

CRESCENDO

DEVELOPMENT

THE CRESCENDO CHRONICLE

Woodhaven Edition, Issue #3

Proposed Rezoning to Bring New Life to Woodhaven

With the former 150-acre Woodhaven golf course sitting vacant, Crescendo Development is in the process of rezoning the property to usher in new opportunities for this beautiful and historic neighborhood.

The east side of the property is currently zoned A-5, allowing for houses with 5,000 sq/ft lots. Receiving extensive and ongoing feedback from the neighborhood, Crescendo continues to explore numerous recreation and entertainment options that could include golf.

Depending on the market and if this direction is not feasible, Crescendo will seek to sell land for upscale single-family homes on large one- to five-acre lots. Crescendo's proposed A-21 rezoning allows for either golf or single-family use. Most importantly, A-21 zoning meshes with the community's strong desire to preserve green space and not squeeze in new homes on tiny lots. A-21 lots are required to be at least 70% green space.

Inside This Issue:

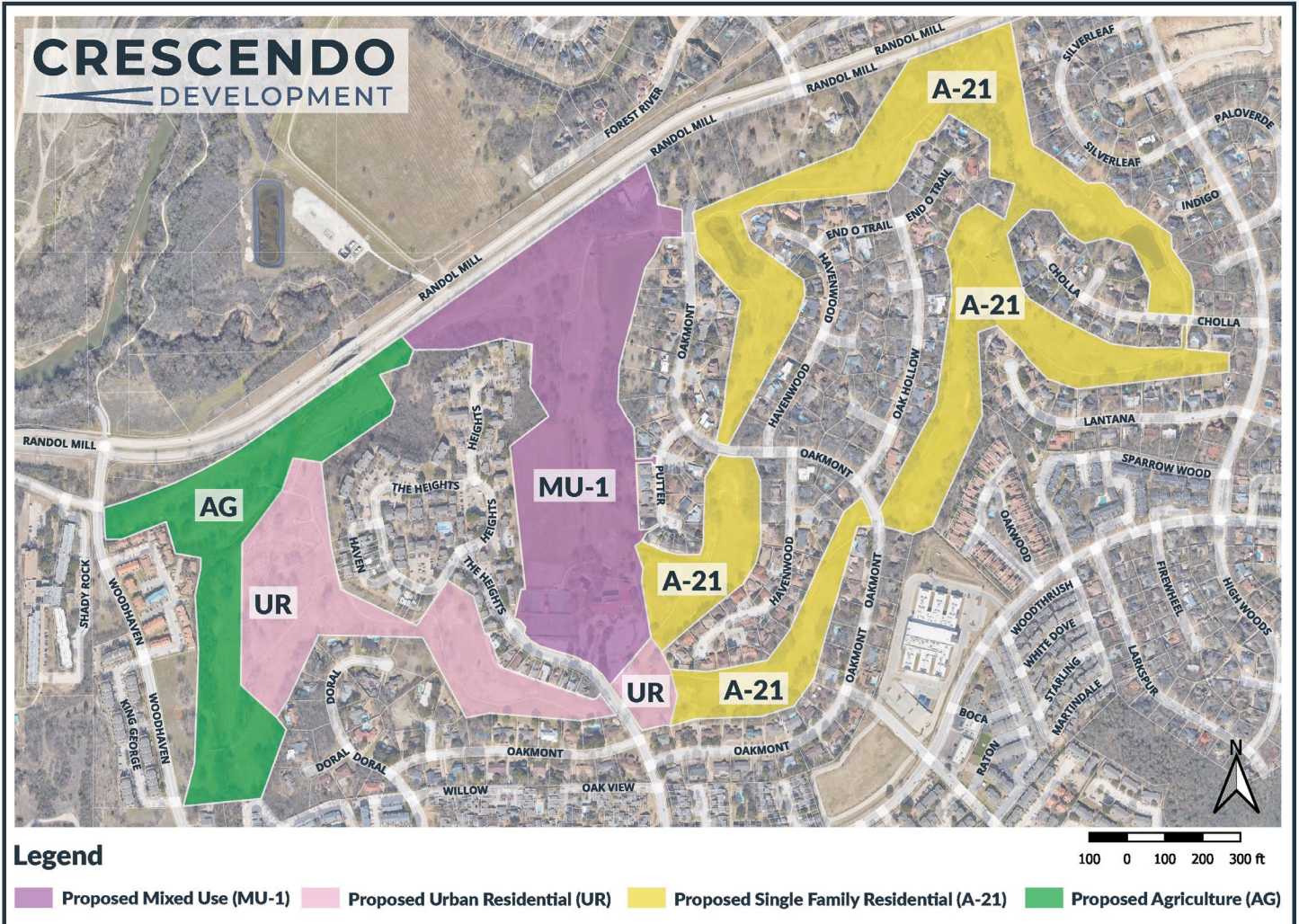
Rezoning Provides More Flexibility (pg. 2)

Voice Your Support! (pg. 4)

Commitment to the Environment (pg. 4)

Woodhaven Neighborhood Association (pg. 5)





Woodhaven proposed rezoning map

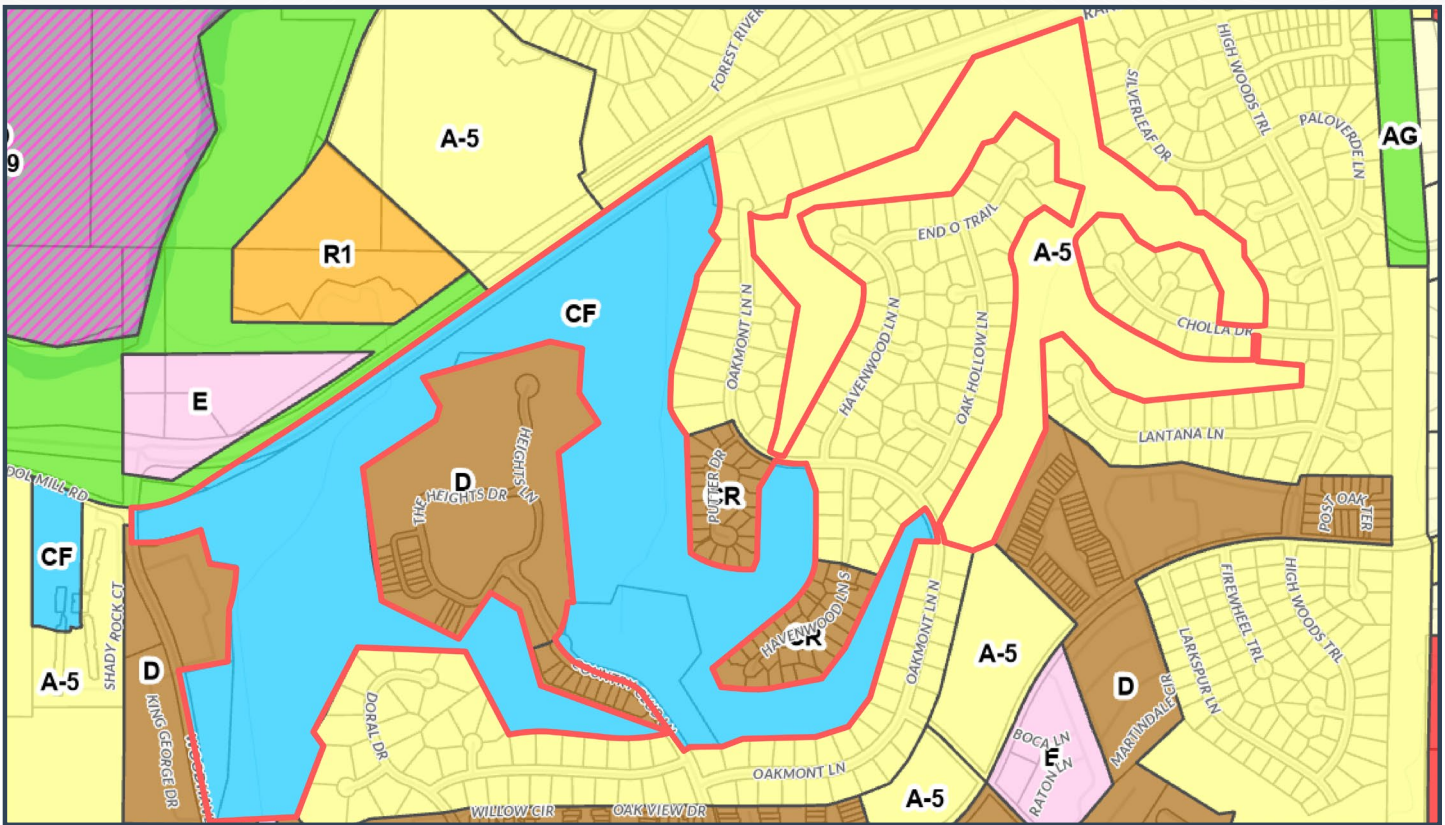
Rezoning Provides More Flexibility on the Property's West Side

The western half is currently zoned CF, allowing for limited uses including government offices, churches, and schools and other “community facilities.” This is proposed to be rezoned to three new uses, providing a variety of the neighborhood’s requested amenities.

MU-1 is proposed in the center of Woodhaven, creating a vibrant and pedestrian-oriented “main street” opportunity. This mixed-use zoning creates a higher-density, walkable neighborhood with a variety of housing types and commercial uses with less visible parking behind the buildings. MU-1 brings the commercial amenities many Woodhaven residents have requested, plus additional housing to support these businesses.

See *Rezoning Provides More Flexibility*, pg. 3

Rezoning Provides More Flexibility (Cont.)

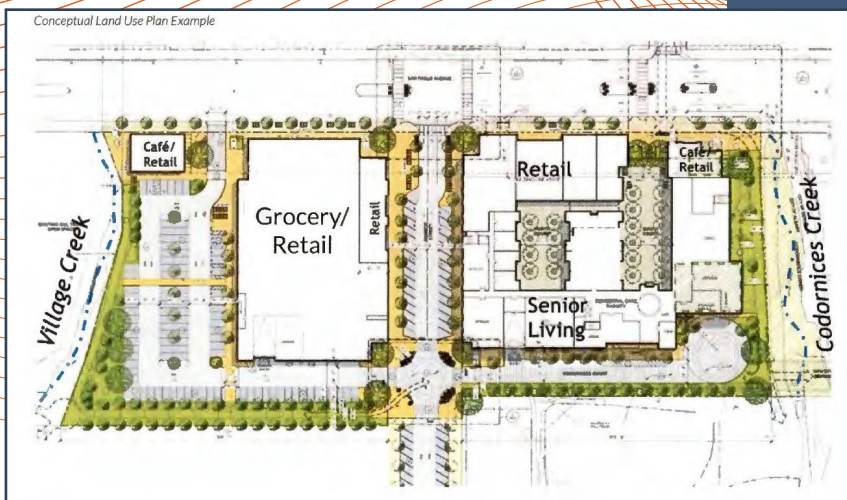


Woodhaven current zoning map

UR is urban residential zoning which fills the “missing middle housing” offerings for well-blended and sustainable communities. Woodhaven currently has many single-family homes and high-density apartments, but there are few housing options in between. UR zoning includes townhomes, duplexes, and other upscale medium-density housing options.

Lastly, the far western side is proposed to be rezoned to AG (agricultural) to preserve green space.

Taken together, this proposed rezoning addresses the neighborhood’s requests by preserving green space and paving the way for golf and other recreational activities, sit-down restaurants, and a walkable core.



Example of MU-1 zoning (Courtesy, City of Fort Worth)

Voice Your Support for Crescendo's Rezoning!

After three neighborhood-wide meetings, dozens of small group meetings, and hundreds of comments submitted in person, over the phone, and via email, Crescendo Development has clearly heard the property owners' and residents' opinions and ideas for the future Woodhaven.

"Our collaboration continues daily," said Will Northern, founder and president of Crescendo Development. "We have created a 'fresh' rezoning plan providing all the possibilities most desired by our neighbors today. This is a critical time for the trajectory of Woodhaven."

If approved by the Fort Worth Zoning Commission and Fort Worth City Council, Crescendo will be excited to share all these possibilities with developers and managers regionally—and even nationally—over the coming months.

Please mark your calendars now for the Fort Worth Zoning Commission hearing on Wednesday, Jan. 8 at 1 p.m. and City Council hearing on Tuesday, Jan. 14 at 6 p.m. Both meetings will be held at Old City Hall (200 Texas St, Fort Worth, TX 76102). The rezoning case number is ZC-24-147.

To support Crescendo's rezoning case, please click the button below to complete a short Google Form. Respondents will be contacted about the steps to register to speak at Zoning Commission and City Council.

[CLICK HERE TO REGISTER YOUR SUPPORT](#)

Commitment to the Environment and Green Space

Will Northern is completely aligned with residents' desires to preserve green space and Woodhaven's lush old-growth tree canopy. He plans to work with the non-profit Econautics toward a mutual goal to create sustainable ecosystem and urban farm.

See Commitment to the Environment, pg. 4



Commitment to the Environment (Cont.)

“Our model is built around creating ‘Living Laboratories’ –urban farms providing food security for the community and give youth the opportunity to learn about sustainability and build community bonds,” said Talia McAllister, CEO of Econautics. “Not only are we providing much-needed healthy food, but our programming helps instill practical life skills in at-risk youth and keeps them in safe environments.”



Talia McAllister provides a tour of the former Woodhaven Golf Course to the Econautics board

Woodhaven Neighborhood Association Inviting New Members

“Woodhaven Neighborhood Association (WNA) is a long-standing community organization vouching for the needs of Woodhaven residents,” said Vicki Zangara, secretary of WNA. “WNA would love new members and invites you to join!”

2025 annual membership dues are only \$50 per household. Dues support neighborhood beautification like trash removal, neighborhood welcome signs (at Boca Raton Blvd./Bridgewood Dr. and Woodhaven Blvd./Randol Mill Rd.), and watering, weeding, and mowing of common spaces.

Please mail your updated contact information (name(s), home address, phone number(s) and email address) along with your check to: WNA, PO Box 185545, Fort Worth, 76181. For questions, contact Vicki at 817-627-4159.

The WNA Annual General Meeting will be Tuesday, Jan. 21 at 6pm at the East Regional Library (6301 Bridge St, Fort Worth, TX 76112). WNA will collect annual dues and conduct officer elections.

