



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

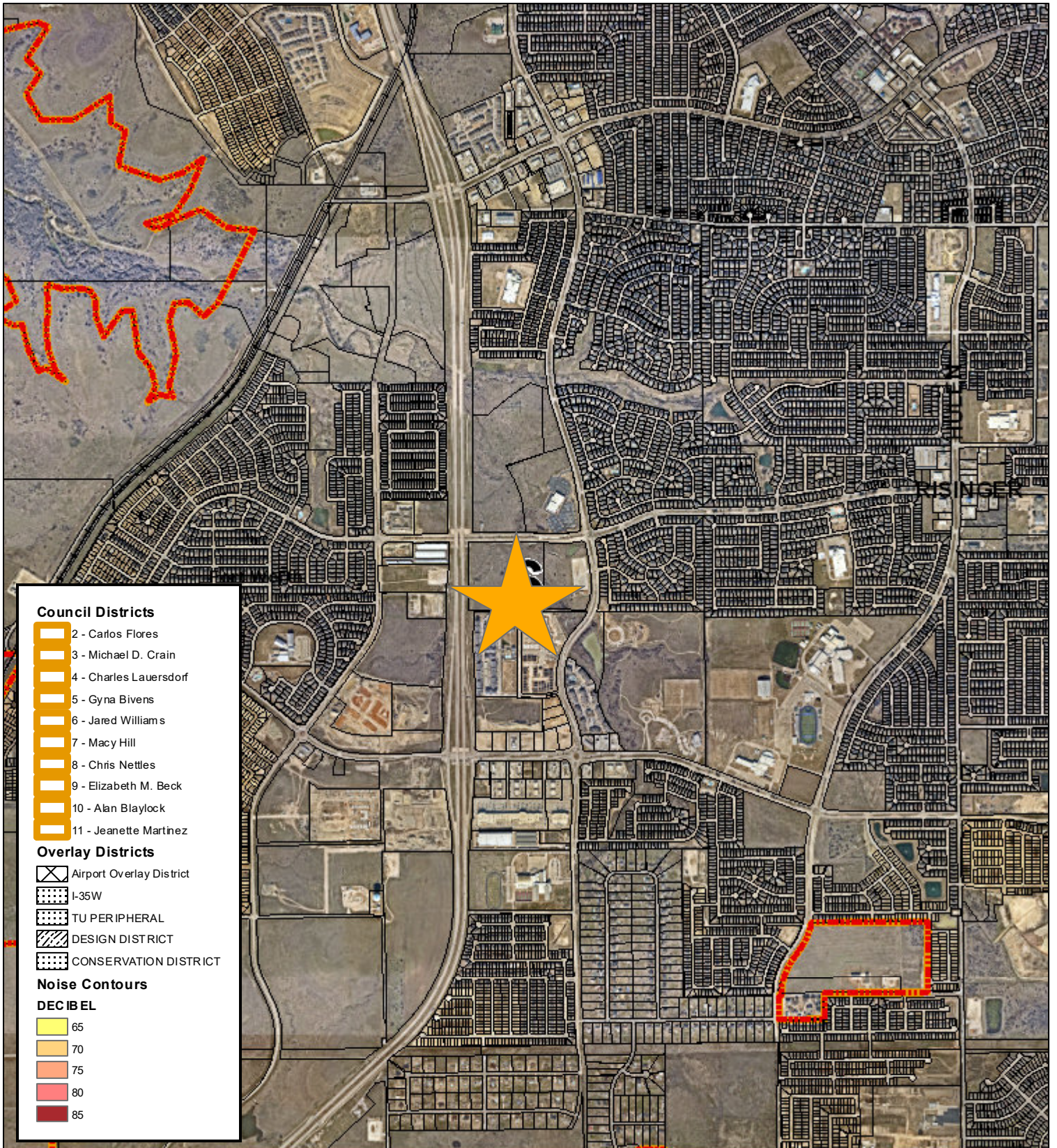
Aerial Photo Map



0 500 1,000 2,000 Feet



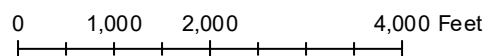
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lathersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

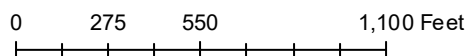
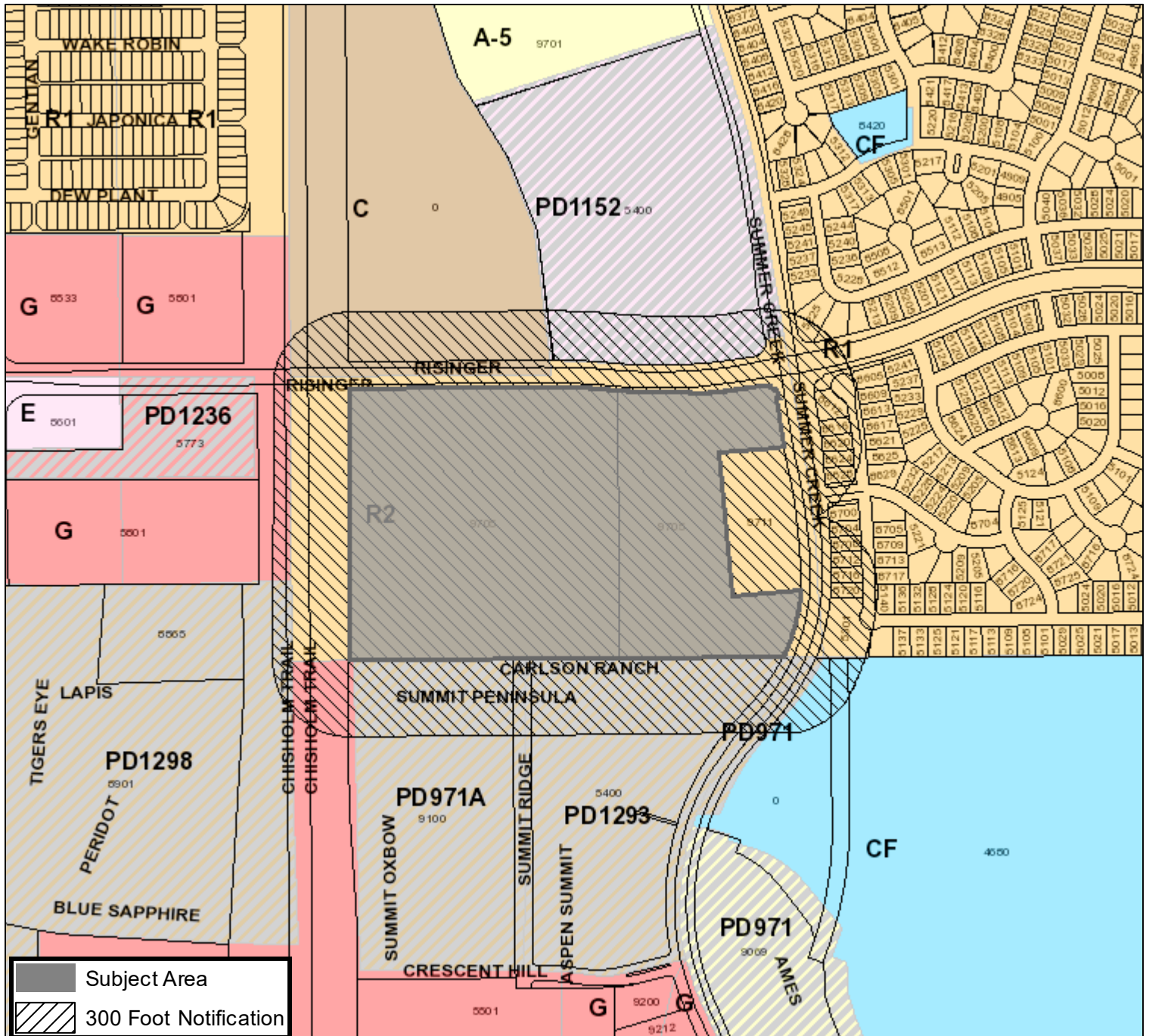
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

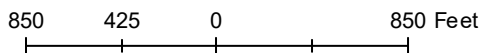
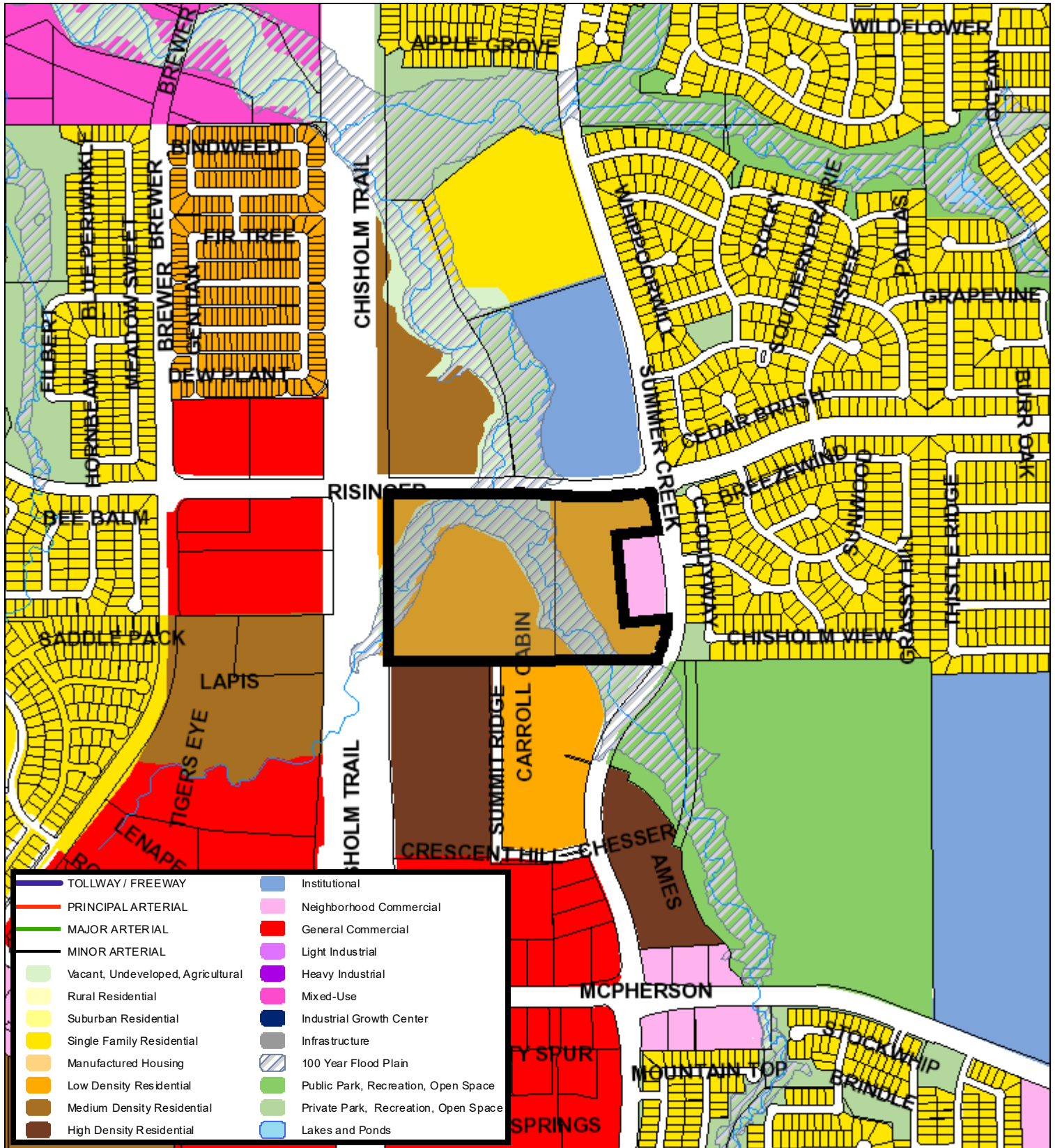


Area Zoning Map

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



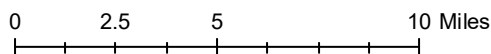
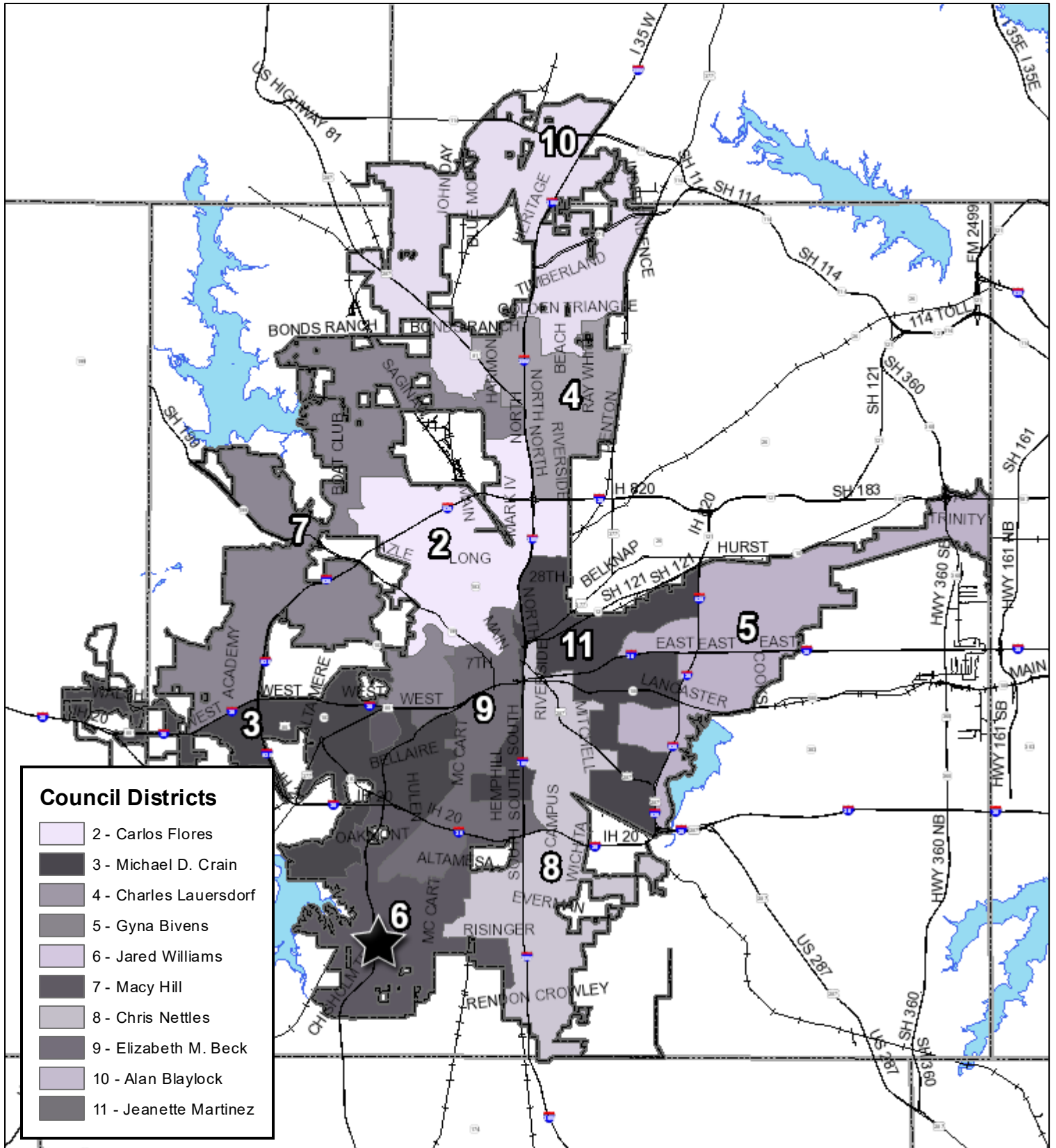
Future Land Use



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.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER HMH VSC LAND LLC

Mailing Address 1038 Texan Trail City, State, Zip Grapevine, Texas 76051

Phone 214.906.4279 Email matt.wiggins@historymaker.com

APPLICANT ONM Living, Attn: Preston Pittman

Mailing Address 1038 Texan Trail City, State, Zip Grapevine, Texas 76051

Phone 405.626.0747 Email preston.pittman@onmliving.com

AGENT / OTHER CONTACT Kimley-Horn Associates, Attn: Lori Lusk, PE

Mailing Address 400 North Oklahoma Drive, Suite 105 City, State, Zip Celina, Texas 75009

Phone 972-704-1176 Email lori.lusk@kimley-horn.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 9705 OLD GRANBURY RD

Total Rezoning Acreage: 38.7665 acres I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 5C and
Subdivision, Block, and Lot (list all): ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 5

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 32.7665 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

~~**NO - NOT PLATTED**~~

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 38.7665 acres acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): R-2 Proposed Zoning District(s): C

Current Use of Property: Vacant

Proposed Use of Property: Proposed Multi-Family Development

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)



DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are proposing to rezone the property from R-2 to C to allow for development as a multi-family residential community which is consistent with the surrounding development (existing MF located to the south and northwest and commercial to the north).

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? Yes No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? Yes No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? Yes No

The Fort Worth Neighborhood Database includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts

N/A If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):

- Site Plan meeting requirements of attached checklist (pages 7-8)
- A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): [Signature]
Owner's Name (Printed): Matt Wiggin

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Preston Pittman ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

38.7665 Acres in the JJ Albirado Survey, Abstract No 4, (CERTIFIED LEGAL DESCRIPTION)
City of Fort Worth, Tarrant County, Texas ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 5C
ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 5

[Signature]
Owner's Signature (of the above referenced property)
Matt Wiggin
Owner's Name (Printed)

[Signature] Preston Pittman
Applicant or Agent's Signature
Matt Wiggin PRESTON PITTMAN
Applicant or Agent's Name (Printed)

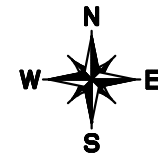
LUSK, LORI 1/2/2025 10:43 AM
K:\02_CIVIL_SINGLE_FAMILY_PURSUIITS\2021\2021092 - ONM-VILLAS AT SC TOWNHOMES\CAD\PRELIMINARY_EXHIBITS\VILLAS_LOCATION_MAP.DWG
1/2/2025 10:43 AM

PLOTTED BY
DING NAME
LAST SAVED



Villas at Summer Creek Location Map - Exhibit "A"

Fort Worth, Texas
January 2025



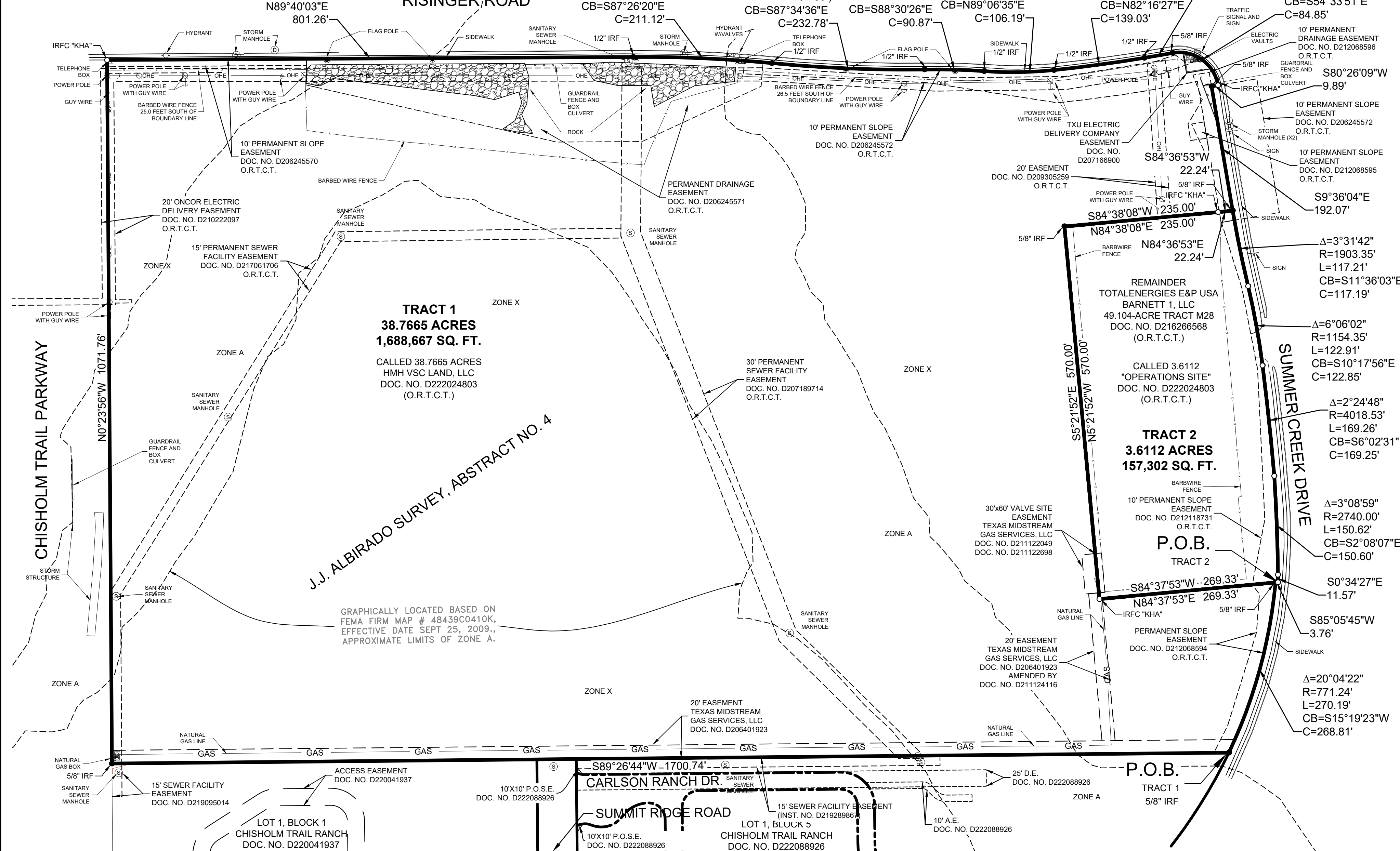
Kimley»Horn

400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009 469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

BEARING BASE

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999890144.



FIELD NOTE DESCRIPTION

TRACT 1

38.7665 ACRES

BEING a tract of land situated in the J.J. Albrado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas and being a portion of a called 49.104 acre tract of land referred to as Tract M28 conveyed to TotalEnergies E & P USA Barnett 1, L.L.C., according to the document filed of record in Document No. D216266568 Official Records, Tarrant County, Texas (O.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the west line of Summer Creek Drive for the northeast corner of that tract of land conveyed to SLF, IV / Legacy Capital, LP, according to the document filed of record in Document No. D210314509 (O.R.T.C.T.) and the southeast corner of this tract;

THENCE South 89°26'44" West, with the north lines of said Legacy Capital tract and of that tract of land conveyed to Chisholm Residences, LLC, according to the document filed of record in Document No. D21925212 (O.R.T.C.T.) being common with the south line of this tract, a distance of 1,700.74 feet to a 5/8" iron rod found in the east right of way of Chisholm Trail Parkway for the southwest corner of this tract.

THENCE North 0°23'56" West, with said east right of way being common with the west line of this tract, a distance of 1,071.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south right of way of Risinger Road for the northwest corner of this tract;

THENCE with said south right of way, same being common with the north line of this tract the following seven (7) courses and distances: North 89°40'03" East, a distance of 801.26 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a central angle of 5°55'04", a radius of 2,045.00 feet, a chord bearing and distance of South 87°26'20" East, 211.12 feet;

With said curve to the right, an arc distance of 211.21 feet to a 1/2" iron rod found at the beginning of a reverse curve to the left having a central angle of 6°11'31", a radius of 2,155.00 feet, a chord bearing and distance of South 87°34'36" East, 232.78 feet;

With said curve to the left, an arc distance of 232.89 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a central angle of 5°15'29", a radius of 990.52 feet, a chord bearing and distance of South 88°30'26" East, 90.87 feet;

With said curve to the right, an arc distance of 90.90 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the left having a central angle of 9°59'42", a radius of 609.50 feet, a chord bearing and distance of North 89°06'35" East, 106.19 feet;

With said curve to the left, an arc distance of 106.32 feet to a 1/2" iron rod found at the beginning of a compound curve to the left having a central angle of 3°40'36", a radius of 2,167.00 feet, a chord bearing and distance of North 82°16'27" East, 139.05 feet;

With said curve to the left, an arc distance of 139.05 feet to a 1/2" iron rod found for corner;

North 80°26'09" East, a distance of 43.51 feet to a 5/8" iron rod found at the southwest intersection of Risinger Road and Summer Creek Drive at the beginning of a tangent curve to the right having a central angle of 89°59'46", a radius of 60.00 feet, a chord bearing and distance of South 54°33'51" East, 94.89 feet;

THENCE with said curve to the right, an arc distance of 94.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in above-mentioned west right of way for the southernmost northeast corner of this tract;

THENCE South 80°26'09" West, with said west right of way, a distance of 9.89 feet to a 5/8" iron rod found for corner;

THENCE South 9°36'04" East, continuing with said west right of way, a distance of 192.07 feet to a 5/8" iron rod found for corner of this tract;

THENCE South 84°36'53" West, a distance of 22.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 84°38'08" West, a distance of 235.00 feet to a 5/8" iron rod found for corner of this tract;

THENCE South 5°21'52" East, a distance of 570.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 84°37'53" East, a distance of 269.33 feet to a 5/8" iron rod found at the above-mentioned west right of way of Summer Creek Drive at the beginning of a non-tangent curve to the right having a central angle of 20°04'22", a radius of 771.24 feet, a chord bearing and distance of South 15°19'23" West, 258.81 feet;

THENCE with said west right of way and curve to the right, an arc distance of 270.19 feet to the POINT OF BEGINNING and containing 38.7665 acres or 1,688,667 square feet of land, more or less.

FIELD NOTE DESCRIPTION TRACT 2 3.6112 ACRES

BEING a tract of land situated in the J.J. Albrado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas and being a portion of a called 49.104 acre tract of land referred to as Tract M28 conveyed to TotalEnergies E & P USA Barnett 1, L.L.C., according to the document filed of record in Document No. D216266568 Official Records, Tarrant County, Texas (O.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a point in the west right-of-way of Summer Creek Drive, same being common with the east line of said Barnett tract, for the southeast corner of this tract;

THENCE over and across South 85°05'48" West, a distance of 11.57 feet to a 5/8" iron rod found for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 1,154.35 feet, a central angle of 06°06'02", and a chord bearing and distance of South 10°17'56" East, 122.85 feet;

With said non-tangent curve to the right, an arc distance of 122.91 feet to a point for corner of this tract at the beginning of a compound curve to the right with a radius of 4,018.53 feet, a central angle of 02°24'48", and a chord bearing and distance of South 06°02'31" East, 169.25 feet;

With said compound curve to the right, an arc distance of 169.26 feet to a point for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 2,740.00 feet, a central angle of 03°08'59", and a chord bearing and distance of South 02°08'07" East, 150.60 feet;

With said non-tangent curve to the right, an arc distance of 150.62 feet to a point for corner of this tract;

South 00°34'27" East, a distance of 11.57 feet to the POINT OF BEGINNING and containing 157,302 square feet or 3.6112 acres of land.

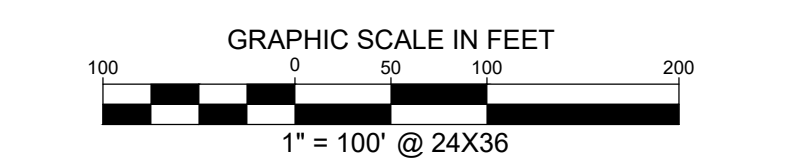
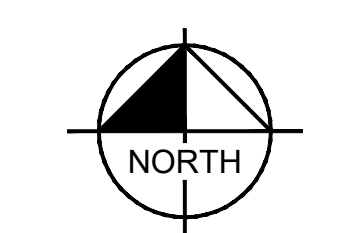
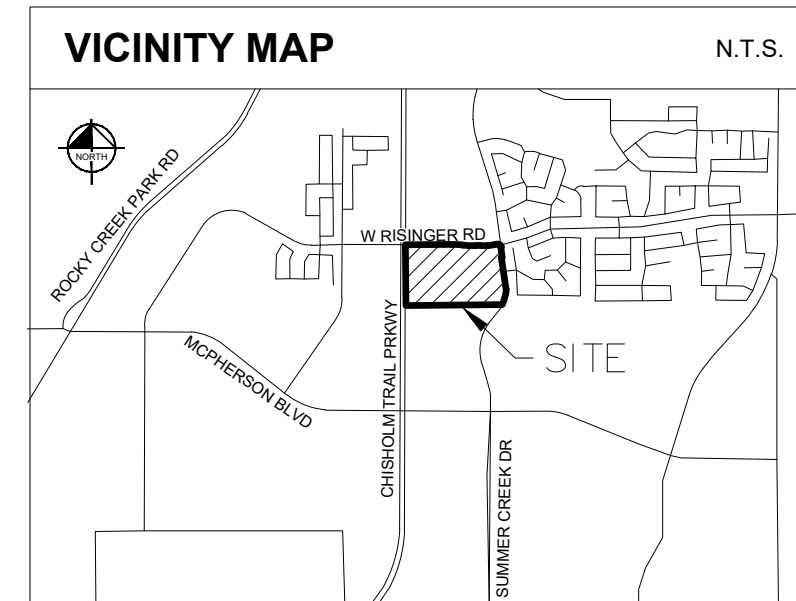
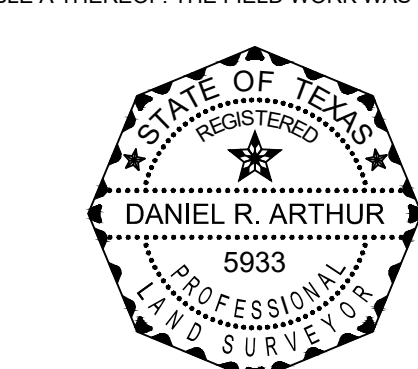
SURVEYOR CERTIFICATION:

TO: ONM LIVING, LLC, TOTALENERGIES E&P USA BARNETT 1, L.L.C., INDEPENDENT FINANCIAL, HHM VSC LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2021.

DATE OF PLAT OR MAP: 07-19-2023

DANIEL ARTHUR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5933 400 N. OKLAHOMA DR., SUITE 105 CELINA, TEXAS 75009 PHONE: 469-501-2172 daniel.arthur@kimley-horn.com



LEGEND

Table with 2 columns of symbols and descriptions for various survey features like roof drain, cable tv box, sewer manhole, etc.

LINE TYPE LEGEND

Table with 2 columns of line styles and descriptions for boundary, easement, building, utility, etc.

NOTE TRACT 2 IS NOT PART OF THE ZONING CHANGE APPLICATION

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- List of matters and easements with dates and recording information, including Warranty Deed, Easement(s), and Matters contained in that certain document.

Notes regarding interest in and to all coal, lignite, oil, gas and minerals.

- Notes regarding easement(s) restrictions and matters contained in that certain document, including Easement(s) and Matters contained in that certain document.

Recording No. under Clerk's File No(s).

Recording No. under Clerk's File No(s). D212068596, Real Property Records, Tarrant County, Texas; Reference is hereby made to said document for full particulars. (AS SHOWN HEREOF)

NOTES:

This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured.

FLOOD STATEMENT:

According to Map No. 48439C0410K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Tarrant County, Texas, dated September 25, 2009, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.

Table with 3 columns: No., DATE, REVISION DESCRIPTION. Shows updates from 7/19/23 to 1/27/21.

Kimley Horn logo and contact information: 400 N. Oklahoma Drive, Suite 105, Celina, Texas 75009. Tel. No. (469) 501-2200, FIRM # 10194503.