



# NEIGHBORHOOD GROUP NOTICES

## AMENDED APPLICATION FROM "G" INTENSIVE COMMERCIAL TO "PD/E"

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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

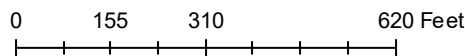
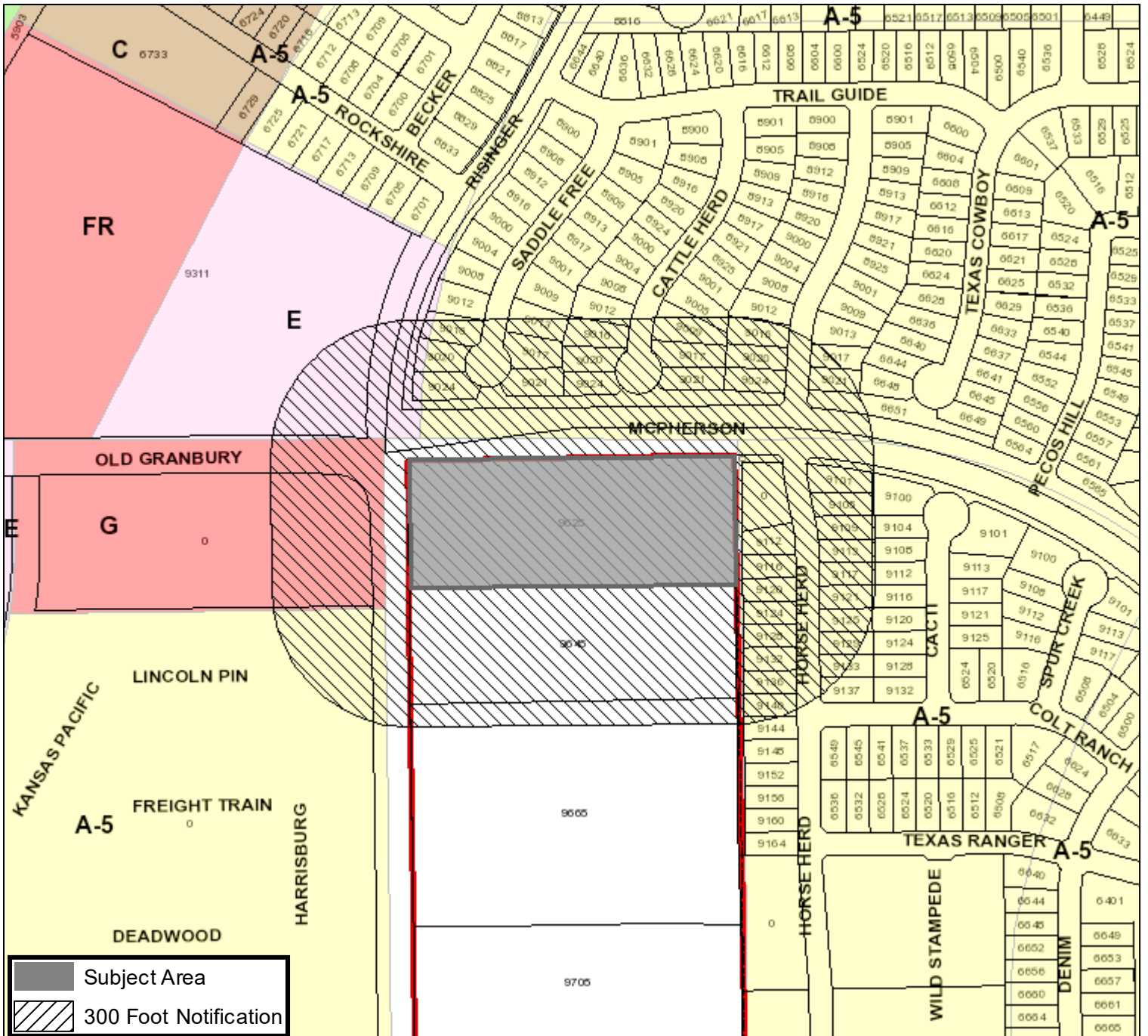
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

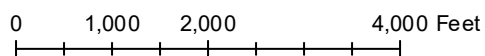
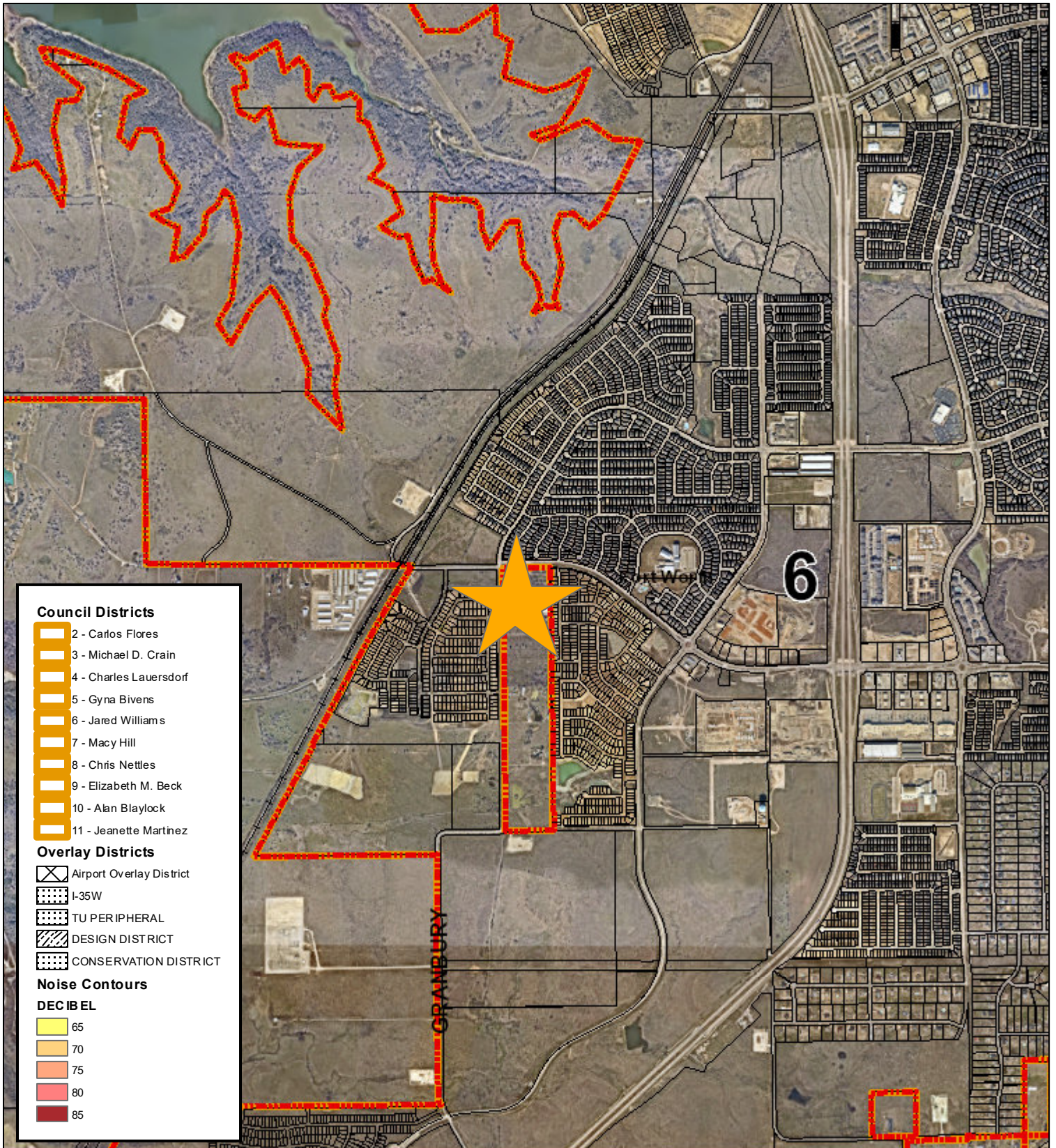
## Area Zoning Map

Applicant: Old Granbury Holdings LLC by Westwood Pro. Service  
 Address: 9625 Old Granbury Road  
 Zoning From: Unzoned  
 Zoning To: PD/E plus auto parts sales & auto repair; removing alcohol, liquor, bar, club, massage parlors  
 Acres: 4.537  
 Mapsco: Text  
 Sector/District: null  
 Commission Date: 4/9/2025  
 Contact: 817-392-2495



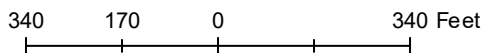
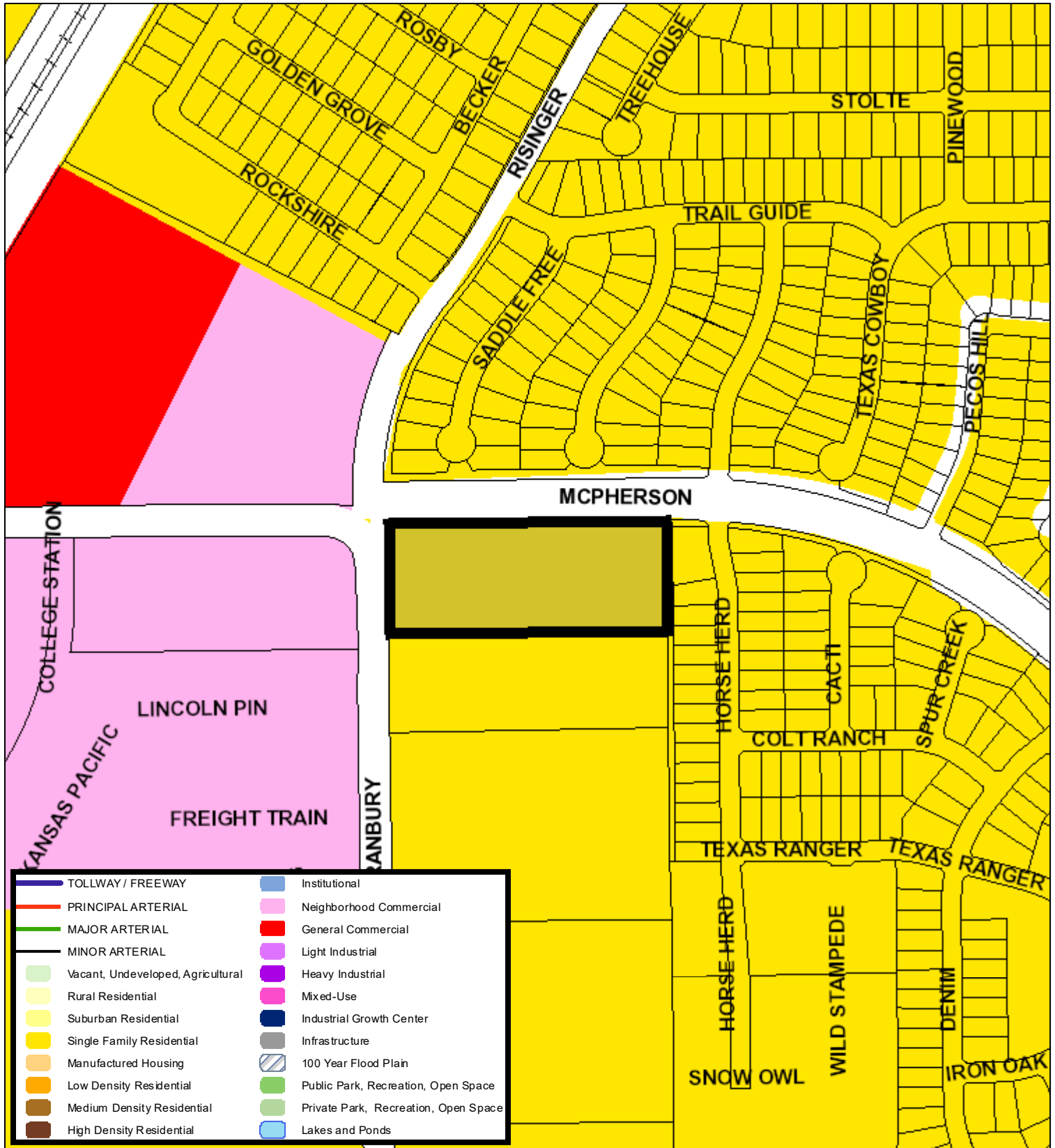


### Area Map





### Future Land Use

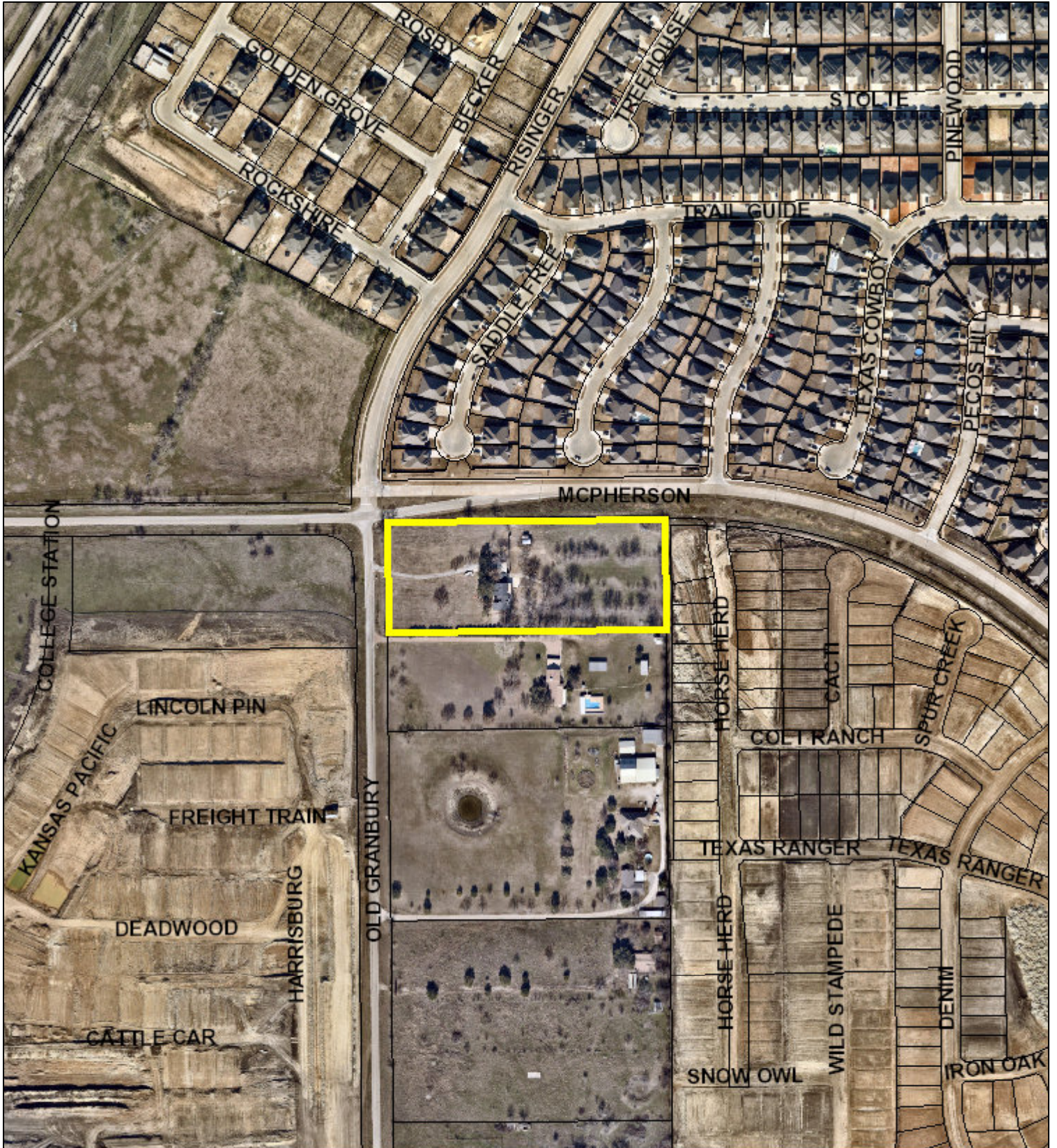


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 215 430 860 Feet







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Old Granbury Holdings LLC

Mailing Address 251 E Southlake Blvd City, State, Zip Southlake, TX 76092

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** same as owner

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**AGENT / OTHER CONTACT** Westwood Professional Services - Bo Trainor

Mailing Address 500 W 7th St, Ste 1300 City, State, Zip Fort Worth, TX 76102

Phone 682.201.6025 Email bovee.trainor@westwoodps.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): 9625 Old Granbury Road

Total Rezoning Acreage: 4.537  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

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ 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: 4.537 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): ETJ Proposed Zoning District(s): G

Current Use of Property: undeveloped

Proposed Use of Property: Medical Office Building (MOB)

#### 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.

The subject tract is currently in the ETJ of Fort Worth. A companion annexation case was previously submitted as AX-25-001. This application is to request the site be zoned to "G" upon annexation. The Site is approximately 4.5 acres located in the southeast corner of the intersection of McPherson Boulevard and Old Granbury Road. Additionally the site is approximately 0.9 miles westerly of the Chisholm Trail Parkway.

The proposed zoning is to accommodate an anticipated Medical Office Building. The zoning will allow for a medical office to be situated with residential in close proximity. Thus providing medical, dental, etc support to the community.

The City's Comprehensive Plan designates the Site as being Single Family Residential. Surrounding the site to the north and east are residential homes. While the areas to the west and south are vacant. The site is at the corner of the two roadways with Neighborhood Commercial being across the street. A non-residential use is more suitable for a corner of this nature.

The proposed use in this location assists in creating the commercial corridor as shown on the Comprehensive Plan. By supporting this, it discourages the leap frogging of development.



## ADDITIONAL QUESTIONS

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

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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
- 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):

Owner's Name (Printed): Andrew Miller

### 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) Westwood Professional Services 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:

\*\*see attached\*\*

(CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Andrew Miller  
Owner's Name (Printed)

Applicant or Agent's Signature

Bo Trainor  
Applicant or Agent's Name (Printed):





WM SUB CTR., LP.,  
A TEXAS LIMITED  
PARTNERSHIP  
INST. NO. D214198092

7509 PENNBRIDGE CIRCLE  
ROWLETT, TX 75088  
FIRM REGISTRATION NO 10194368

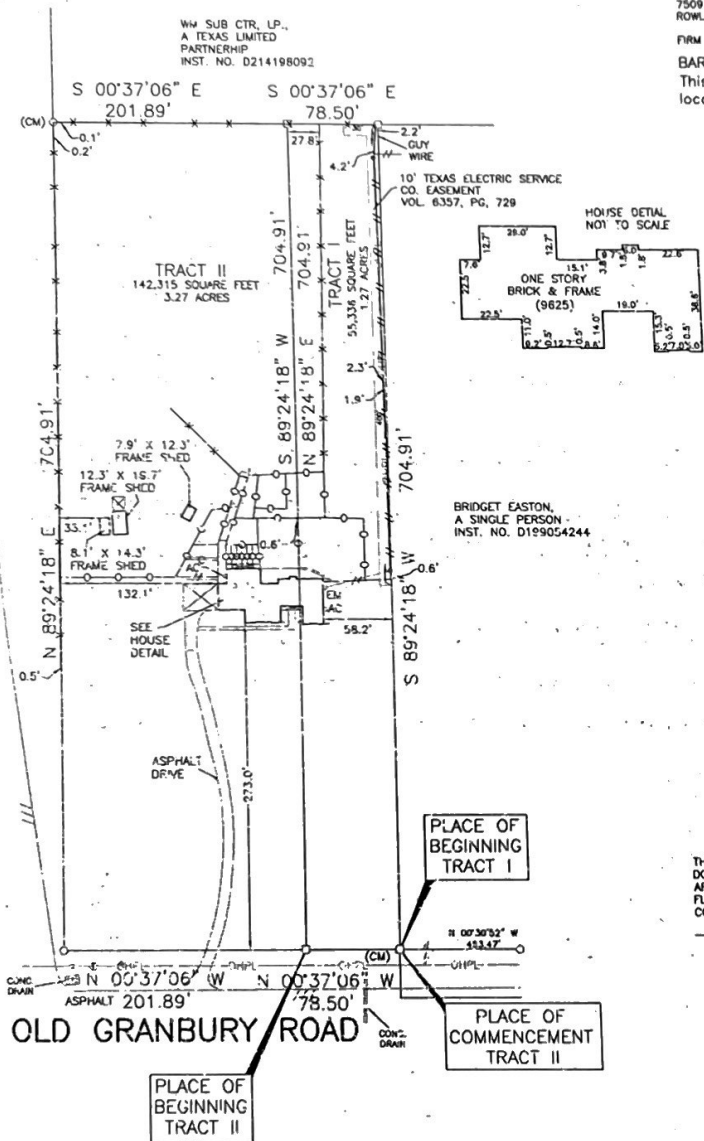
# SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 9625 OLD GRANBURY ROAD, in TARRANT COUNTY, Texas.

MCPHEARSON BOULEVARD



BRIDGET EASTON,  
A SINGLE PERSON  
INST. NO. D199054244

BEARINGS ARE BASED  
ON NAD 83 DATUM,  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
NORTH CENTRAL ZONE.

### Tract I

Being all that certain lot tract or parcel of land situated in the J.J. Albarado Survey, Abstract No. 4, in Tarrant County, Texas and being the same as Tract I described in deed to Van Winter Hall, Jr. and Stella Diane Hall, recorded in Instrument No. D214238665, Deed Records, Tarrant County, Texas (D.P.T.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the East line of Old Granbury Road, at the Northwest corner of a tract of land described in deed to Bridget Easton, a single person, recorded in Instrument No. D199054244 (D.R.T.C.T.) and at the Southwest corner of said Tract I;

THENCE North 00 degrees 37 minutes 06 seconds West, with the said East line of Old Granbury Road, a distance of 78.50 feet to a 3/8 inch iron rod found at the Southwest corner of Tract II of said Hall tract;

THENCE North 89 degrees 24 minutes 18 seconds East, a distance of 704.91 feet to a 3/8 inch iron rod found for corner in the West line of a tract of land described in deed to WM Sub Ctr. LP., a Texas limited partnership recorded in Instrument No. D214198092 (D.R.T.C.T.) at the Southeast corner of said Tract II;

THENCE South 00 degrees 37 minutes 06 seconds East, a distance of 78.50 feet to a 3/8 inch iron rod found for corner in the said West line of WM Sub Ctr. LP. tract, at the Northeast corner of said Easton tract;

THENCE South 29 degrees 24 minutes 18 seconds West, a distance of 704.91 feet to the PLACE OF BEGINNING and containing 55,336 square feet or 1.27 acres of land.

### Tract II

Being all that certain lot tract or parcel of land situated in the J.J. Albarado Survey, Abstract No. 4, in Tarrant County, Texas and being the same as Tract II described in deed to Van Winter Hall, Jr. and Stella Diane Hall, recorded in Instrument No. D214238665, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found for corner in the East line of Old Granbury Road, at the Northwest corner of a tract of land described in deed to Bridget Easton, a single person, recorded in Instrument No. D199054244 (D.R.T.C.T.) and at the Southwest corner of Tract I of said Hall tract;

THENCE North 00 degrees 37 minutes 06 seconds West, with the said East line of Old Granbury Road, a distance of 78.50 feet to a 3/8 inch iron rod found at the South West corner of Tract II of said Hall tract and being the PLACE OF BEGINNING of the herein described tract of land;

THENCE North 00 degrees 37 minutes 06 seconds West, a distance of 201.89 feet to a 1/2 inch iron rod found at the intersection of the said East line of Old Granbury Road and in the South line of McPherson Boulevard;

THENCE North 89 degrees 24 minutes 18 seconds East, with the said South line of McPherson Boulevard, a distance of 704.91 feet to a 3/8 inch iron rod found at the Northwest corner of a tract of land described in deed to WM Sub Ctr. LP., a Texas limited partnership, recorded in Instrument No. D214198092 (D.R.T.C.T.);

THENCE South 00 degrees 37 minutes 06 seconds East, a distance of 201.89 feet to a 3/8 inch iron rod found for corner in the West line of said WM Sub Ctr. LP. tract;

THENCE South 89 degrees 24 minutes 18 seconds West, a distance of 704.91 feet to the PLACE OF BEGINNING and containing 142,315 square feet or 3.27 acres of land.

THE ABOVE DESCRIBED PROPERTY  
DOES NOT LIE IN A FLOOD HAZARD  
AREA ACCORDING TO THE F.E.M.A.  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO.  
48439C0410K

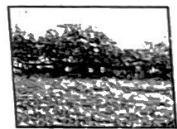
ACCEPTED BY:

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

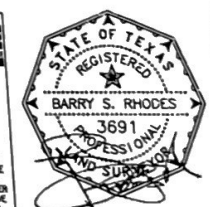
Scale: 1" = 100'  
Date: 03/20/2020  
G. F. No.: 9001222000622  
Job no.: 202001883  
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE.

LEGEND	
WOOD FENCE	---
CHAIN LINK	---
IRON FENCE	---
WIRE FENCE	---
CM	---
MSD	---
1/2" IRON ROD FOUND	○
3/8" IRON ROD FOUND	○
1/2" IRON ROD FOUND	○
3/8" IRON ROD FOUND	○
1/2" IRON ROD FOUND	○
3/8" IRON ROD FOUND	○
CM	---
○	○ - ELECTRIC
○	○ - CLEAN OUT
○	○ - GAS METER
○	○ - FIRE HYDRANT
○	○ - LIGHT POLE
○	○ - MANHOLE
○	○ - TELEPHONE
○	○ - WATER METER
○	○ - WATER VALVE
○	○ - UNLESS OTHERWISE NOTED



FIDELITY NATIONAL TITLE COMPANY



# LOCATION MAP

