



Neighborhood Notification

Case Number: ZC-26-080

Council District: 9 – Elizabeth Beck

ZONING CHANGE REQUEST

Owner/Applicant: Conger Group Texas, LLC, Cooper Conger / Townsite, Mary Nell Poole

Site Location: 406 & 408 Diamond Avenue

Request:

Current Zoning: "J/DUDD" Medium Industrial / Downtown Urban Design District Overlay, Samuels Avenue / Rock Island character zone

Proposed: "R1/DUDD" Zero-Lot Line Cluster Residential / Downtown Urban Design District Overlay, Samuels Avenue / Rock Island character zone

Proposed Use: Single Family Residential

For More Information please contact:

Case Manager

Enrique Alvarez

817-392-2779

Public Hearing Dates

Zoning Commission	July 8, 2026
City Council	August 11, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

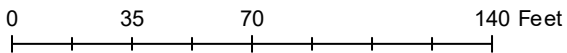




Neighborhood Notification

Organizations Notified

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Vintage Riverside NA	Uptown NA
Greenway NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	East Fort Worth Business Association
Fort Worth ISD	

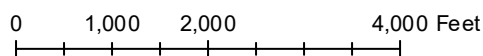
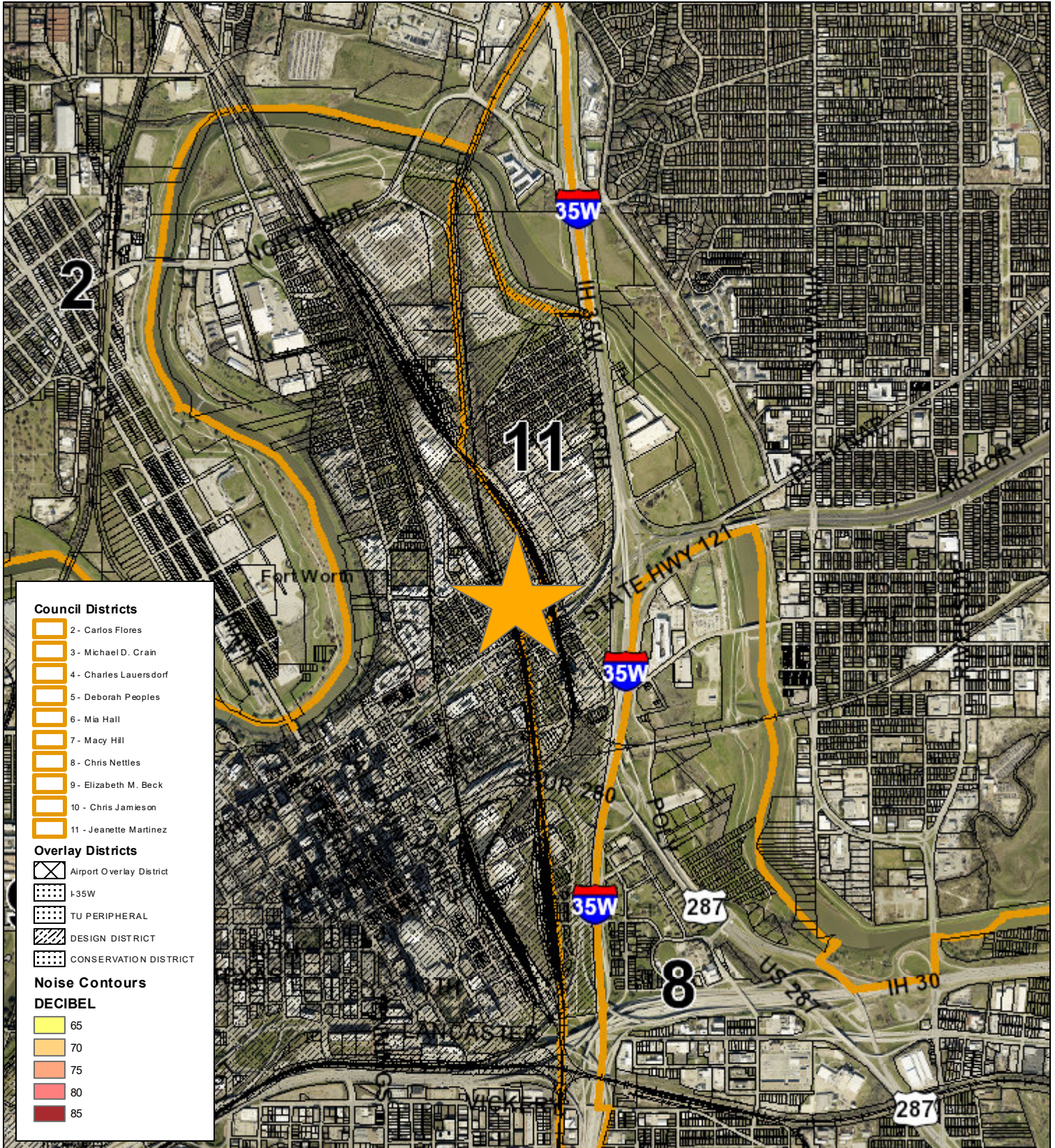
Aerial Photo Map



	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

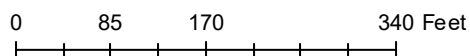
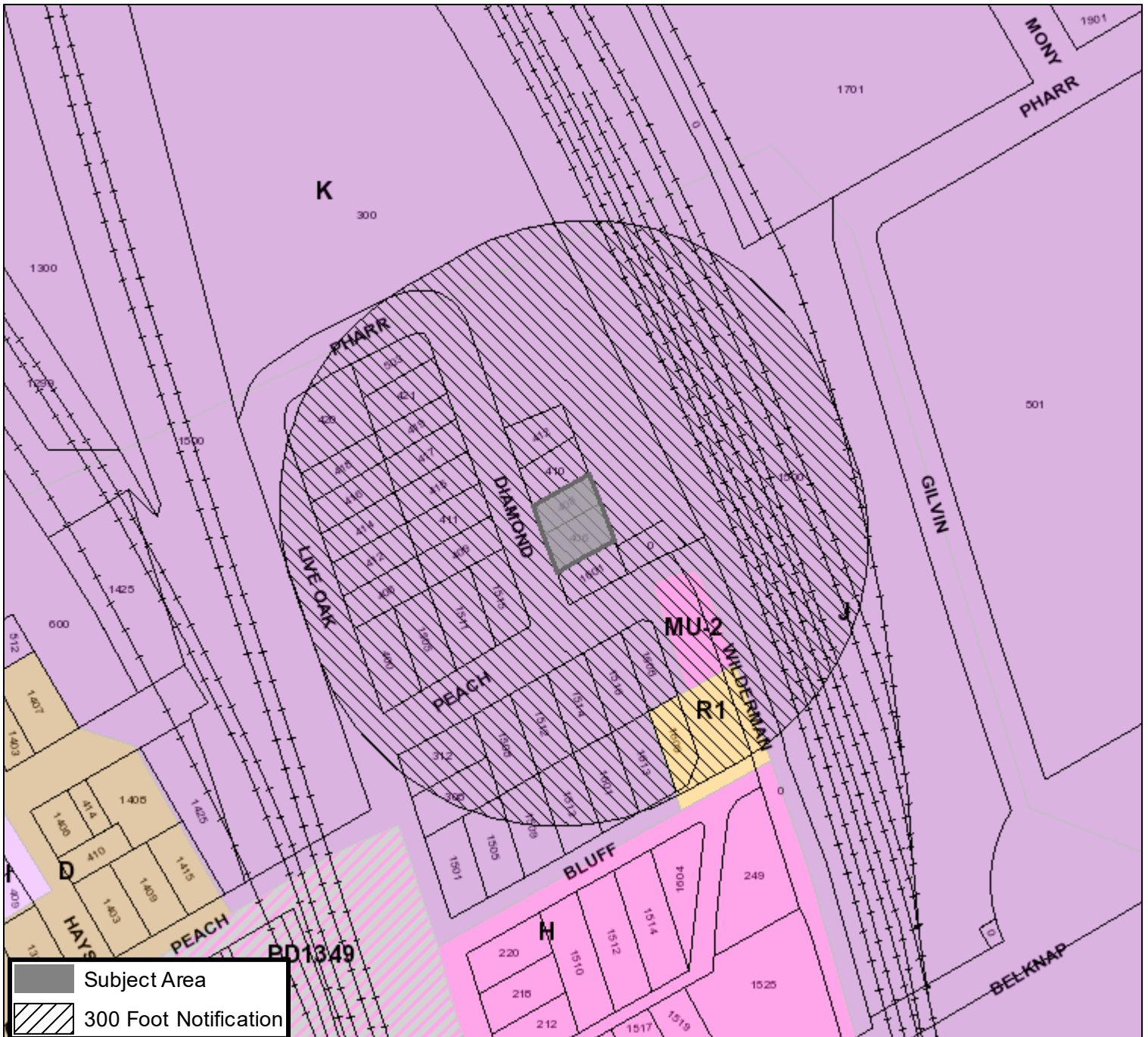


Area Map

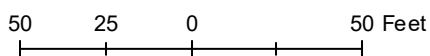
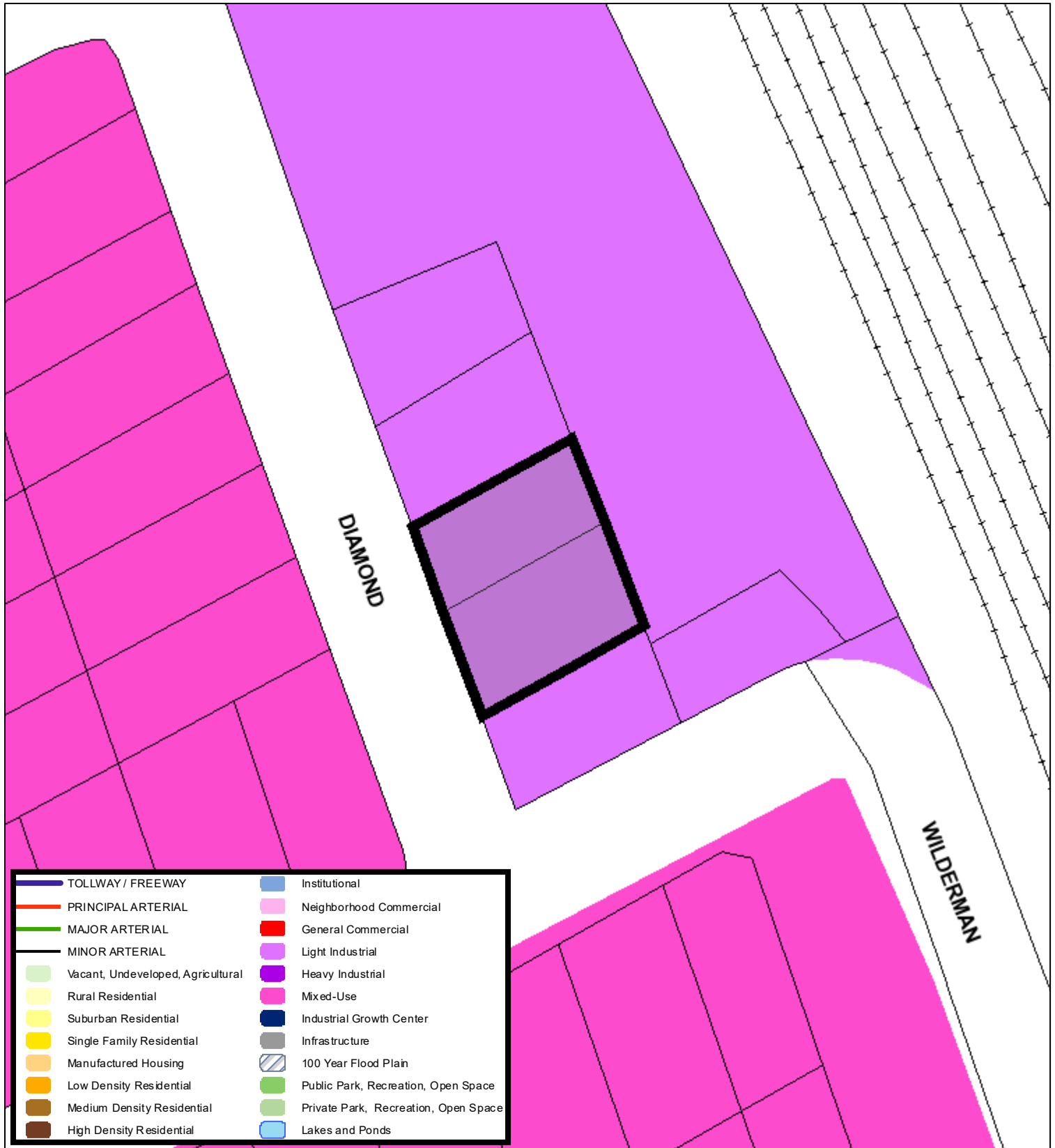


Area Zoning Map

Applicant: Conger Group Texas LLC/Townsite
 Address: 406 & 408 Diamond Avenue
 Zoning From: J/Historic Samuels Design District
 Zoning To: R1/Historic Samuels Design District
 Acres: 0.15
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 7/8/2026
 Contact: 817-392-2779



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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Conger Group Texas, LLC

Mailing Address PO Box 10654 City, State, Zip Fort Worth, TX 76135

Phone 208-866-0166 Email cconger@congergroup.com

APPLICANT Conger Group Texas, LLC

Mailing Address PO Box 101654 City, State, Zip Fort Worth, TX 76135

Phone 208-866-0166 Email cconger@congergroup.com

AGENT / OTHER CONTACT Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 406, 408 S Diamond Ave

Total Rezoning Acreage: .15 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Provine & Marple Addition, Block 2, Lots 7, 8 N 39'8

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: .15 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): J Medium Industrial Proposed Zoning District(s): R1 Deattached Single Family

Current Use of Property: Vacant

Proposed Use of Property: Single Family

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The developer would like to construct two new single family homes. This area is zoned J Medium Industrial, but the area has a number of workforce, single family homes within the boundary. These are platted lots of 42'x80' and 39'x80' - consistent with the surrounding block lots. Since A5 requires 5,000 sf foot lots, R1 Detached Single Family homes more closely fits the size and scale of the neighborhood. The smaller lot size also allows the homes to be set at a lower price point.

Homes will be 2-story with open first floor living, dining and kitchen. Upstairs would be three bedrooms and 2 baths. Total square footage is approximately 1,400 sf. Sales price would be around \$260,000.

Redevelopment of this site would provide affordable, sustainable, workforce housing in area close to downtown which does not see a lot of new development.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): Cooper Conger

Owner's Name (Printed): Conger Group Texas, LLC, Cooper Conger, Manager

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Mary Nell Poole - Townsite ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Provine & Marple Addition, Block 2, Lots 7, 8 N 39'8 (CERTIFIED LEGAL DESCRIPTION)

Cooper Conger
Owner's Signature (of the above referenced property)

Conger Group Texas, LLC, Cooper Conger, Manager
Owner's Name (Printed)

Mary Nell Poole
Applicant or Agent's Signature

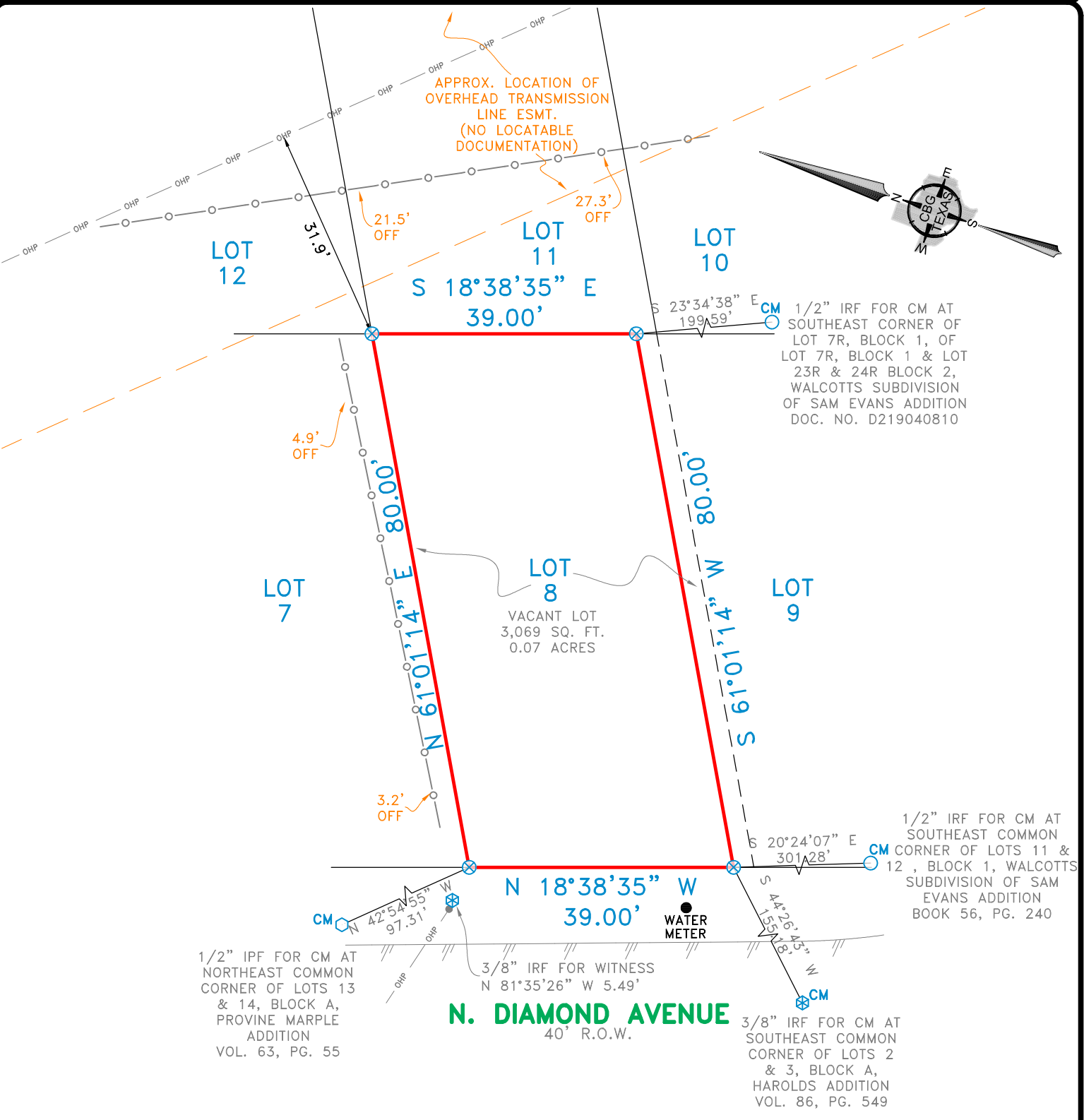
Mary Nell Poole - Townsite
Applicant or Agent's Name (Printed)

406 N. Diamond Avenue

The North 39 Feet of Lot 8, Block 2, PROVINE AND MARPLES ADDITION, City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, Page 55, Deed Records of Tarrant County, Texas.



LEGEND			
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER	TE TRANSFORMER PAD	LP LIGHT POLE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	● POWER POLE
○ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	BL BUILDING LINE
⊗ "x" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	AE AERIAL EASEMENT
⊗ 3/8" ROD FOUND			— — IRON FENCE
◆ POINT FOR CORNER			—○— SANITARY SEWER EASEMENT
■ COLUMN			—○— UTILITY EASEMENT
			—○— CHAIN LINK
			—OHP— OVERHEAD ELECTRIC POWER
			—OES— OVERHEAD ELECTRIC SERVICE
			— — WOOD FENCE 0.5' WIDE TYPICAL
			— — PIPE FENCE
			— — WOOD DECK
			— — EDGE OF ASPHALT
			— — EDGE OF GRAVEL
			▨ CONCRETE
			▨ COVERED AREA
			▨ BRICK
			▨ STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 63, PG. 55

MAJOR OVERHEAD TRANSMISSION LINE ADJACENT TO THE REAR OF THE PROPERTY. NO EASEMENT COULD BE FOUND TO DETERMINE THE WIDTH FROM CENTERLINE. CBG RECOMMENDS CLIENT CONTACT ONCOR BEFORE ANY DEVELOPMENT OF LOT IS PLANNED. THE LOCATION SHOWN IS FOR REFERENCE BASED ON GENERAL EASEMENT SIZE.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0190L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Patten Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Purchaser

Date: _____

Purchaser

Drawn By: WRV

Scale: 1" = 20'

Date: 05/22/2026

GF No.: 7998-26-69805

Job No.: 21724

CBG
 SURVEYING TEXAS LLC

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Bryan Connally