Fort Worth Pushes Vote On Golf Course Redevelopment For 160-Acre Mixed-Use Project

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Fort Worth kicked the can again on the proposed redevelopment of a former country club into a mixed-use project that has area residents up in arms.

For the second month in a row, the Fort Worth City Plan Commission put off the review of the preliminary plat for the redevelopment of the defunct Woodhaven Country Club. Crescendo Development (https://www.bisnow.com/tags/crescendo-development)'s plans for the 160-acre property include single-family residential, multifamily, retail, office and recreational space, according to the Fort Worth Report (https://fortworthreport.org/2025/09/18/decision-on-woodhaven-country-club-plan-postponed-again-after-city-plan-commission-punts-case/).

The item was continued at the commission's Sept. 17 meeting after residents opposing the redevelopment said they had only received the latest information on the project the previous evening. A similar issue with unavailable information was behind the prior month's delay, as commissioners hadn't received traffic and drainage impact studies before the August meeting.

At its Oct. 1 meeting, the commission will examine the project's potential impact on residents' home values. A state law prevents golf courses from being replatted without a determination that it would not have a material adverse effect on neighboring single-family home values.

Some homeowners whose homes back up to the golf course are skeptical the redevelopment won't have a negative impact, especially as a portion of the golf course is slated to be replaced with apartments.

Crescendo founder Will Northern (https://www.bisnow.com/tags/will-northern) said the golf course's hilly terrain will limit the amount of multifamily construction (https://fortworthreport.org/2025/09/14/woodhaven-country-club-owner-tries-to-address-residents-concerns-about-traffic/) possible. The preliminary site plan also features a two-story height restriction for the multifamily development (https://www.bisnow.com/tags/multifamily-development).

An impact study on home values submitted to the commission by Crescendo estimated the redevelopment project will generate around $168M in private investment and nearly $16M in sales and property tax revenues for Fort Worth.

Catalyst Commercial (https://www.bisnow.com/dallas-ft-worth/news/deal-sheet/allen-flex-development-sold-to-three-separate-buyers-the-dfw-deal-sheet-130611) performed the study using two similar golf course redevelopments, though company President Jason Claunch said there wasn't a perfect parallel for Woodhaven.

Catalyst also found that homes adjacent to the projects studied increased in value quicker than the broader market.

In a document prepared for the commission, city staff recommended approval of the preliminary plat (https://docs.google.com/gview?url=https%3A%2F%2Ffortworthgov.granicus.com%2FDocumentViewer.php%3Ffile%

On the west side of Fort Worth, a much larger mixed-use project will soon rise along the west fork of the Trinity River.

The first phase of the $1.7B Westside Village development will begin early next year (https://www.bisnow.com/dallas-ft-worth/news/deal-sheet/17b-project-along-trinity-river-to-rise-next-year-the-dfw-deal-sheet-130963). At full build-out, the project will include 880K SF of office space, 238K SF of retail, 1,785 residential units and a luxury boutique hotel.

That project is being overseen by FW Westside RE Investors LLC, a partnership between The Keystone Group and Larkspur Capital.

Fort Worth also made waves in the region's growing semiconductor industry this summer by snagging a couple of manufacturers planning to invest nearly $1B (https://www.bisnow.com/dallas-ft-worth/news/industrial/its-go-time-investments-of-50b-and-counting-lead-silicon-prairie-growth-in-north-texas-130726) in the city.

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