



Zoning Staff Report

Date: April 9, 2024

Case Number: SP-24-001

Council District: 8

Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: YMCA of Metropolitan Fort Worth/Molly de Puma

Site Location: 9680 Trinity Boulevard

Acreage: 1.26 acres

Request

Proposed Use: YMCA Center

Companion Case: ZC-15-115

Request: To: Amend existing site plan for “PD915A” “PD/E” Planned Development for Neighborhood Commercial with Development Standards to add a covered court.

Recommendation

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 10-0

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Project Description and Background

The property at 2701 Moresby Street in Council District 8 is home to a YMCA facility. The property is zoned PD 915A for “E” Neighborhood Commercial with development standards, and the site plan has already been approved. However, the applicant wants to make a change to the approved site plan by adding one sports court with concrete and metal roof, and another with turf. Since this change exceeds 5% of the approved site plan, it can't be approved through administrative means.

Surrounding Zoning and Land Uses

North PD-915B for multifamily uses/ vacant
East PD-D Planned Development for High Density / Multifamily
South PD-ER / Vacant
West Across Mitchell /A-5

Recent Zoning History

- ZC-18-099 3001 Grayson Street from PD 915 to PD 722 for CF uses to add additional property
- ZC-19-001 3001 Grayson Street from PD722 to amend PD to request waivers to allow
- ZC-15-148 from PD 916 to Amend uses and development standards to PD/D for more than 24 un/ac

Public Notification

300-foot Legal Notifications were mailed on March 1, 2024
The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Glencrest Civic League NA
The New Mitchell Boulevard NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- Site plan is in general compliance with zoning regulations

Fire

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Fire has no comments

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.

Platting

No response provided

Water

No response provided

Building Plan Review

No response provided

Park & Recreation

No response provided

Stormwater

Site may require a grading permit prior to building permit issuance depending on site disturbance and conformance with original drainage study in the area.

Transportation & Public Works

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.)

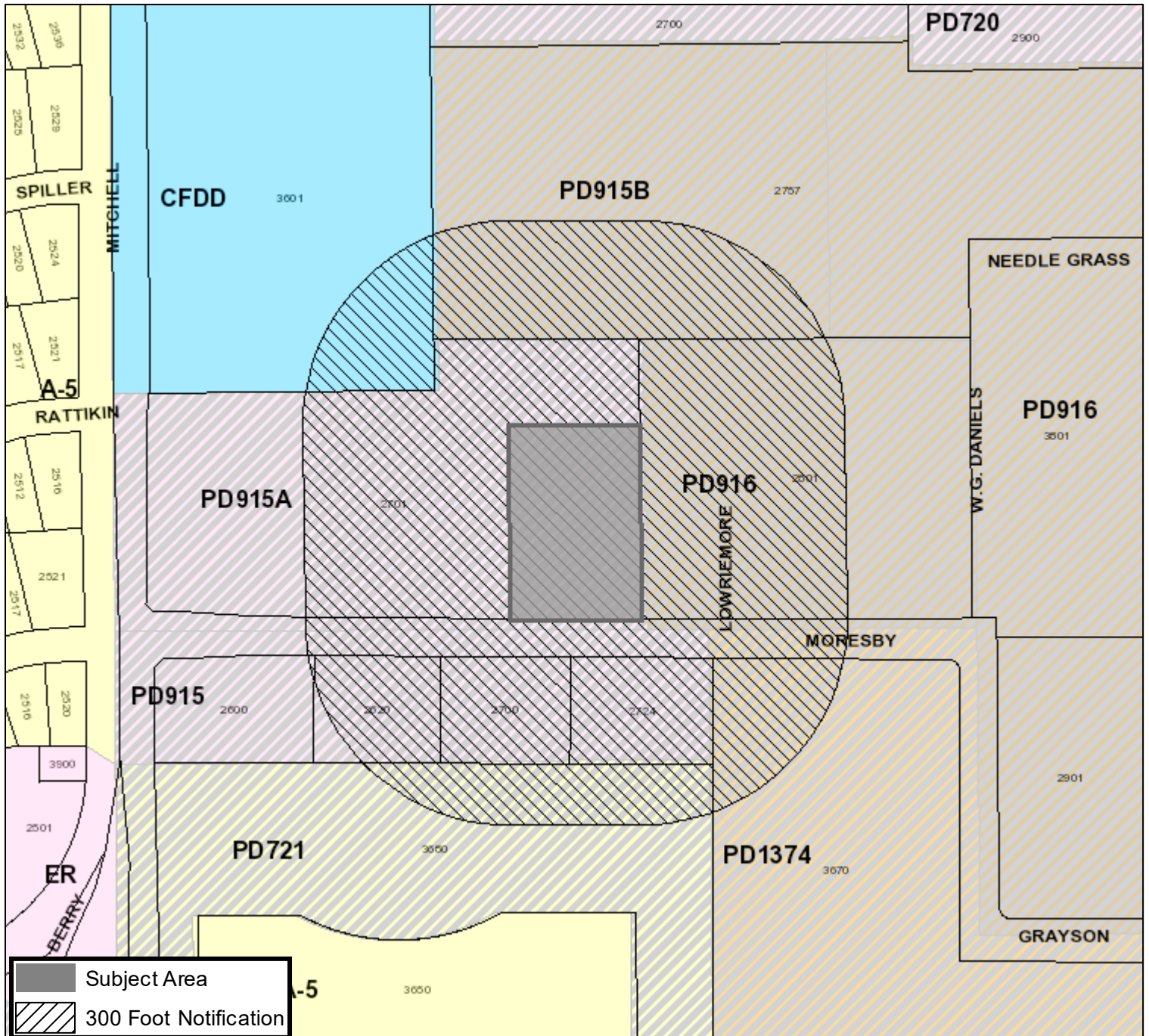




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Area Zoning Map

Applicant: YMCA of Metropolitan Fort Worth
Address: 2701 Moresby Street
Zoning From: PD
Zoning To: Amend Site Plan to add basketball court
Acres: 1.26936271
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/13/2024
Contact: 817-392-2495

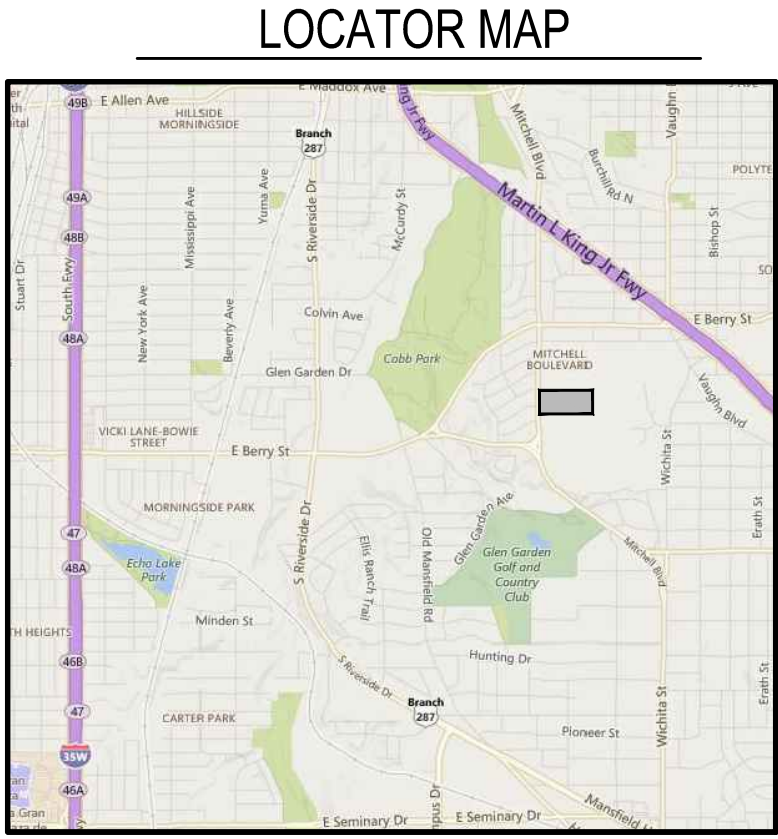


0 105 210 420 Feet

Created: 2/28/2024 12:58:59 PM

Description	Zoning Requirement	Provided
Site Requirements		
Building footprint	60,000 ft² maximum	35,554 ft²
Front Yard	20 ft minimum	20 ft
Rear Yard	10 ft minimum	10 ft
Side Yard	none required, 3 ft minimum if provided	10 ft
Height	3 stories or 45 ft maximum	2 stories, 30 ft
Off-Street Parking	175	180
Accessible Parking	6	6
Bicycle Spaces	3	6
Sidewalk	4 ft wide along R-O-W	4 ft along R-O-W, 6 ft on-site
Landscape Setback	10 ft width	10 ft

- NOTES:
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL SIGNAGE PLANS WILL CONFORM TO ARTICLE 4, SIGNS
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

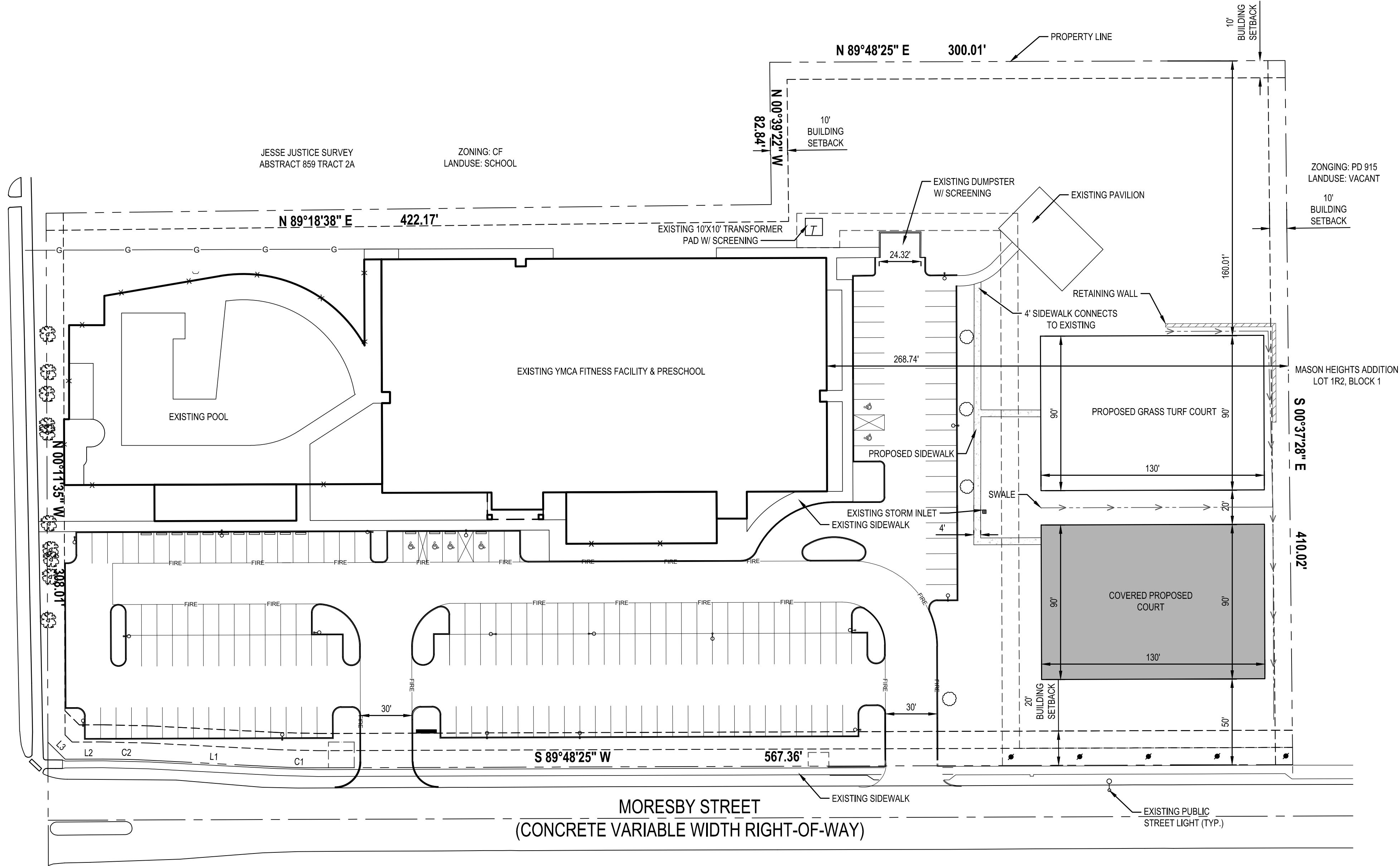


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	23.62'	430.00'	003°08'52"	N88°37'08"W	23.62'
C2	26.92'	490.00'	003°08'53"	N88°37'08"W	26.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°02'42"W	74.87'
L2	N89°48'25"E	21.94'
L3	N45°11'35"W	14.14'

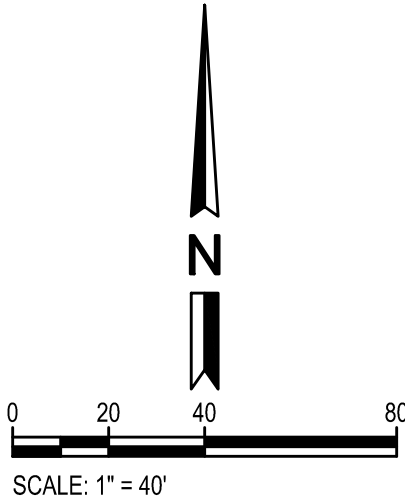
LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	STRUCTURE
	PAVING CURB
	PAVING STRIPING/MARKING
	FIRE LANE
	SIDEWALK
	SWALE
	PUBLIC STREET CENTERLINE
	PUBLIC STREET CURB
	EXISTING TREE
	RETAINING WALL

MITCHELL BOULEVARD
(ASPHALT 100' WIDTH RIGHT OF WAY)



Director of Planning and Development

Date



WARNING
THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT
LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA.

FORT WORTH WATER DEPARTMENT	(817) 392-8296
TRANSPORTATION AND PUBLIC WORKS	(817) 392-8100
ONCOR ELECTRIC / DELIVERY	(800) 344-8377
ATMOS ENERGY	(800) 344-8377
AT&T / SBC	(800) 344-8377
CHARTER COMMUNICATIONS	(800) 344-8377
TEXAS ONE - CALL SYSTEM	(800) 245-4545
TEXAS EXCAVATION SAFETY SYSTEMS	(800) 344-8377
	(800) DIG-TESS

BENCHMARK

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

MCDONALD SOUTHEAST YMCA
SPORTS ADDITION

2701 MORESBY STREET, FORT WORTH, TEXAS 76105

SITE PLAN

IPRC NO.:
CITY PROJECT NO.:
FILE NO.:

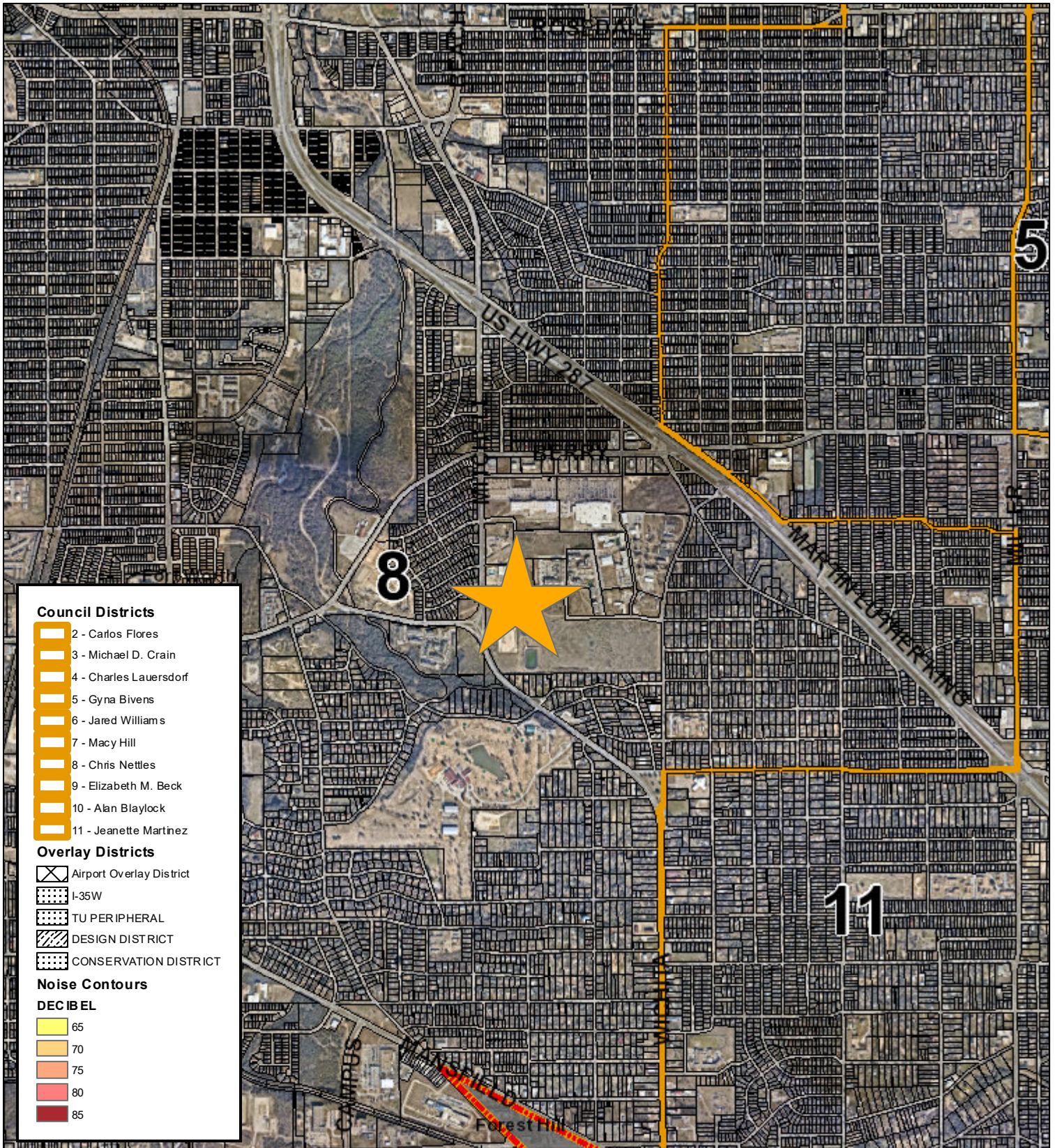
HZ PROJECT NO.: R317071.01
DRAWN BY:
REVIEWED BY:
APPROVED BY:

ZONING CASE:



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Area Map

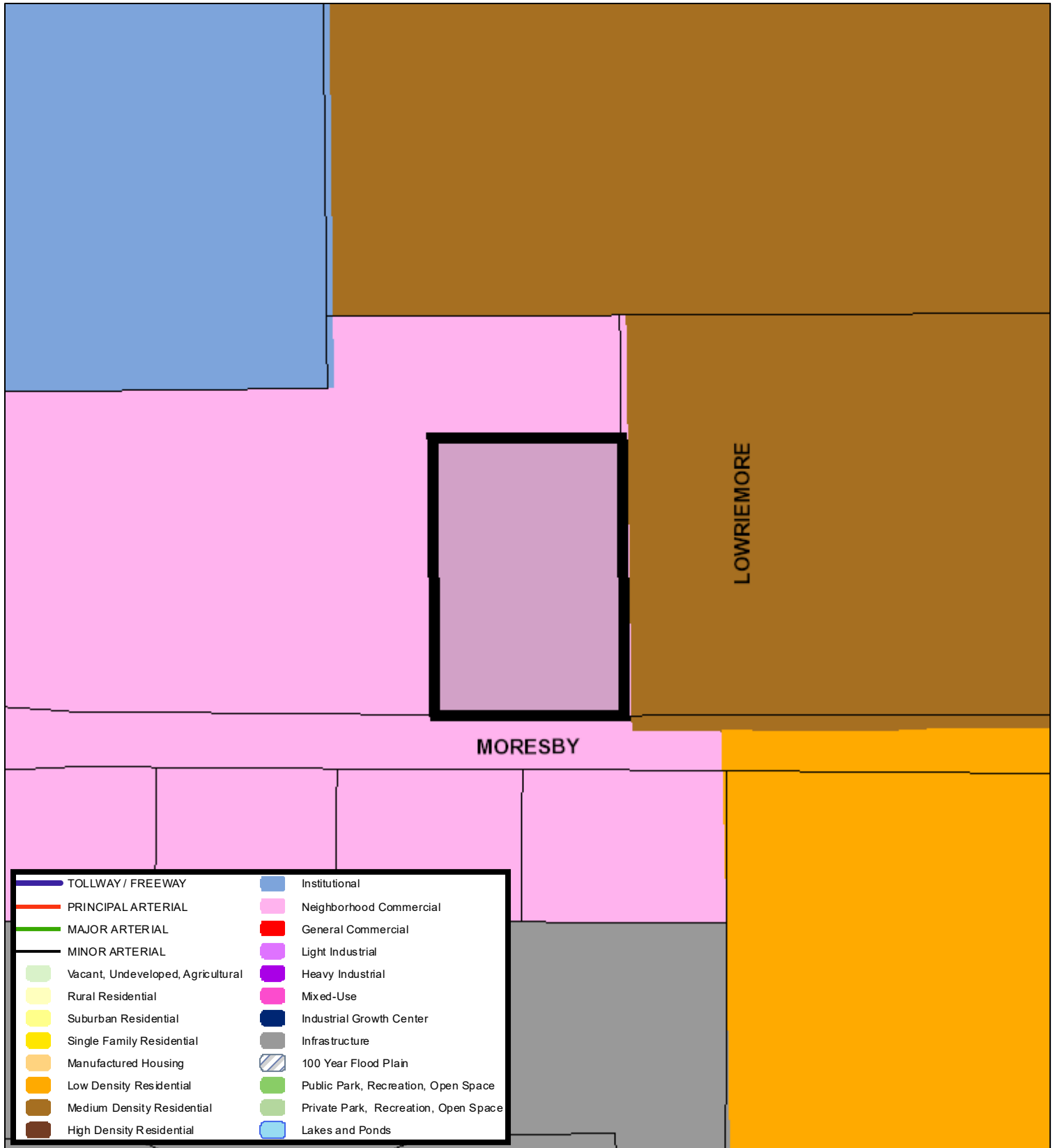


0 1,000 2,000 4,000 Feet



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Future Land Use



130 65 0 130 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.





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Aerial Photo Map



MORESBY

LOWRIEMORE

0 85 170 340 Feet

