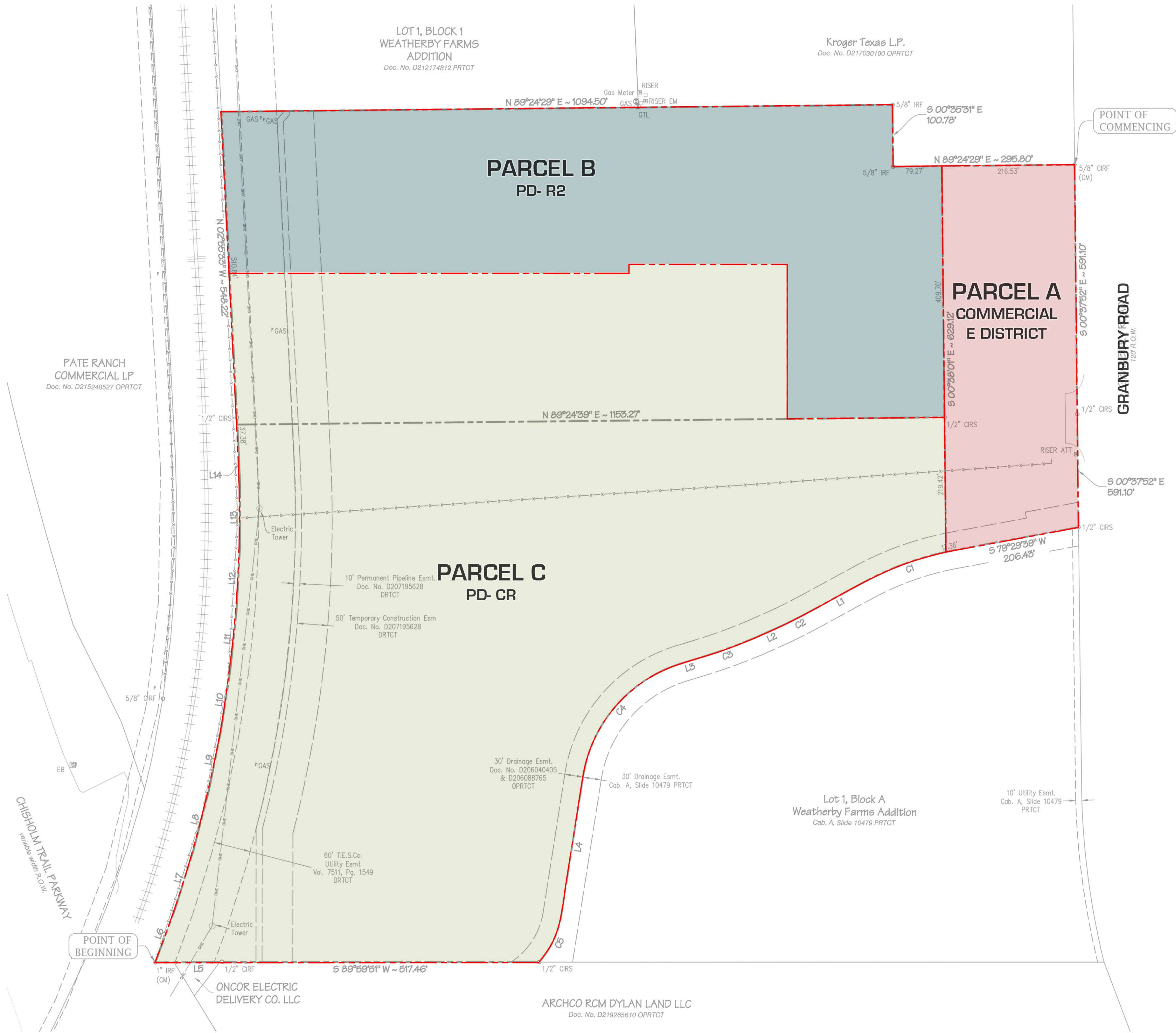
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Area Zoning Map

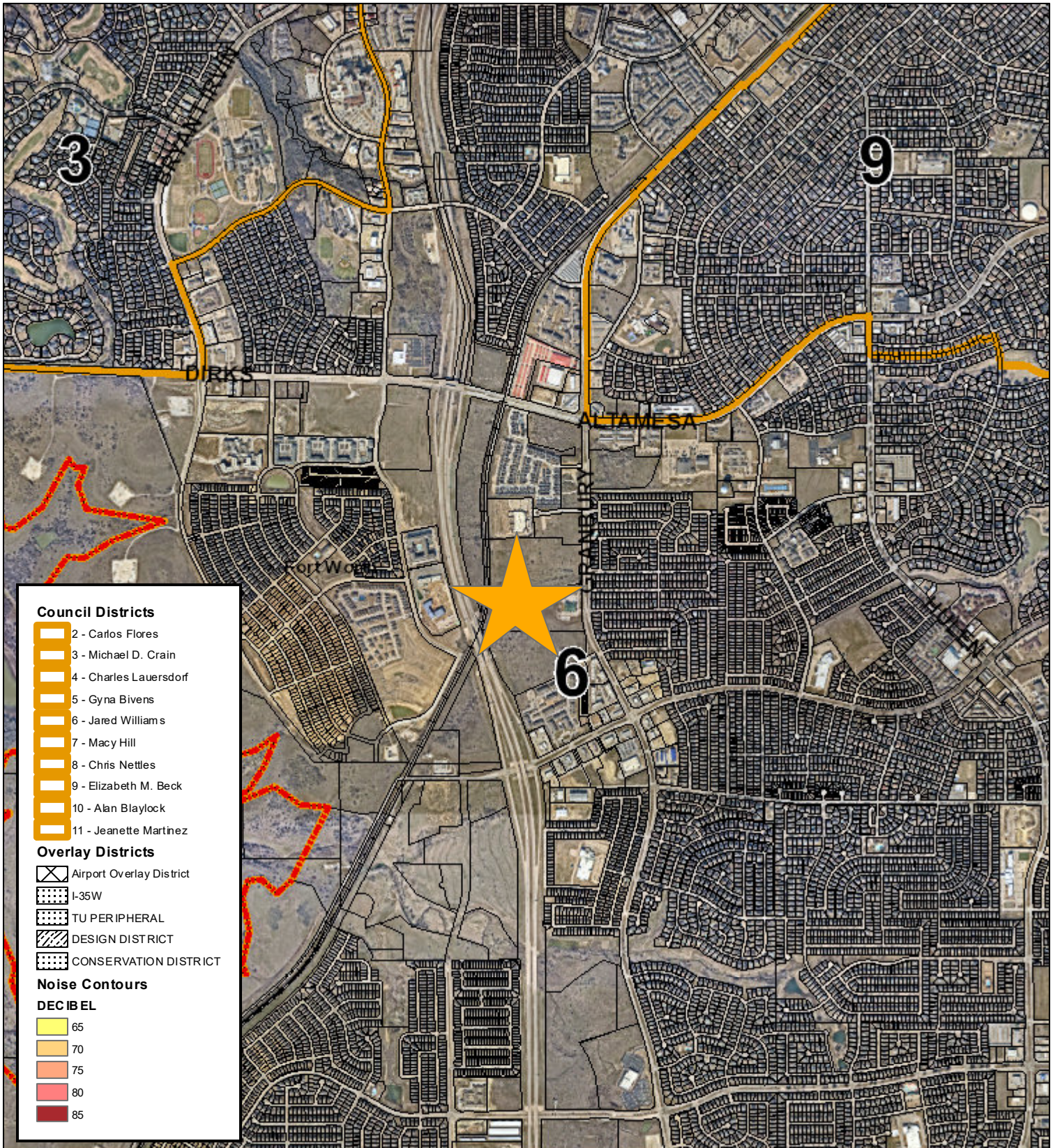
Applicant: Crowley ISD/Matrix-Equities/Jackson Walker
Address: 7300 Granbury Road
Zoning From: R2, PD 655, PD 656, PD 662
Zoning To: E, PD for R2 uses, PD for C uses
Acres: 33.08
Mapsc0: Text
Sector/District: Wedgwood
Commission Date: 5/14/2025
Contact: 817-392-8028



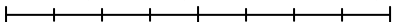
0 250 500 1,000 Feet



Area Map



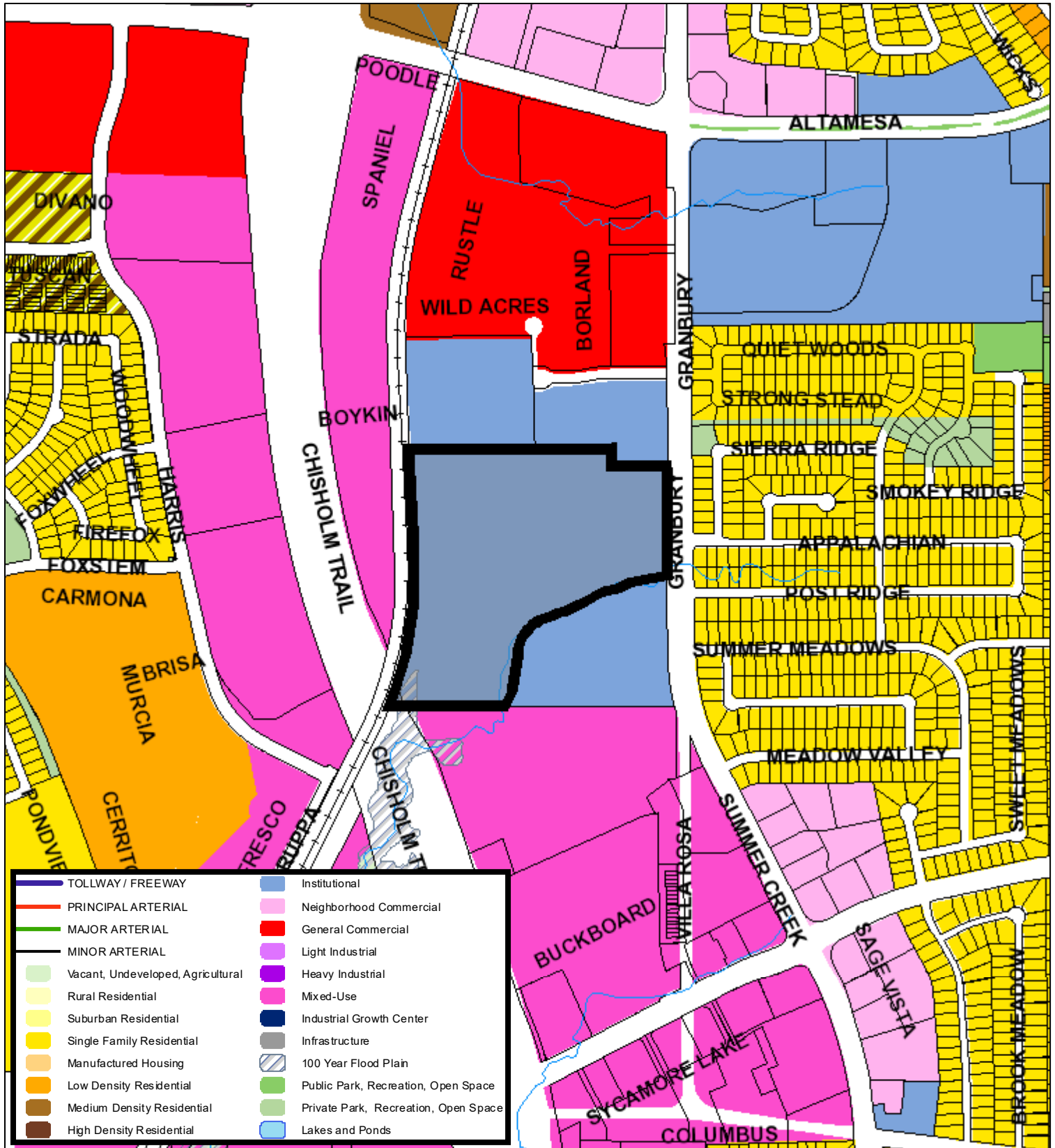
0 1,000 2,000 4,000 Feet





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Future Land Use



720 360 0 720 Feet

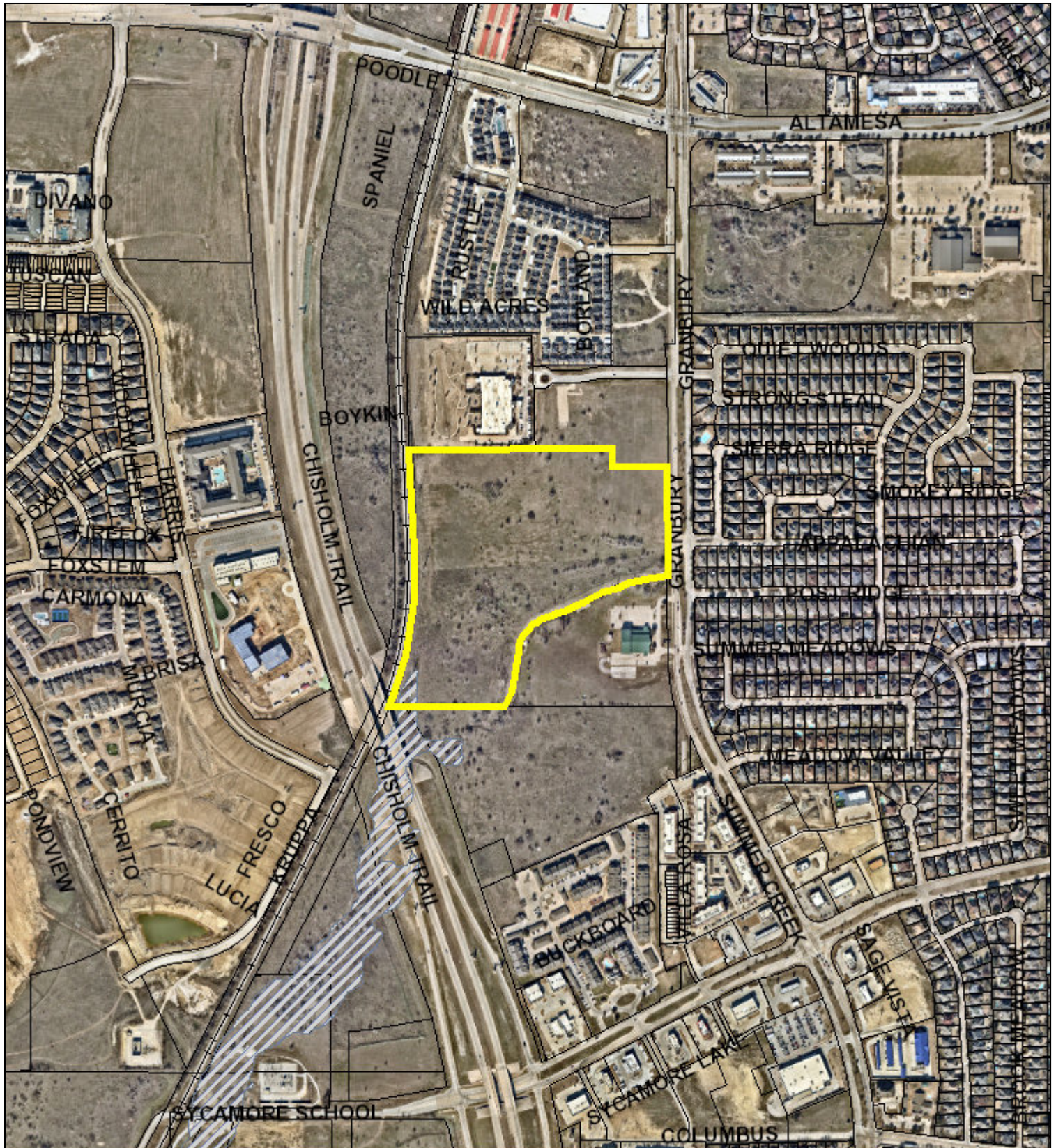
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 450 900 1,800 Feet

