



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-148

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: Pilgrim Valley Missionary Baptist Church/Cooper Conger & Mary Nell Poole, Townsite

Site Location: 2500 McCurdy Street & 1701 E Robert Street

Acreage: 2.805 acres

Request

Proposed Use: Single Family/Cottage Community

Request:

From: "I" Light Industrial

To: "PD-C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for parking, driveway & fencing between the building fronts and the street, orienting the short side of buildings towards the street, building separation reduction, open space reduction, and MFD submittal waiver, Site Plan included

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

This is a proposed cottage community multifamily development on an undeveloped site near South Riverside Drive, US Highway 287, and Cobb Park in Council District 8 in south Fort Worth. The total land area within the development is just under 3 acres. A total of 34 two story homes are proposed in a condominium regime, a mixture of 2- and 3-bedroom units resulting in a density of approximately 12 dwelling units per acre. This typology will be similar to single family development, but since the land will be platted as one lot of record rather than individual lots, the zoning is classified as multifamily, however this is not a traditional multifamily garden style apartment development. For additional details, see narrative provided by developer in the application below:

The developer is proposing to develop 34, for sale, single family homes sold as condominiums within a cluster configuration. Each home will be individually owned with a community HOA controlling the grounds - lawn/irrigation, color change and future road maintenance.

Each home will be 2-story with 14, 2-bedroom/2-bath homes and 18, 2-bedroom /2-bath homes and will meet the city's design standard for elevation variation. The site meets all parking requirements. Each home will have marked assigned parking spaces and marked visitor parking spaces.

The site has 45.73% open space with a large area that will double as potential detention and resident outdoor amenities. A living green screen will offer privacy for the homes along McCurdy and provide green relief to the McCurdy frontage. The site will have a density of 11.42 homes/acre - half of the allowable density.

The project will have wrought iron fencing along McCurdy with access gates and solid wood fencing along the north and west boundaries.

These homes fulfill the city's desire for more affordable, missing middle housing options and are priced to attract first time homeowners.

Surrounding Zoning and Land Uses

North I' Light Industrial / duplex apartments
East "CF" Community Facilities / undeveloped
South "D" High Density Multifamily / apartments
West "C" Medium Density Multifamily / apartments

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Belmont NA	Hillside NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Morningside NA	The New Mitchell Boulevard NA
Southeast Fort Worth Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The subject site is currently undeveloped. There is no direct adjacency with any single family or two family residential areas. Three multifamily complexes are located nearby to the west, south, and north. To the east is undeveloped property zoned “CF” Community Facilities. There is access to the South Riverside Drive corridor just to the west, as well as direct connections to Highway 287 to the north.

Approval of this request would eliminate the existing “I” Light Industrial zoning which would have the effect of downzoning the land, a benefit to the nearby neighborhoods and surrounding communities. The existing “I” zoning permits a far greater range of potentially harmful or disruptive uses than any residential zone. In addition, the site plan attached gives any neighbors an added level of assurance of precisely what will be built on the site. Any modifications to an approved Site Plan beyond a minimal tolerance (for minor design adjustments) requires re-initiating the zoning process in the future.

The proposed rezoning to “PD-CR” is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside Sector

The 2023 Comprehensive Plan designates the rezoning area as *future medium density residential*, matching the proposed zoning classification. This request is **consistent** with the Comprehensive Plan map designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

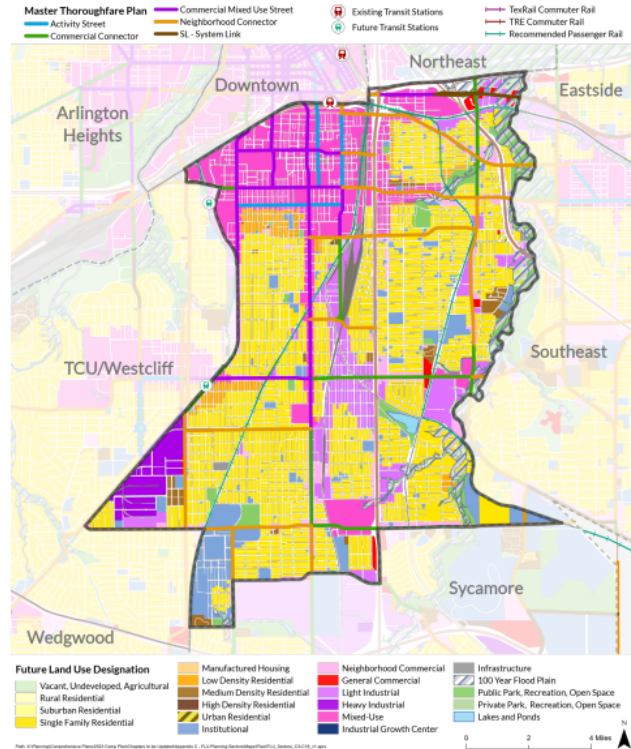
APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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 rezoning is **consistent** at a policy level. In particular, policies #5, 7, and 12 from the Southside sector plan come into play:

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Seek to expand West Berry Street design initiatives to other commercial districts within the sector.
7. Encourage infill of compatible housing.
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.

Additionally, the development is supported by the City’s Neighborhood Conservation Plan and Housing Affordability Strategy, which suggests providing a continuum of different housing types in order to combat the housing crisis, create more dwelling units to keep paces with the growth of jobs in Fort Worth, and lastly to promote affordability.

Site Plan Comments

Zoning and Land Use

All zoning comments below cleared as of 11/25/2024

- Add zoning case reference "ZC-24-148".
- Retitle as "Site Plan" rather than "Site Concept Plan".
- On the vicinity Map, turn off aerial background and zoom out further to show major streets for reference.
- Strike "Medium Density is a maximum of 24 dwellings per acre" below Site Summary Table (redundant).
- On Site Summary Table, proposed zoning/use should be "Planned Development, Medium Density Multifamily - PD/C".
- Recalculate open space percentage on Site Summary Table to reflect the following definition of open space.
- Add Open Space waiver to table, as the open space will likely fall below the minimum 45% upon recalculation.
- Confirm you have discussed the development with Urban Forestry and can meet their standards without a waiver.
- FYI any Urban Forestry waivers need to be included on the front end.
- More clearly delineate fencing location on the Site Plan.
- Differentiate fencing types on legend (wood vs. wrought iron).
- Clarify note 8 - is the 'living screen' a part of the required landscaping or in addition to the required landscaping?

Fire Department

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

Fire has no comments.

FYI: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

General Information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

Water

FYI - 11/11/2024 (JB) – Water/Sewer Extension required Via IPRC/CFA / Misc Projects.

--Water/Sewer Extension required by (CFA or Misc Projects) - Per City accepted construction plans sewer extension to every proposed lot and along frontage to the end of lot line of property is required: provide an executed community facilities agreement or a paid WMP receipt for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

--Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 §3.8.8. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easements are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply

$[(\text{Depth of Pipe} \times 2) + (\text{O.D. of Pipe}) + (2 \text{ Feet})] = \text{Easement Width}$

NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

Stormwater

Contact: sds@fortworthtexas.gov

Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.

Site located adjacent to the FEMA Floodplain. Site is not in a City Flood Risk Area. Deep potential high water seen within the drainage easement adjacent to the site & along Mc Curdy St.

Storm Infrastructure us seen north of the site within the drainage easement. See TPW Plan Set S-1899-29 & S-1899-10.

Transportation/Public Works

Workflow in Accela cleared by Stu Burzette, but no comments provided

Platting

No response provided

Park & Recreation

PARD-PDP will apply to a residential use

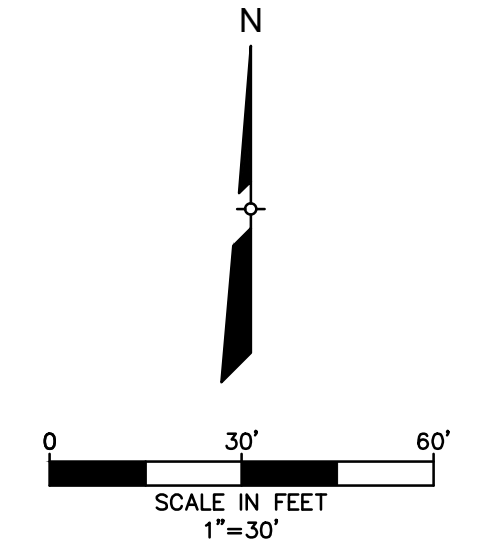
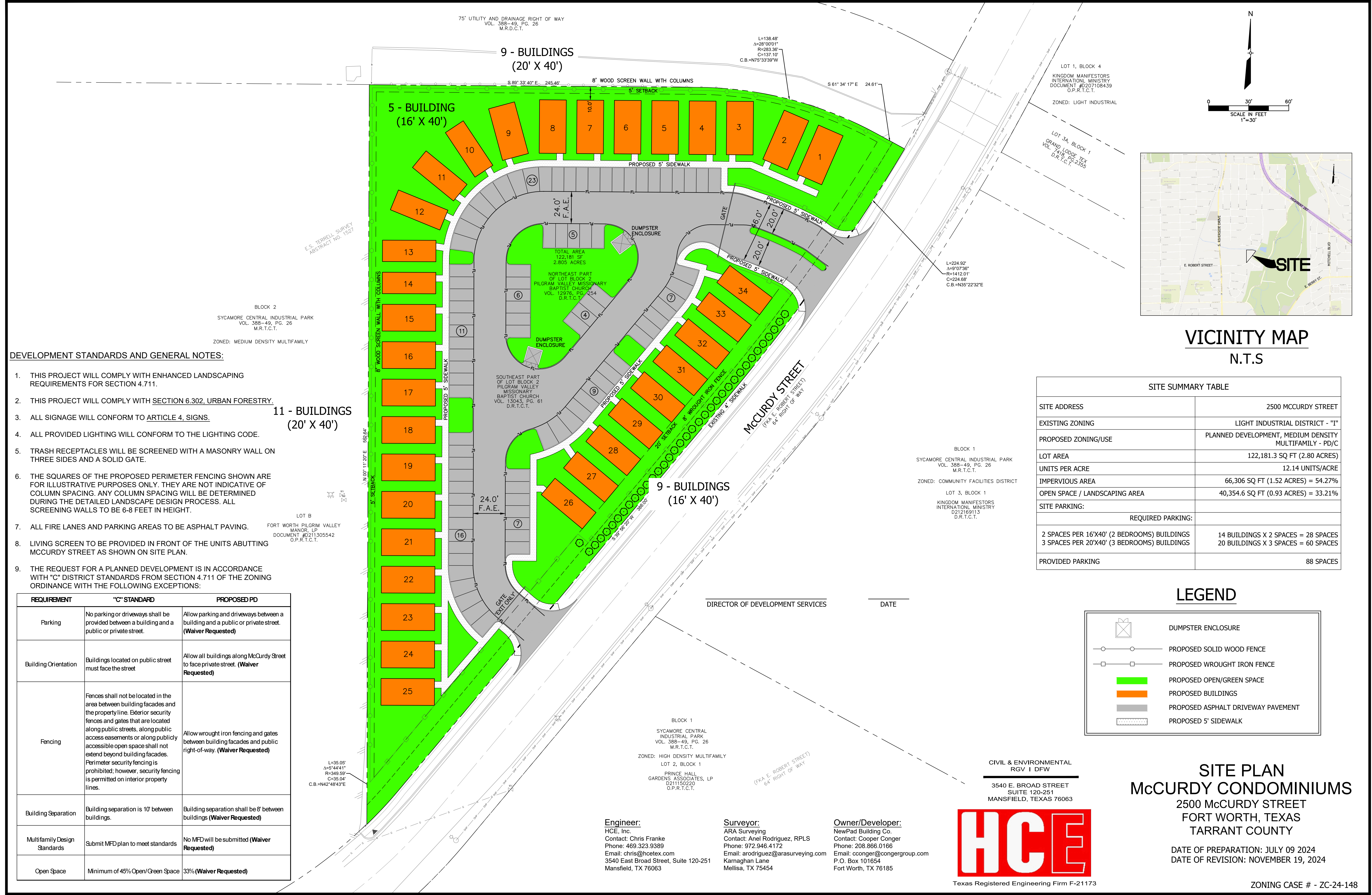
Fees assessed at Building Permit and collected prior to Certificate of Occupancy.

Fees increase January 1, 2025

Building Plan Review

No response provided

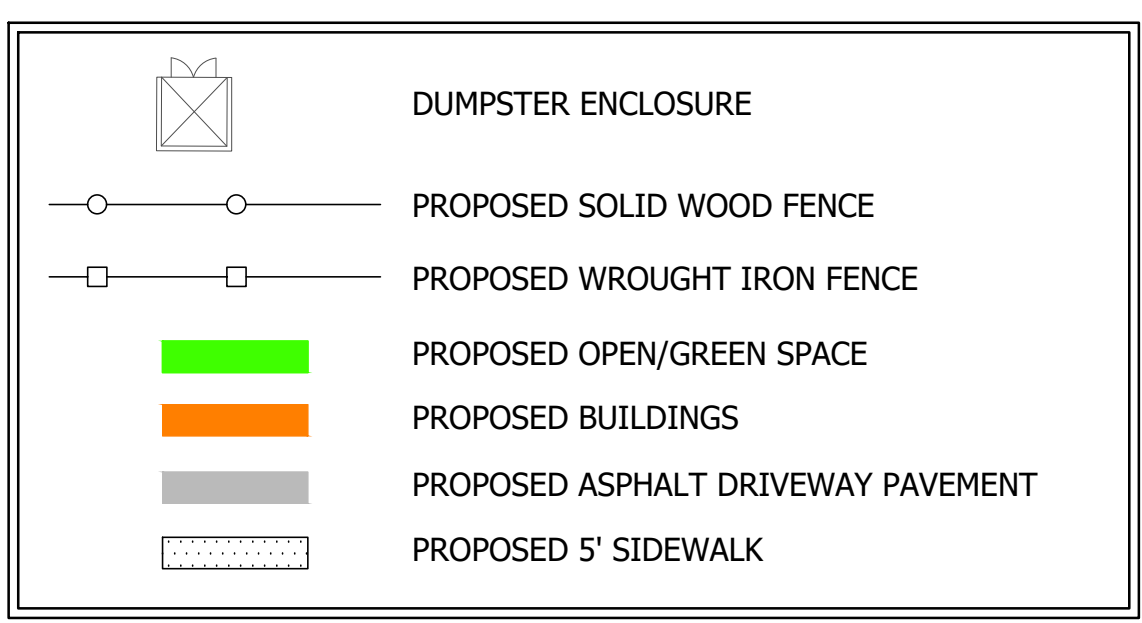
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



VICINITY MAP
N.T.S

SITE SUMMARY TABLE	
SITE ADDRESS	2500 MCCURDY STREET
EXISTING ZONING	LIGHT INDUSTRIAL DISTRICT - "I"
PROPOSED ZONING/USE	PLANNED DEVELOPMENT, MEDIUM DENSITY MULTIFAMILY - PD/C
LOT AREA	122,181.3 SQ FT (2.80 ACRES)
UNITS PER ACRE	12.14 UNITS/ACRE
IMPERVIOUS AREA	66,306 SQ FT (1.52 ACRES) = 54.27%
OPEN SPACE / LANDSCAPING AREA	40,354.6 SQ FT (0.93 ACRES) = 33.21%
SITE PARKING:	
REQUIRED PARKING:	
2 SPACES PER 16'X40' (2 BEDROOMS) BUILDINGS	14 BUILDINGS X 2 SPACES = 28 SPACES
3 SPACES PER 20'X40' (3 BEDROOMS) BUILDINGS	20 BUILDINGS X 3 SPACES = 60 SPACES
PROVIDED PARKING	88 SPACES

LEGEND



DEVELOPMENT STANDARDS AND GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- THE SQUARES OF THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6-8 FEET IN HEIGHT.
- ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- LIVING SCREEN TO BE PROVIDED IN FRONT OF THE UNITS ABUTTING MCCURDY STREET AS SHOWN ON SITE PLAN.
- THE REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "C" DISTRICT STANDARDS FROM SECTION 4.711 OF THE ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS:

11 - BUILDINGS
(20' X 40')

9 - BUILDINGS
(16' X 40')

REQUIREMENT	"C" STANDARD	PROPOSED PD
Parking	No parking or driveways shall be provided between a building and a public or private street.	Allow parking and driveways between a building and a public or private street. (Waiver Requested)
Building Orientation	Buildings located on public street must face the street	Allow all buildings along McCurdy Street to face private street. (Waiver Requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along public access easements or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow wrought iron fencing and gates between building facades and public right-of-way. (Waiver Requested)
Building Separation	Building separation is 10' between buildings.	Building separation shall be 8' between buildings (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	No MFD will be submitted (Waiver Requested)
Open Space	Minimum of 45% Open/Green Space	33% (Waiver Requested)

CIVIL & ENVIRONMENTAL
RGV I DFW
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

SITE PLAN
McCURDY CONDOMINIUMS
2500 McCURDY STREET
FORT WORTH, TEXAS
TARRANT COUNTY

DATE OF PREPARATION: JULY 09 2024
DATE OF REVISION: NOVEMBER 19, 2024

ZONING CASE # - ZC-24-148

Engineer:
HCE, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@hceetx.com
3540 East Broad Street, Suite 120-251
Mansfield, TX 76063

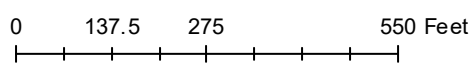
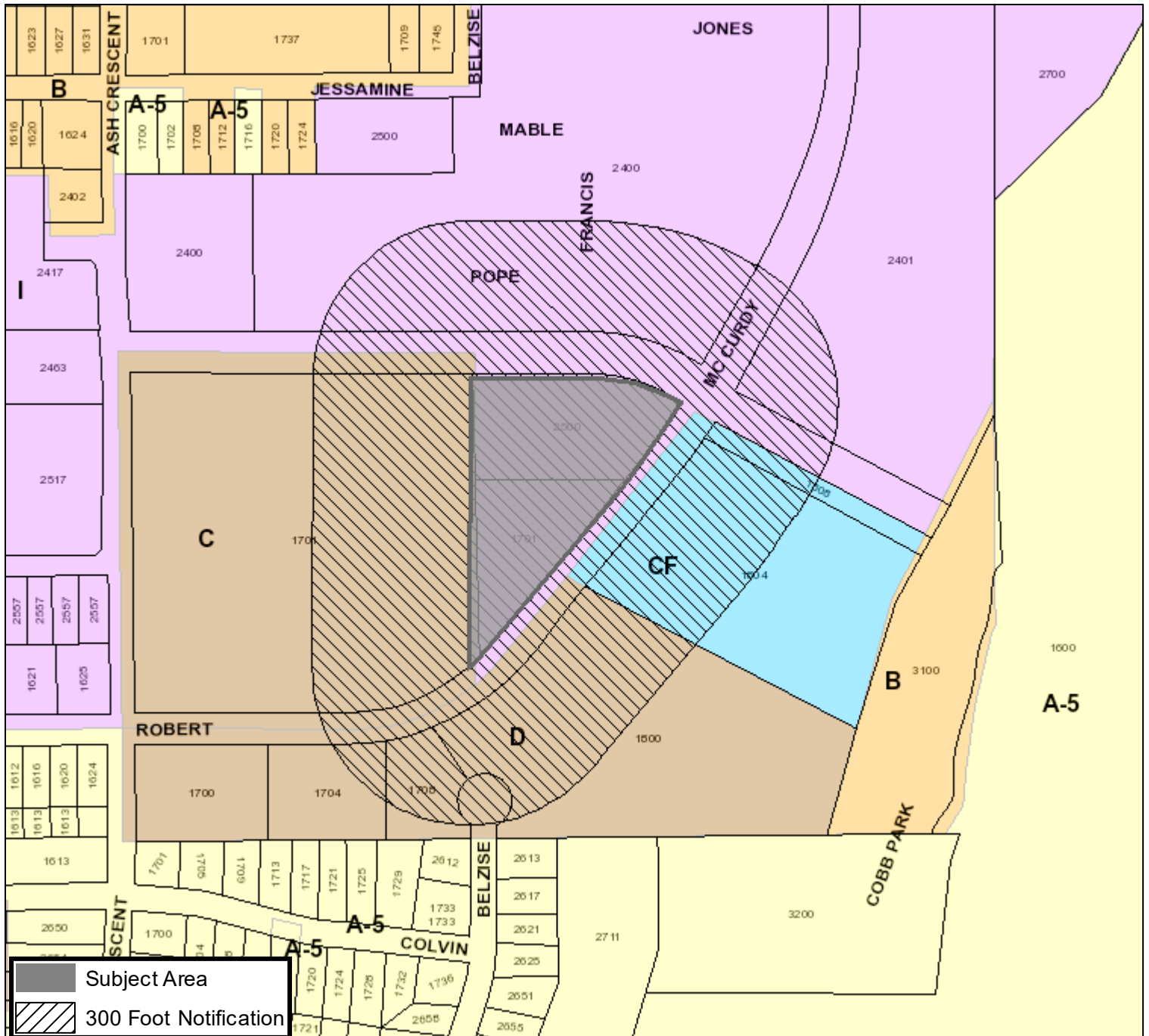
Surveyor:
ARA Surveying
Contact: Anei Rodriguez, RPLS
Phone: 972.946.4172
Email: arodriguez@arasurveying.com
Karnaghan Lane
Mellisa, TX 75454

Owner/Developer:
NewPad Building Co.
Contact: Cooper Conger
Phone: 208.866.0166
Email: cconger@congergroup.com
P.O. Box 101654
Fort Worth, TX 76185

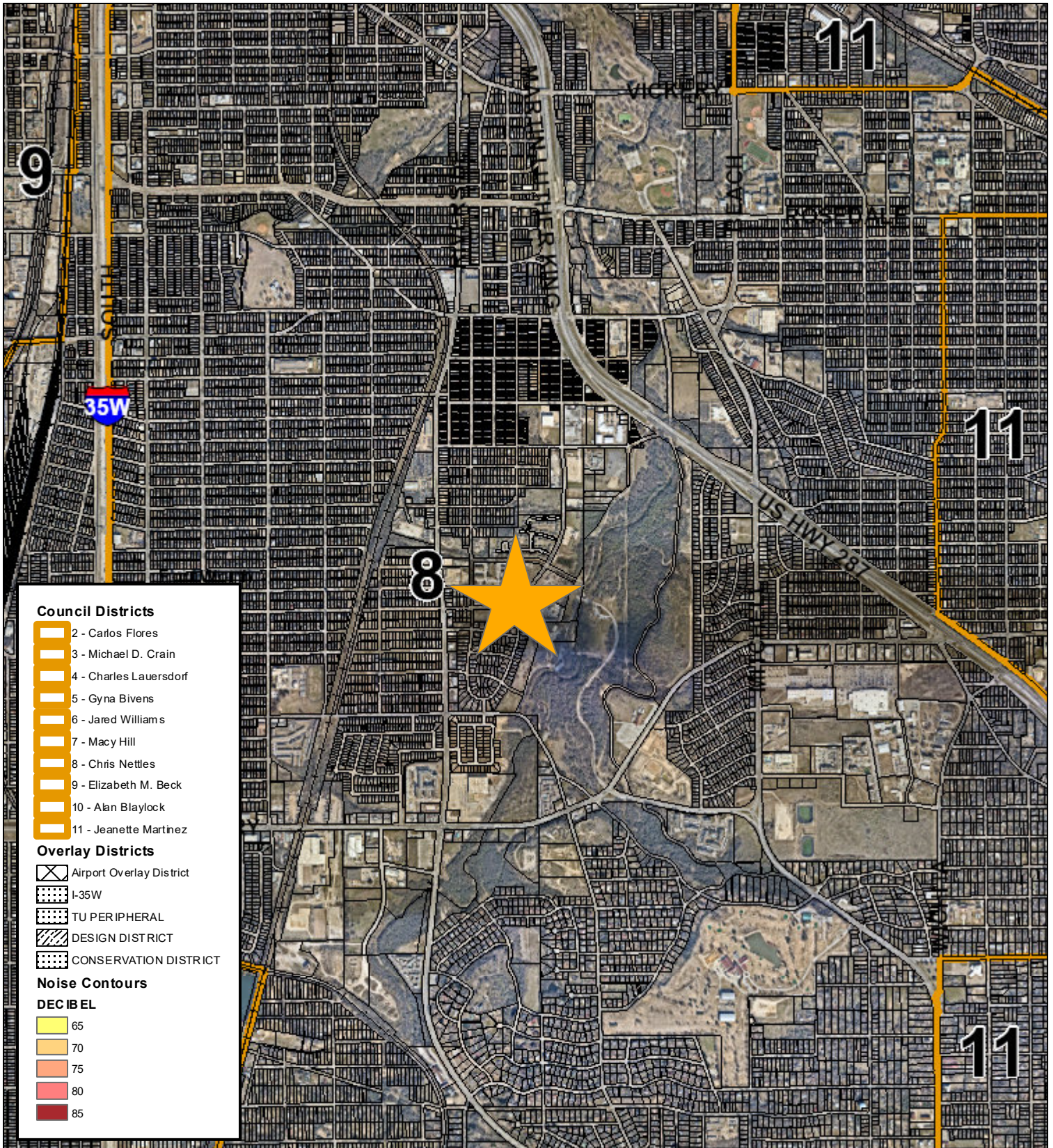
DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

Area Zoning Map

Applicant: Pilgram Valley Missionary Baptist Church
 Address: 1701 E. Robert Street & 2500 McCurdy Street
 Zoning From: I
 Zoning To: PD-C
 Acres: 2.80248192
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 12/11/2024
 Contact: 817-392-8043



Area Map



Council Districts

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

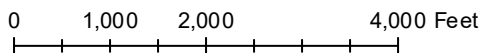
Overlay Districts

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

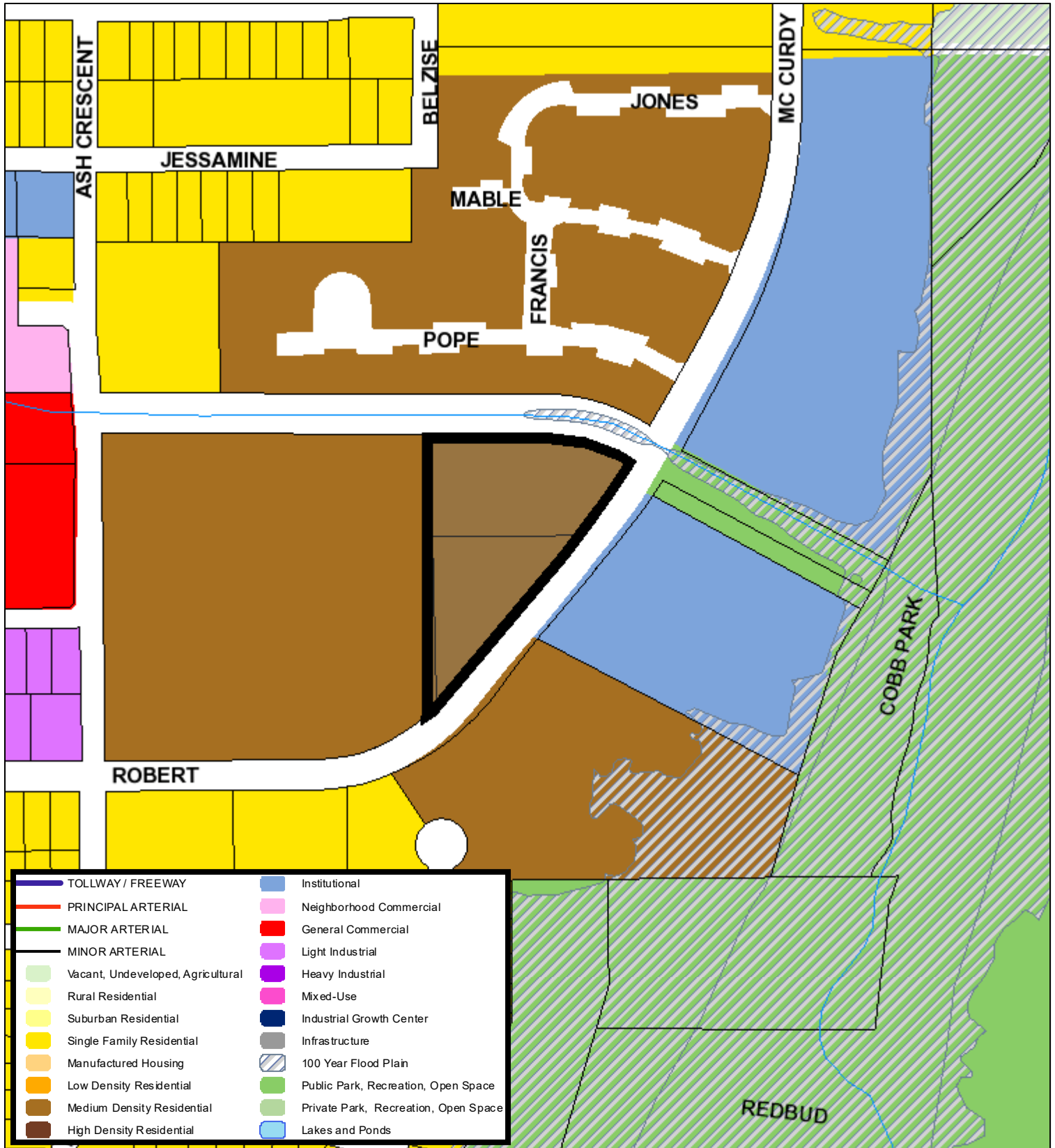
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use

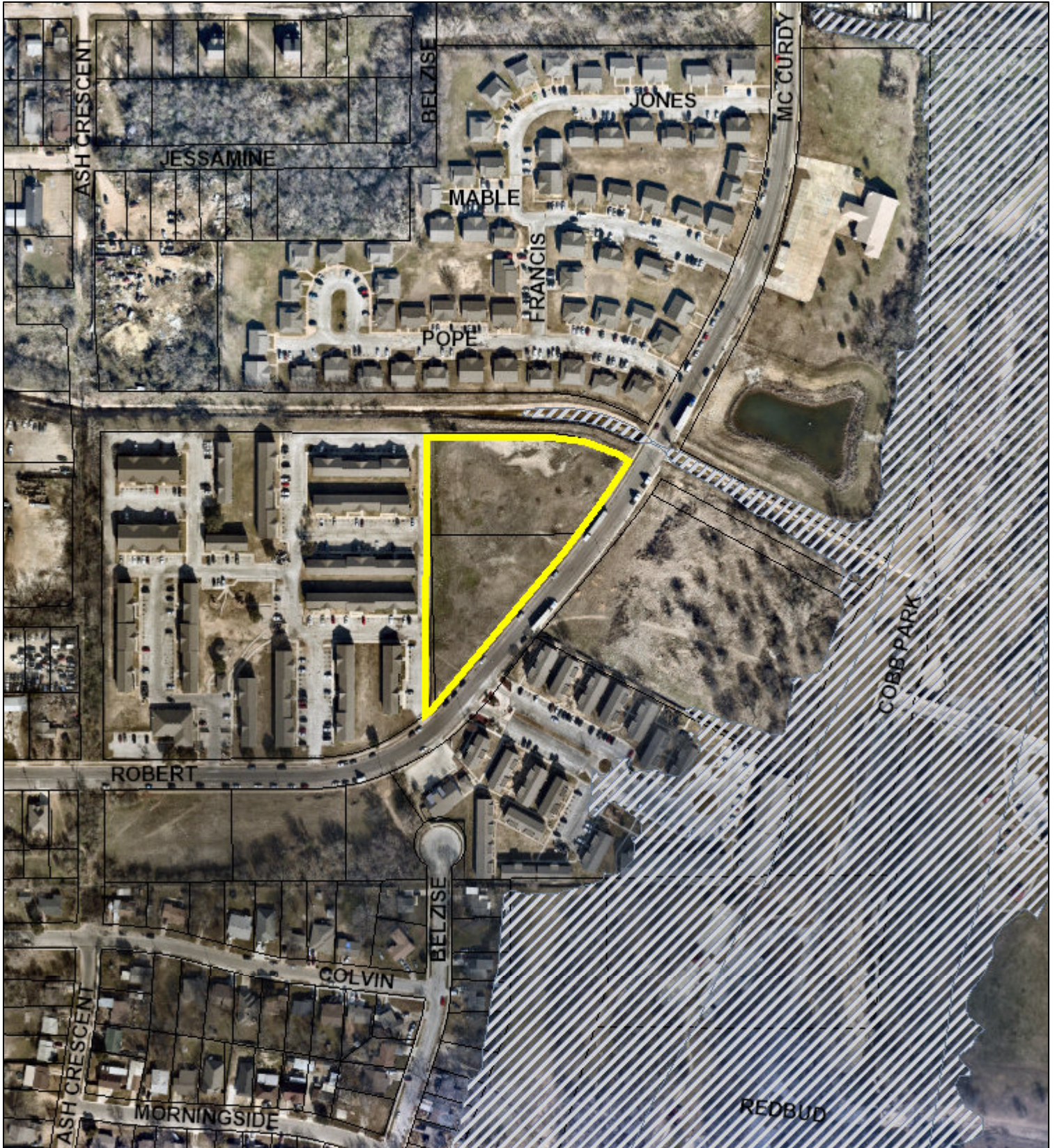


260 130 0 260 Feet

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



0 165 330 660 Feet

