



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-25-007

Council District: 6

Zoning Map Amendment

Case Manager: [Christine Ross](#)

Owner / Applicant: HMH VSC Land LLC / Preston Pittman, ONM Living / Lori Lusk, Kimley-Horn Associates

Site Location: 9705 Old Granbury Road (East of Chisolm Trl Pkwy & south of W. Risinger Rd & west of Summer Creek Dr) **Acreage:** 38.77 acres

Request

Proposed Use: Multifamily

Request: From: “R-2” Townhouse/Cluster
To: “C” Medium Density

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: **Denial by a vote of 9-0**

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Project Description and Background

The subject site is a 38.77-acre tract within Council District 6. The site is currently undeveloped and is proposed to be rezoned from the existing “R-2” Townhouse/Cluster District to the “C” Medium Density District to accommodate the construction of a multiple-family residential community.

There are numerous multiple-family and single-family housing developments in the surrounding area as well as commercial uses and a religious institution. Rezoning the property would allow for the construction of a multiple-family community in alignment with the surrounding neighborhood character. ZC-20-174 and ZC-21-206 were two cases

Aerial images obtained from Google Earth show several multiple-family housing and single-family housing developments being constructed since 2001.



Summit Ridge Road view of subject site



Aerial view (subject site in red)





Surrounding Zoning and Land Uses

- North “C” Medium Density Residential – Senior Multiple-Family Residential Community and “PD 1152” – A religious institution
- South “PD 971” – Multiple-Family Residential and “PD 1293” – Multiple-Family Residential
- East “R-1” Zero Lot Line/Cluster – A Single-Family Residential Subdivision
- West “PD 1236” – A Self Storage facility, “G” Intensive Commercial – Vacant Land with gas wells, and “PD 1298” – A Multiple-Family Community

Recent Zoning History

- ZC-21-206 - Zoning change from “A-5” One-Family Residential to “R2” Townhouse/Cluster to accommodate the construction of a townhouse development at the subject property.
- ZC-20-179 - Zoning change from “E” Neighborhood Commercial / ”FR” General Commercial Restricted / “A-5” One Family Residential to “C” Medium Density Residential to accommodate the construction of a senior multiple-family development north of the subject property.
- ZC-20-174 – Zoning change from “A-5” One Family Residential to “PD” with “R-1” Zero Lot Line / Cluster to accommodate the construction of a single-family cluster development at the subject property.
- ZC-20-110 – Zoning change from “R-1” Zero Lot Line / Cluster to “PD” with “R-1” Zero Lot Line / Cluster to accommodate the construction of a multiple-family development south of the subject property.

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 January 31, 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 January 31, 2025:

Organizations Notified	
Chisholm Trail Ranch Residential Community HOA	Streams and Valleys Inc
Llano Springs HOA	Trinity Habitat for Humanity
Summer Creek Ranch	District 6 Alliance
Villages of Sunset Pointe HA	Summer Creek HA



Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single-family subdivisions, multifamily subdivisions, vacant lots, and commercial businesses. Constructing a multiple-family subdivision in the neighborhood would be an appropriate and compatible use of the land due to the presence of numerous existing multifamily developments in the vicinity.

As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates the subject property as Low-Density Residential and Agricultural.

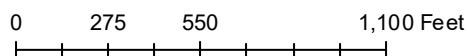
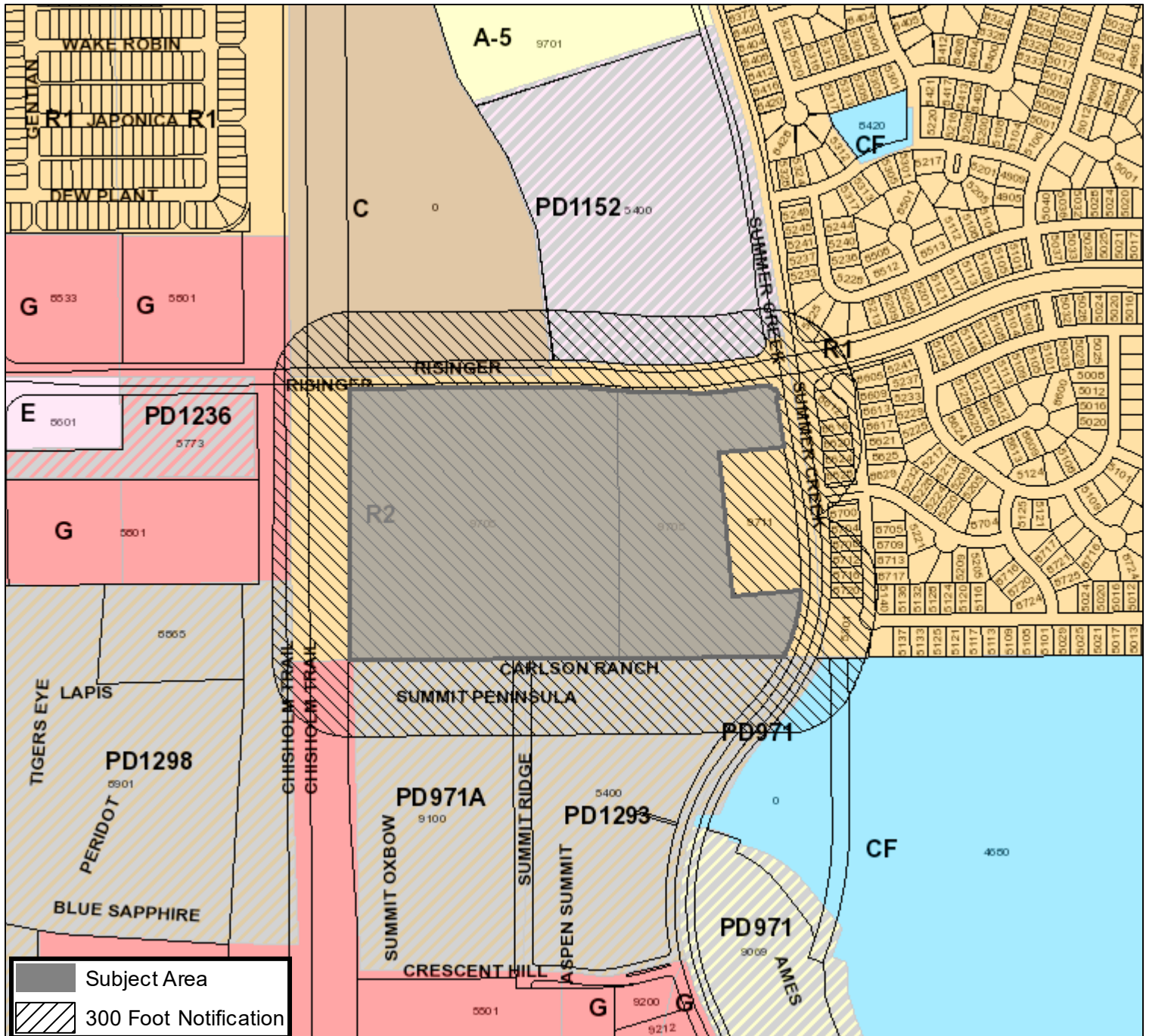
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is **not consistent** with the Future Land Use Designation and it **is consistent** with the following policies of the Comprehensive Plan:

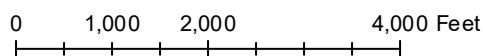
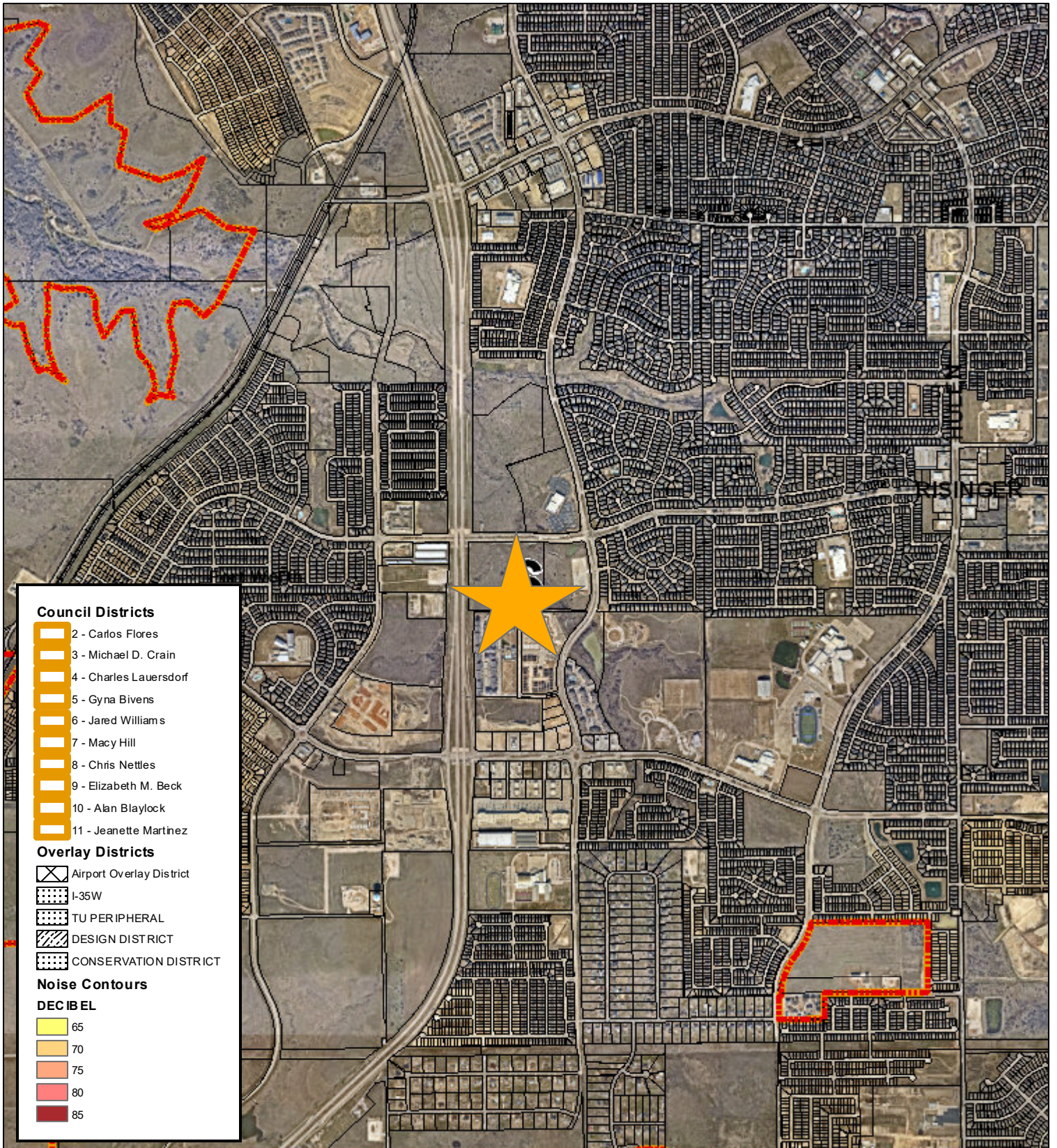
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- 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.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

Area Zoning Map

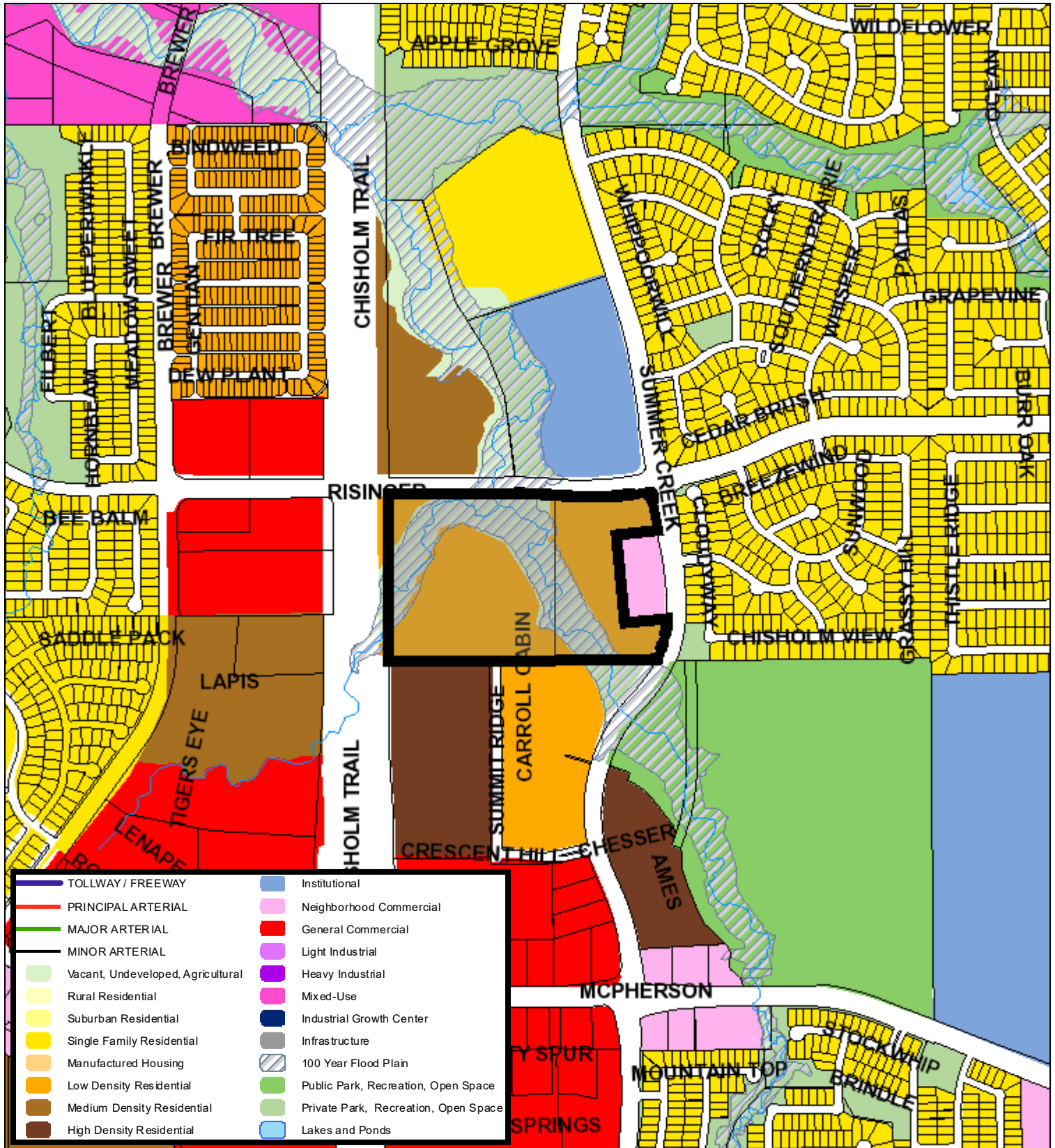
Applicant: HMH VCS Land LLC/ONM Living/Kimley-Horn Associates
 Address: Generally Bounded by Chisholm Trail to the west, Risinger to the North, Old Granbury Road to the East, and Chisholm Trail to the South
 Zoning From: R2
 Zoning To: C
 Acres: 38.85272533
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 2/12/2025
 Contact: 817-392-2495



Area Map



Future Land Use



850 425 0 850 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.



Aerial Photo Map



0 500 1,000 2,000 Feet

