



# Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-25-199

Council District: 8

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez  
**Owner:** Jose Orlando Ortez-Redondo  
**Applicant:** Jose Orlando Ortez-Redondo  
**Site Location:** 1904 McCurdy St. Fort Worth, TX 76104  
**Acreage:** 0.155 Acres

### Request

**Proposed Use:** Rezone to allow for the development of a two-family duplex.  
**Request:** From: "I" Light Industrial  
To: "B" Two-Family Residential

### Recommendation

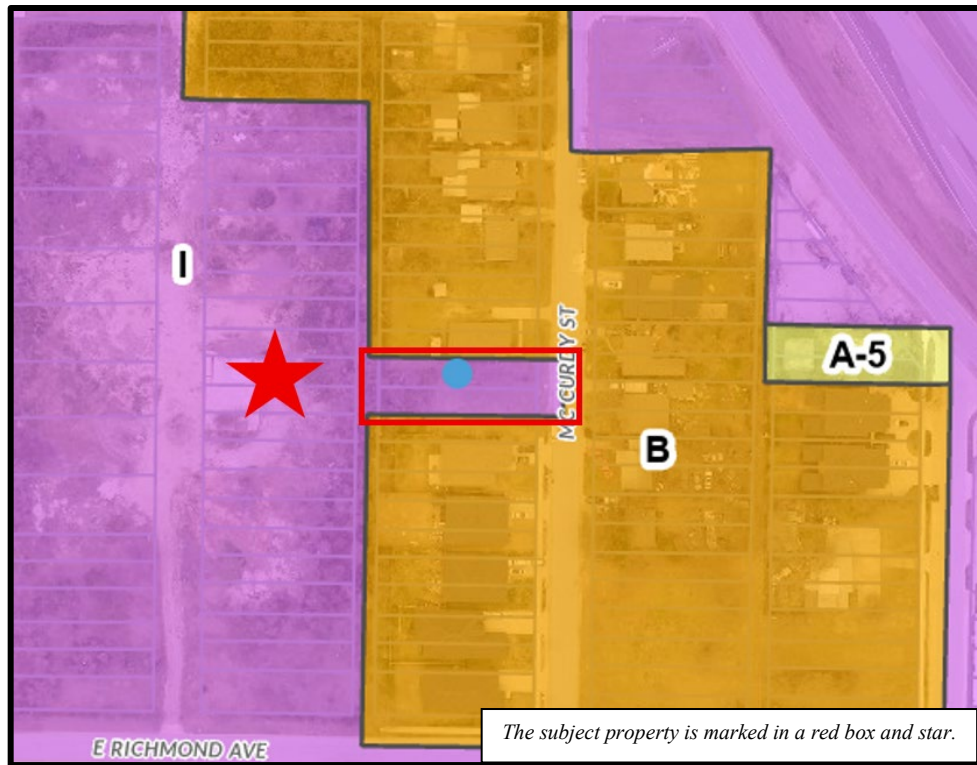
**Land Use Compatibility:** Requested change **is compatible.**  
**Comprehensive Plan Map Consistency:** Requested change **is not consistent.**  
**Comprehensive Plan Policy Consistency:** Requested change **is consistent.**  
**Staff Recommendation:** **Approval**  
**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

## Project Description and Background

The applicant is requesting a zone change on the subject property from “I” Light Industrial to “B” Two-Family Residential. The subject property consists of two individually platted lots measuring approximately 6,750 square feet total, which are currently vacant and contain no structures or improvements. Adjacent zoning along the same block is comprised largely of “B” Two-Family Residential zoning, except for four lots fronting Highway-287. The requested zoning change would allow the development of either one-family detached or two-family attached residential homes. If approved, future development on the site would have to comply with “B” Two-Family development standards.

## Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“B” Two-Family District	“B” Two-Family District	“B” Two-Family District	“I” Light Industrial
<b>Land Use</b>	One-Family Residential Home	One-Family Residential Home	One-Family Residential Home	Vacant Land



## Recent Zoning History

No zoning history on the property.

## Development Analysis

### Land Use Compatibility

The area surrounding the subject property contains a mix of developed residential lots and undeveloped tracts of land. While the subject property remains vacant, the adjacent properties to the north, south, and east are all developed with single-family homes. To the west, sits an undeveloped tract of land that is zoned “I” Light Industrial, but remains vacant without improvements. The applicant has proposed to develop the site as a duplex, two-family property. The “B” Two-Family zoning would allow this proposal. While the McCurdy Street block contains single-family homes, Uvalde Street, one block to the east, contains 2 duplexes, and is also zoned “B” Two-Family, so a duplex proposal would not be an uncommon development in the area.

4.603 Residential District Use Table		One/Two-Family Districts										Multifamily				Special Districts		In NR Table	Supplemental Standards
Residential Use		A 2.5A	A 43	A 21	A 10	A 7-5	A5	AR	B	R1	R2	CR	C	D	UR	MH	PD/CUP		
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	* Not > 10,000 sq. ft. 6.507
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P			>>	6.101(c)
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P			>>	
	Two-family detached								P	P	P	P	P	P	P			>>	
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P			>>	
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P			>>	6.101(c)
	Cluster housing										P	P	P	P	P			>>	

The proposed zone change would allow the property to match the rest of the same block with a “B” Two-Family zoning. This change would also allow for the development of a residential property that would otherwise remain vacant and undeveloped adjacent to established residential properties. The proposed change is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southside Planning Sector

#### Future Land Use Map

The adopted Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the Single-Family Residential future land use category. Characteristics of this area include 3,500+ square foot lots for single-family homes.

The proposed use of the site for a residential two-family property does not align with the Comprehensive Plan, which prefers uses within a single-family residential future land use category. While the surrounding zoning is “B” Two-Family, developed properties along the same block are single-family residential, which is permitted in the “B” Two-Family district. The proposed zoning change would match the adjacent zoning along the same block.

The proposed duplex land use is **inconsistent** with the Future Land Use Map

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
<b>RESIDENTIAL</b>		
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

APPENDIX C: FUTURE LAND USE BY SECTOR

## Comprehensive Plan Policies

The Comprehensive Plan provides policies that help guide development based on characteristics unique to a specific neighborhood. Additionally, best practices are presented that can be applied uniformly across the city as well. While the proposed zoning change may not align with the Future Land Use Map, several policies are presented that support this proposed change in this neighborhood. Key policies are provided below.

- *Encourage infill of compatible housing.*
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.*
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Preserve the character of rural and suburban residential neighborhoods.*
- *Support diverse housing options, including duplexes... to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Policies.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 27, 2026**.

### Posted Notice

A sign was erected on the property on **February 26, 2026**.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star-Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **February 27, 2026**:



*Front view of the subject property facing west with posted legal notice.*

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Polytechnic Heights South NA	Belmont NA
Parker Essex Boaz NA	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Southeast Fort Worth Inc.
East Fort Worth Business Association	Fort Worth ISD

## Site Photos



*Front view of the subject property facing west.*



*View of adjacent properties to the north.*



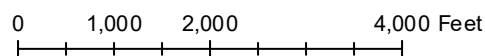
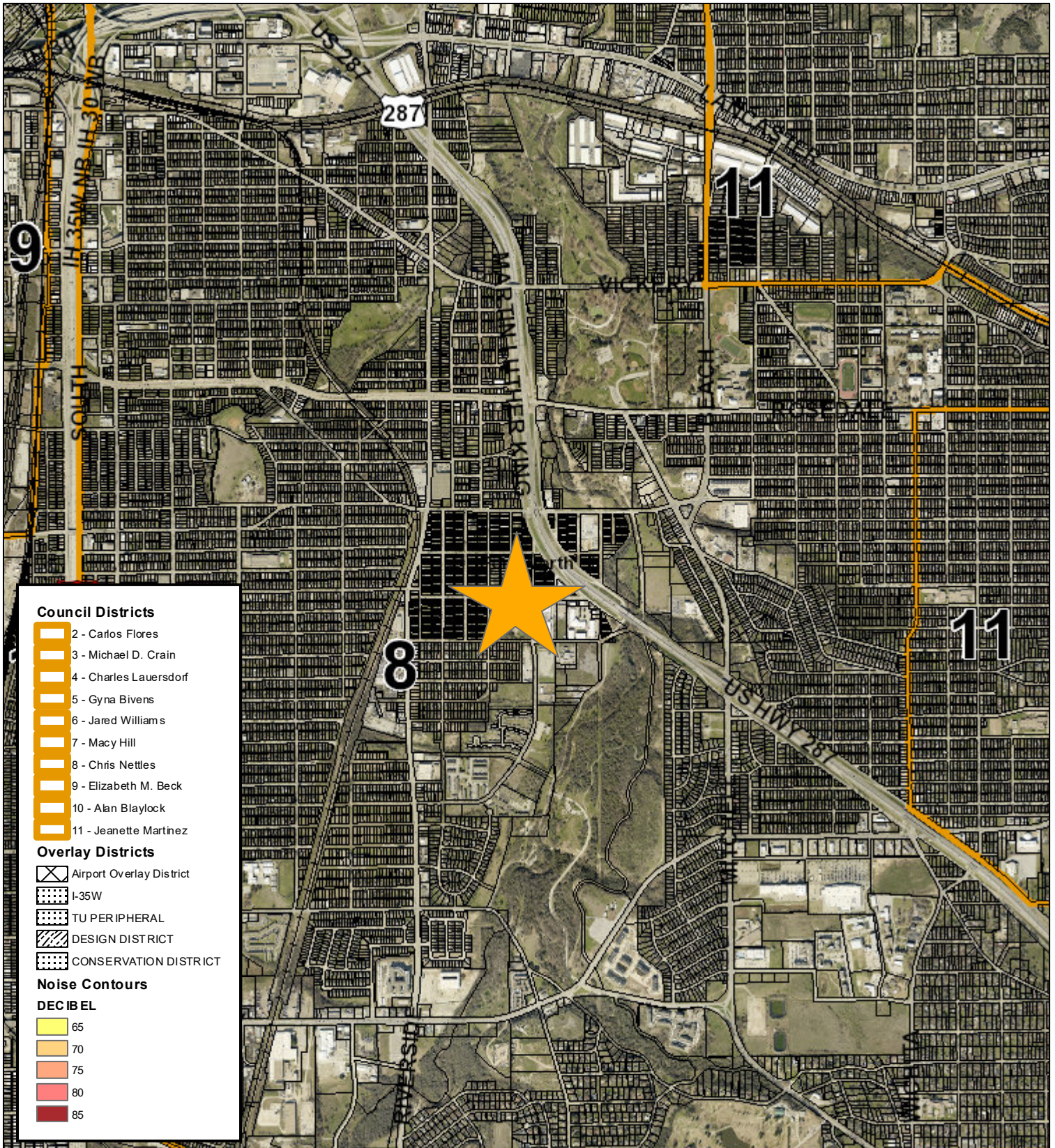
*View of adjacent properties to the south.*



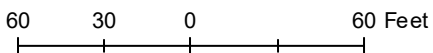
*View of properties across the street to the east.*



### Area Map



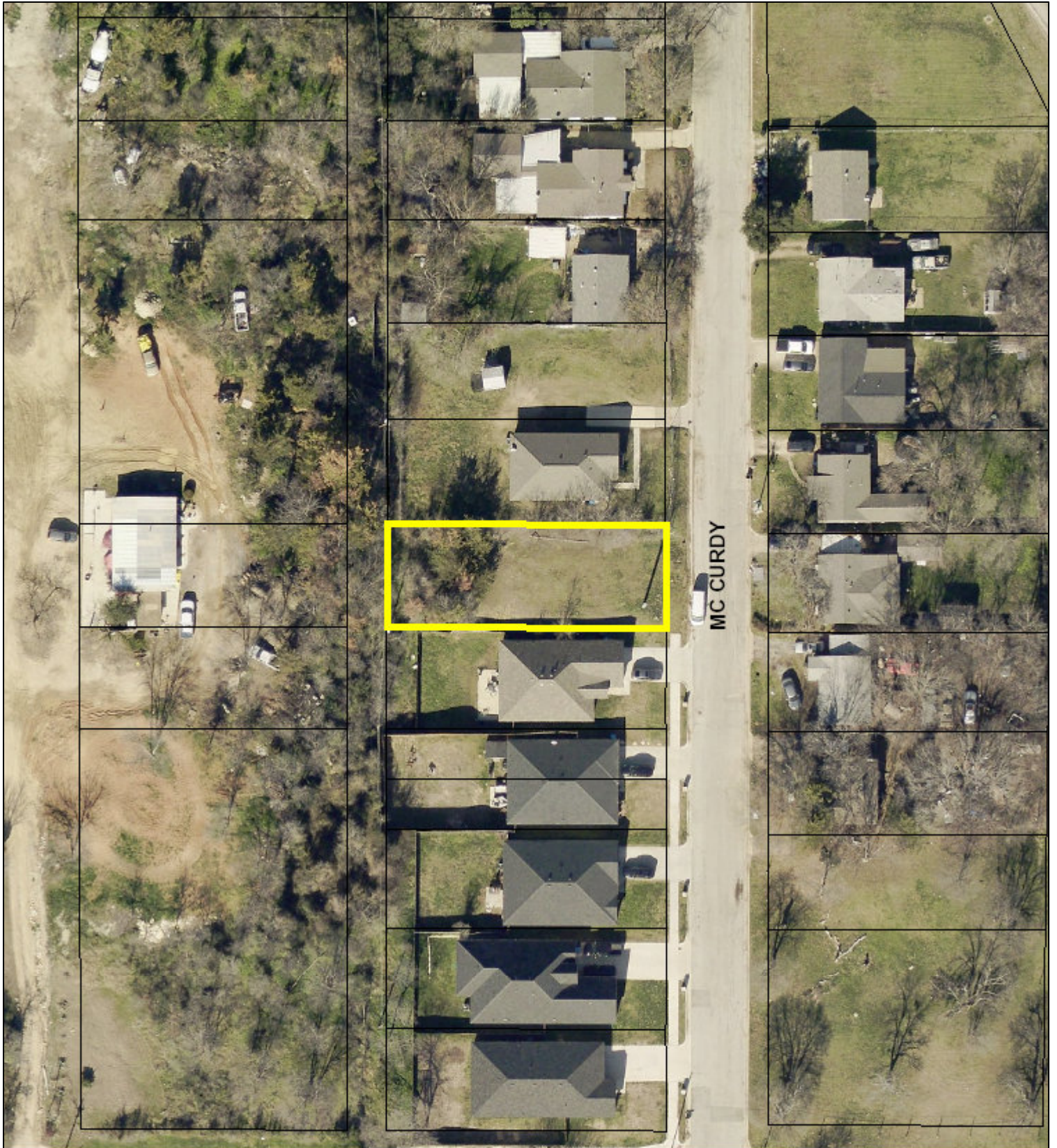
### Future Land Use



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 40 80 160 Feet

