



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-148

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 2104 R. W. Bivens Lane

Acreage: 0.18 acres

Request

Proposed Use: Residential Development

Request: From: “A-5/SS” One-Family with Stop Six Overlay

To: “UR/SS” Urban Residential with Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The property is currently a vacant lot within the Stop Six Overlay and NEZ Area Six. The City of Fort Worth is present owner and holds the site as surplus property. The current “A-5” One-Family zoning does not match the urban residential future land use designation, and City policies require the site to have zoning matching the future land use designations prior to sale. The proposal to rezone this lot would change the “A-5” One-Family zoning to “UR” Urban Residential zoning, allowing construction of a wide variety of residential uses by right, instead of only single family. Urban residential zoning has requirements to buffer the building if adjacent to a single family structure. The lot is approximately 7,600 square feet. The proposed “UR” Urban Residential zoning does not obligate the purchaser to build the maximum of units, but could be developed for any uses allowed by right. The lot size plus the buffering requirements would limit most intensive uses.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family
East “A-5” One-Family /duplexes
South “A-5” One-Family / single family
West “A-5” One-Family / single family and vacant land

Recent Zoning History

- ZC-08-128, subject site and surrounding area, Council-initiated zoning, approved September 16, 2008.
- ZC-19-116, subject site and surrounding area, add Stop Six Design Overlay, approved September 10, 2019.

Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.
The following organizations were notified: (emailed August 24, 2022)

Organizations Notified	
Historic Stop Six NA*	Streams and Valleys Inc
Historic Rosedale Park NA	Trinity Habitat for Humanity
Parkside NA	Southeast Fort Worth Inc
Stop Six Sunrise Edition NA	East Fort Worth Business Association
Stop 6/Poly Oversight	Fort Worth ISD
East Fort Worth, Inc	Neighborhoods of East Fort Worth

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “UR” Urban Residential would allow construction of different types of residential uses by right, which aligns with both the Stop Six Neighborhood Empowerment Zone Plan and the Cavile Place Neighborhood Transformation Plan. The 2001 Stop Six NEZ Plan is designed to promote affordable housing and economic development in areas of high unemployment, poverty, and other factors. The Cavile Place Neighborhood Transformation Plan was adopted in 2014 to replace the 300-unit Cavile Place apartments, built in 1954, with mixed-income housing by increasing the density of certain parts of the Stop Six community. The Cavile Plan was anticipated to be phased in over a fifteen year period.

The site and surrounding neighborhood were approved for the Stop Six Residential Overlay in 2019. New design guidelines were adopted for single family development, and the “UR” Urban Residential contains compatible design guidelines for other types of residential uses. The size of the lot would encourage higher density uses such as a duplex. The site appears to be conducive to residential infill development and compatible with the Stop Six Neighborhood Empowerment Zone Plan as adopted. As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Urban Residential. The proposed zoning of “UR” Urban Residential is compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
14. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

The proposed zoning is **consistent** with the Comprehensive Plan future land use designation.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

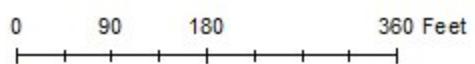
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request may not assist in high-wage job growth, and is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place.

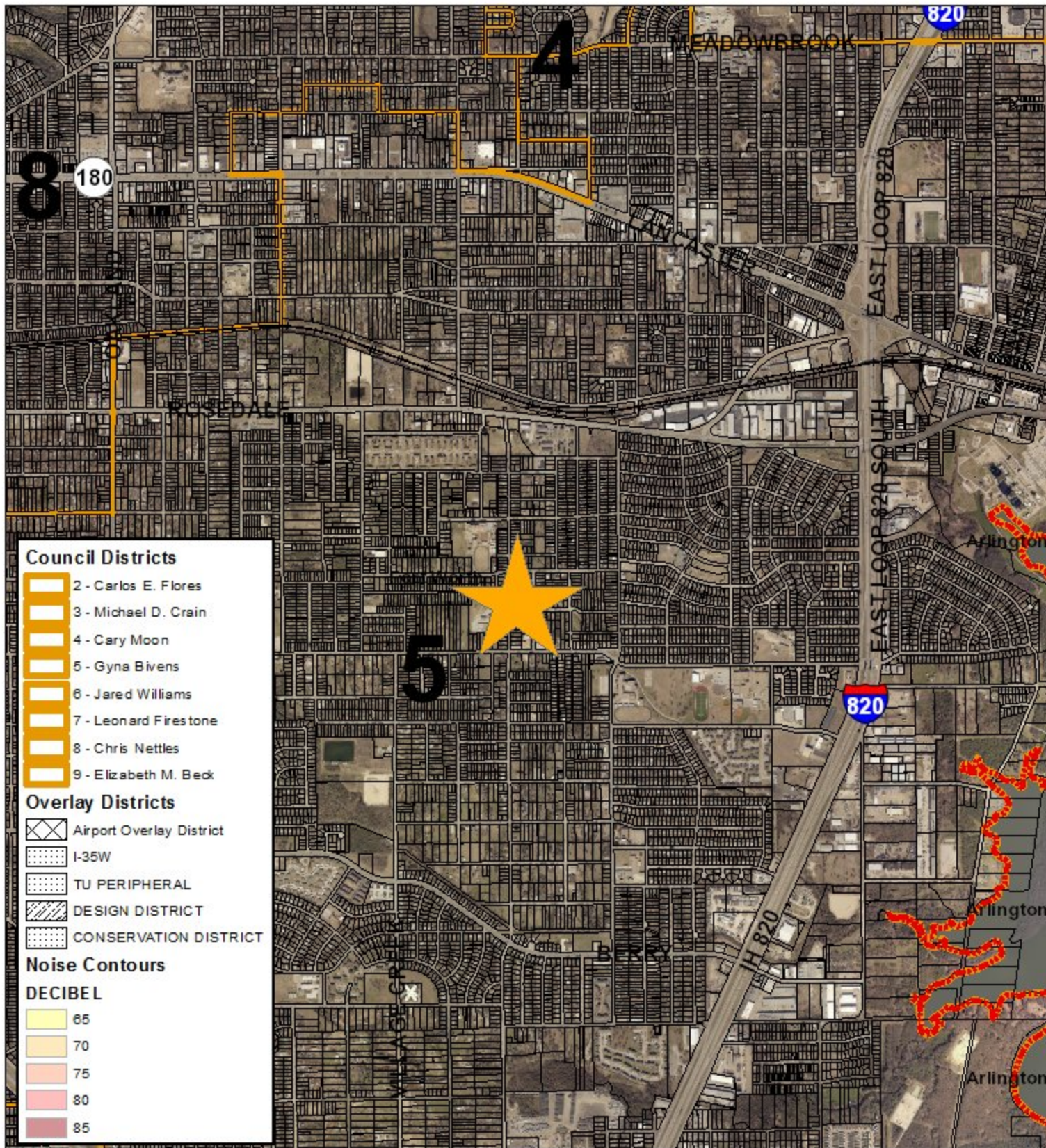


Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: 2104 R. W. Bivens Lane
 Zoning From: A-5 in the Stop Six Overlay
 Zoning To: UR in the Stop Six Overlay
 Acres: 0.17569088
 Mapsco: 79P
 Sector/District: Southeast
 Commission Date: 9/14/2022
 Contact: 817-392-8190

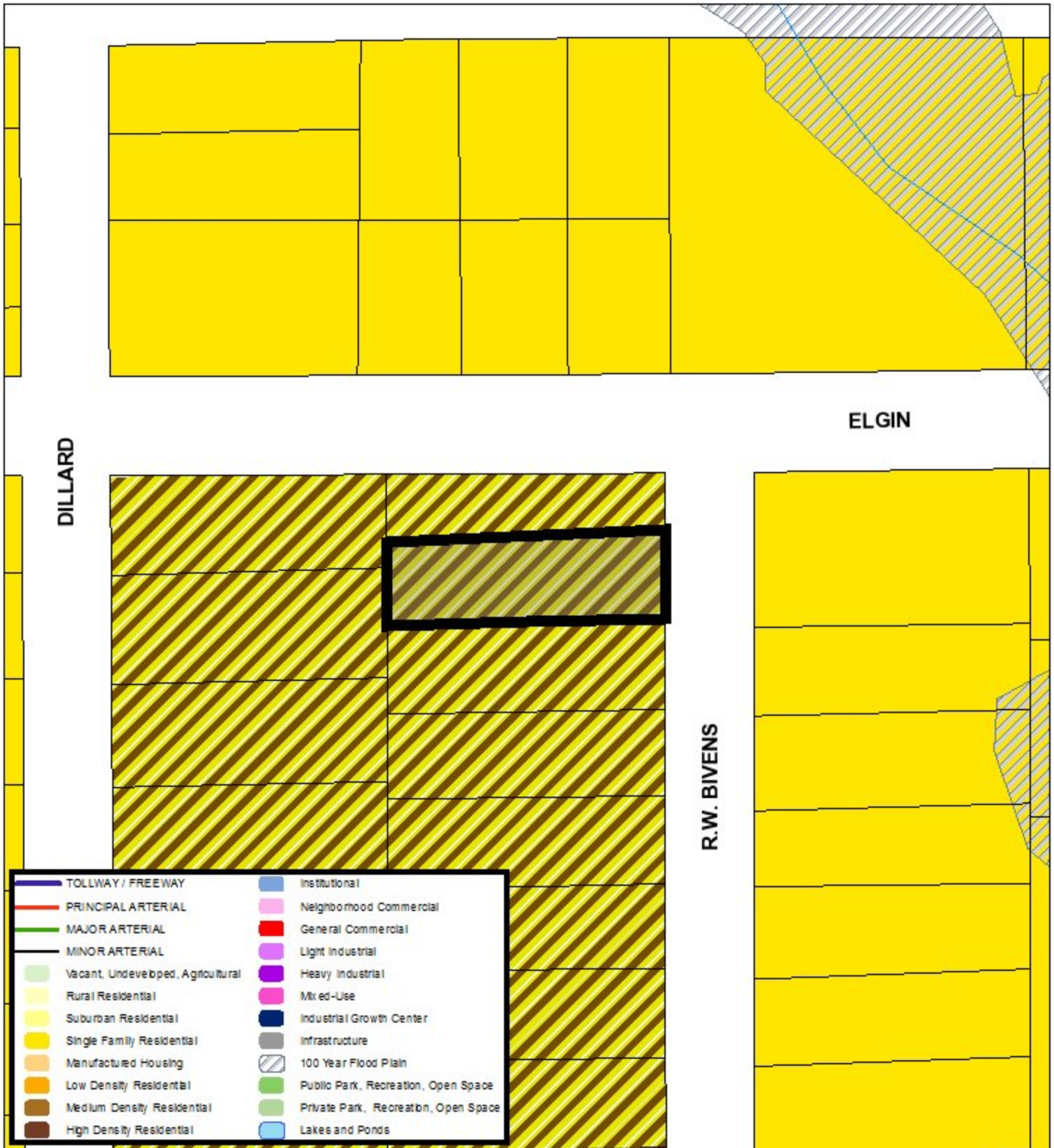


Area Map




0 1,000 2,000 4,000 Feet

Future Land Use



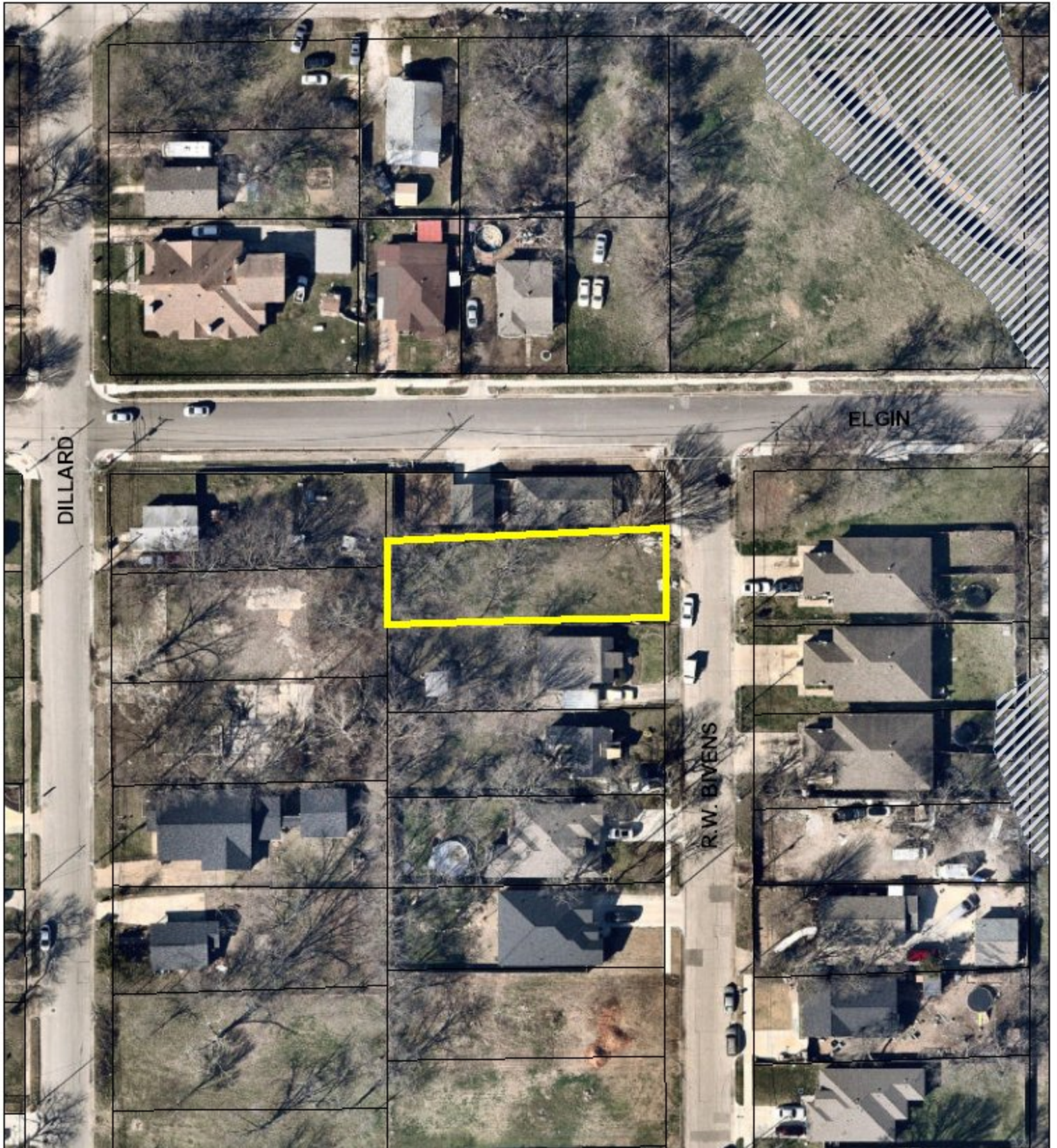
75 37.5 0 75 Feet



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 45 90 180 Feet

