



Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-25-210

Council District: 5

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner: VSbuilders Inc.

Applicant: Vanessa Solis

Site Location: 2104 R.W. Bivens Lane

Acreage: 0.18 ac

Request

Proposed Use: Single-Family Home

Request: From: “UR/SSO” Urban Residential /Stop Six Overlay
To: “A-5/SSO” One-Family/Stop Six Overlay

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 10-0**

Project Description and Background

The subject property consists of approximately 0.18 acres and is located on the west side of R.W. Bivens Lane, south of Elgin Street (Figure 1). The site is currently undeveloped and lies within an established single-family residential neighborhood in the Stop Six Overlay District (Figures 1–3).

The property is the only lot zoned “UR” in a neighborhood where the surrounding properties are zoned A-5.

Historically, the property was zoned “A-5” One-Family. On February 8, 2017, the City of Fort Worth acquired the property as surplus land. In preparation for its eventual sale, the City initiated a rezoning request in accordance with municipal policies requiring zoning to be consistent with adopted future land use designations. This request was processed under zoning case ZC-22-148 and was approved by City Council at the meeting on October 11, 2022. At the time, the rezoning was considered an appropriate action to support the City’s long-term planning objectives and redevelopment goals for the area. The property was sold on January 10, 2024.

The applicant proposes to develop a single-family residence on the site that is intended to be compatible with the existing development pattern and character of the surrounding neighborhood. Additional details regarding the proposed development are provided in the ‘*Applicant’s Description*’ section below. A conceptual site plan (Figure 4) has also been submitted to illustrate the general layout and intent of the project.

It should be noted that the conceptual site plan is provided for illustrative purposes only and that a formal site plan is not required at this stage of the rezoning application process. However, if City Council does not approve the requested rezoning to the A-5 zoning district, the applicant would be required to comply with the UR district’s site plan submission requirements. The current conceptual plan does not meet those requirements. In such a case, a formal site plan, along with all other required documentation, would need to be submitted and approved prior to the issuance of any development permits.

Applicant’s Description

The applicant has provided the following detailed project description to help us understand the reason for the request:

Detailed Project Description / Justification:

I am the owner of the property located at 2104 R W Bivens Ln. I am requesting to rezone the property from UR (Urban Residential) back to A-5 (One-Family Residential) so that the zoning accurately reflects the existing use of the property and the surrounding neighborhood.

The property is currently used as a detached single-family residence, which is fully consistent with the A-5 zoning district. The UR designation allows higher-density and transitional residential development, which is not planned for this area and is not compatible with the existing low-density single-family pattern on this street and in the surrounding blocks.

Reverting the zoning to A-5 will:

- Ensure the property remains consistent with the established single-family residential character of the neighborhood.
- Prevent future development that would be incompatible or out of scale with nearby homes.
- Align the zoning with the current and historic use of the property.
- Support neighborhood stability, predictable development, and appropriate land-use intensity, consistent with the City's Comprehensive Plan.
- Match the zoning of nearby parcels that are already designated A-5.

No change in use is proposed. The property will continue to function as a single-family home, which is the permitted and intended use under A-5. This rezoning simply corrects the zoning designation so it properly reflects the property's existing use and the long-term character of the area.

For these reasons, I respectfully request approval of this rezoning from UR back to A-5.



Figure 1: Taken from R.W. Bivens Lane looking west; Site Photos taken by staff on 1/23/26



Figure 2: Taken from R.W. Bivens Lane looking northwest; Site Photos taken by staff on 1/23/26



Figure 3: Taken from R.W. Bivens Lane looking southwest; Site Photos taken by staff on 1/23/26

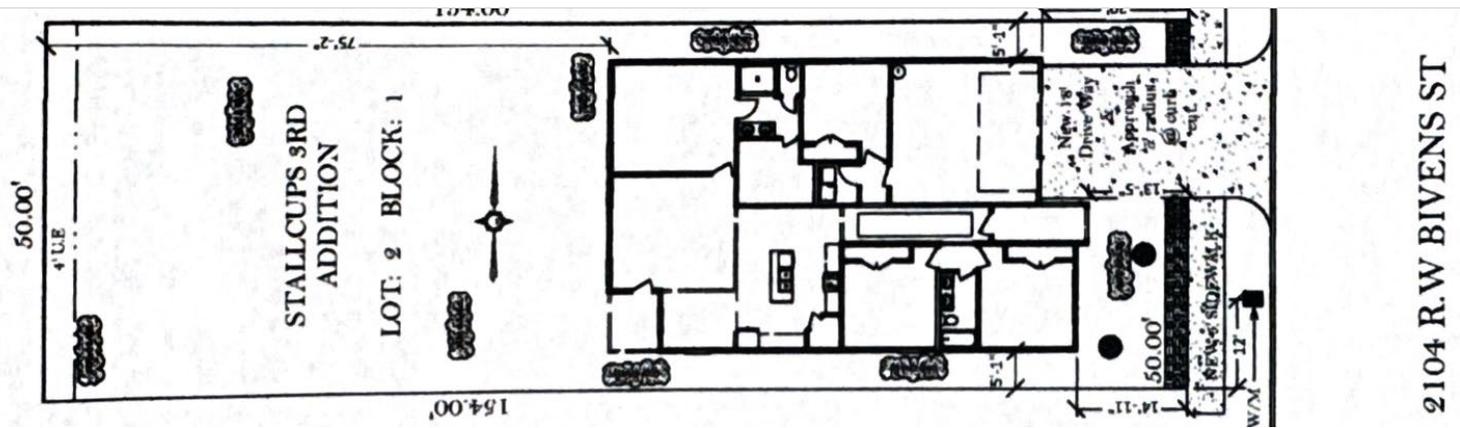


Figure 4: Site Plan Exhibit, North is ↑

Surrounding Zoning and Land Uses

North:	“A-5” One-Family/ Residential
East:	“A-5” One-Family/ Residential
South:	“A-5” One-Family/ Residential
West:	“A-5” One-Family/ Vacant lot

Past Zoning History

- ZC-08-128: City of Fort Worth Planning & Development; Generally bounded by E. Rosedale Street, Stalcup Road, Ramey Avenue, Hughes Avenue; From A-5, B, C, D, ER, E, FR to A-5, CF, E
- ZC-19-116 City of Fort Worth Planning and Development; Map amendment to add Stop Six Design Overlay; Various zoning districts
- ZC-22-148: City of Fort Worth - Development Services; 2104 R. W. Bivens Lane; From A-5 in the Stop Six Overlay to UR in the Stop Six Overlay

Development Impact Analysis

Land Use Compatibility

The subject site is located within an established single-family residential neighborhood. While the current zoning district does permit single-family development, it also allows for higher-density residential uses, including duplex and multifamily development. These more intensive uses are not be compatible with the prevailing development pattern of the surrounding area.

The surrounding neighborhood exhibits consistent and well-established single-family residential fabric, characterized by uniform lot sizes, compatible building scale and massing, and a cohesive overall character. Development under the Urban Residential (UR) zoning district, which is a form-based district, introduces additional design standards that could significantly alter both the aesthetic and physical character of the neighborhood. These standards permit alternative building forms, increased residential density, modified setback, frontage, and façade requirements that may not align with the prevailing development pattern and established context of the surrounding area.

It is also important to note that within the past six years, several vacant or underutilized properties in the immediate vicinity have been developed. In each instance, these sites were improved with new single-family residences. This recent development activity reinforces the existing neighborhood pattern and demonstrates a

consistent and deliberate approach to infill development that respects and maintains the single-family character of the area. Examples of such properties within the surrounding neighborhood include:

PROPERTY ADDRESS	FINALED PERMIT DATE
2136 R.W. Bivens Ln	10/20/2023
2140 R.W. Bivens Ln	11/08/2024
2133 R.W. Bivens Ln	12/06/2023
2137 R.W. Bivens Ln	06/13/2024
2205 R.W. Bivens Ln	02/24/2021
2213 R.W. Bivens Ln	08/14/2024
5225 Elgin St	08/05/2022

The proposed single-family residential use of the property is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan designates the subject property as **Urban Residential**, as indicated on the Future Land Use (FLU) Map.

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

The proposed rezoning is **not consistent** with the Urban Residential category identified on the Future Land Use (FLU) Map. Additionally, the surrounding properties are also designated Urban Residential but are zoned A-5.



As discussed in the Land Use Compatibility analysis, a less intensive zoning district—particularly one that more closely aligns with the surrounding development pattern—may be more appropriate for this site given its location and context.

While the FLU Map does support the Urban Residential (UR) zoning district, the UR classification allows for a broader range of residential uses and development standards that are not compatible with the established single-family character of the surrounding neighborhood. These additional permitted uses and development intensities could result in a scale or density that is inconsistent with existing conditions.

The Comprehensive Plan emphasizes appropriate infill development on vacant, underutilized, or previously disturbed sites, while directing growth to areas with existing infrastructure and established development patterns. The subject site, which is vacant and located entirely within a single-family residential neighborhood, aligns with these objectives by providing an opportunity for context-sensitive infill development that reinforces neighborhood character rather than

introducing incompatible land uses or intensities.

Several Comprehensive Plan policies support this approach by encouraging development that is compatible in scale, intensity, and design with surrounding land uses, promoting residential stability, and ensuring that infill development contributes positively to existing neighborhoods. Key policies guiding this vision include:

- *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.*

While the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map, 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 **January 29, 2026**.

Posted Notice

A sign was erected on the property on **January 23, 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 **January 29, 2026**:



Organizations Notified	
Historic Stop Six NA	Echo Heights Stop Six Environmental Coalition
Southeast Fort Worth Inc	Trinity Habitat for Humanity
East Fort Worth, Inc	Streams And Valleys Inc

**Located closest to this registered Neighborhood Association*

Supplemental Information
Site Photos taken by Staff on 1/23/2026



Taken from R.W. Bivens Lane looking east; Site Photos taken by staff on 1/23/26



Taken from R.W. Bivens Lane looking northeast; Site Photos taken by staff on 1/23/26

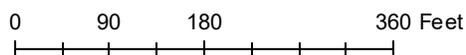
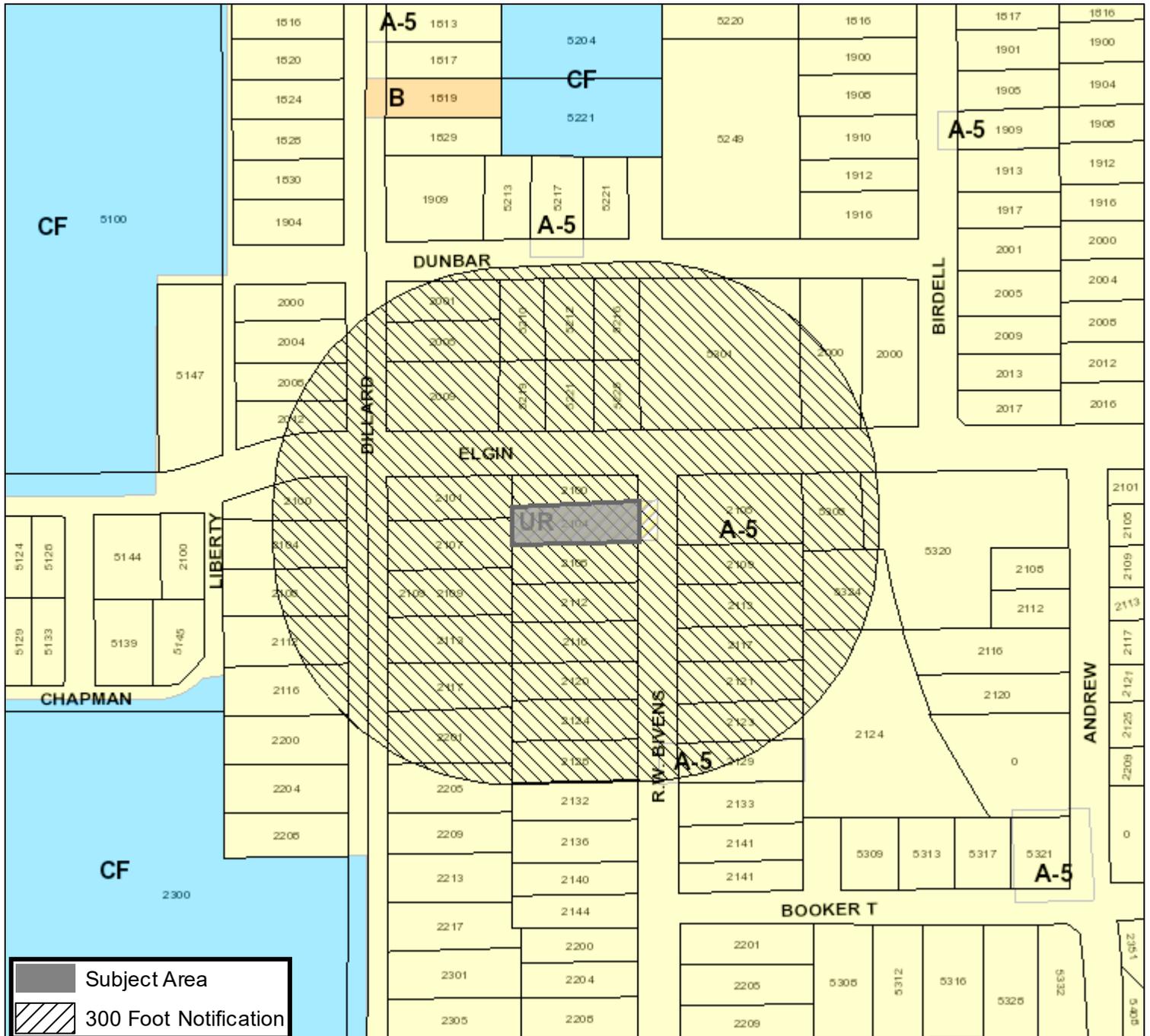


Taken from R.W. Bivens Lane looking southeast; Site Photos taken by staff on 1/23/26

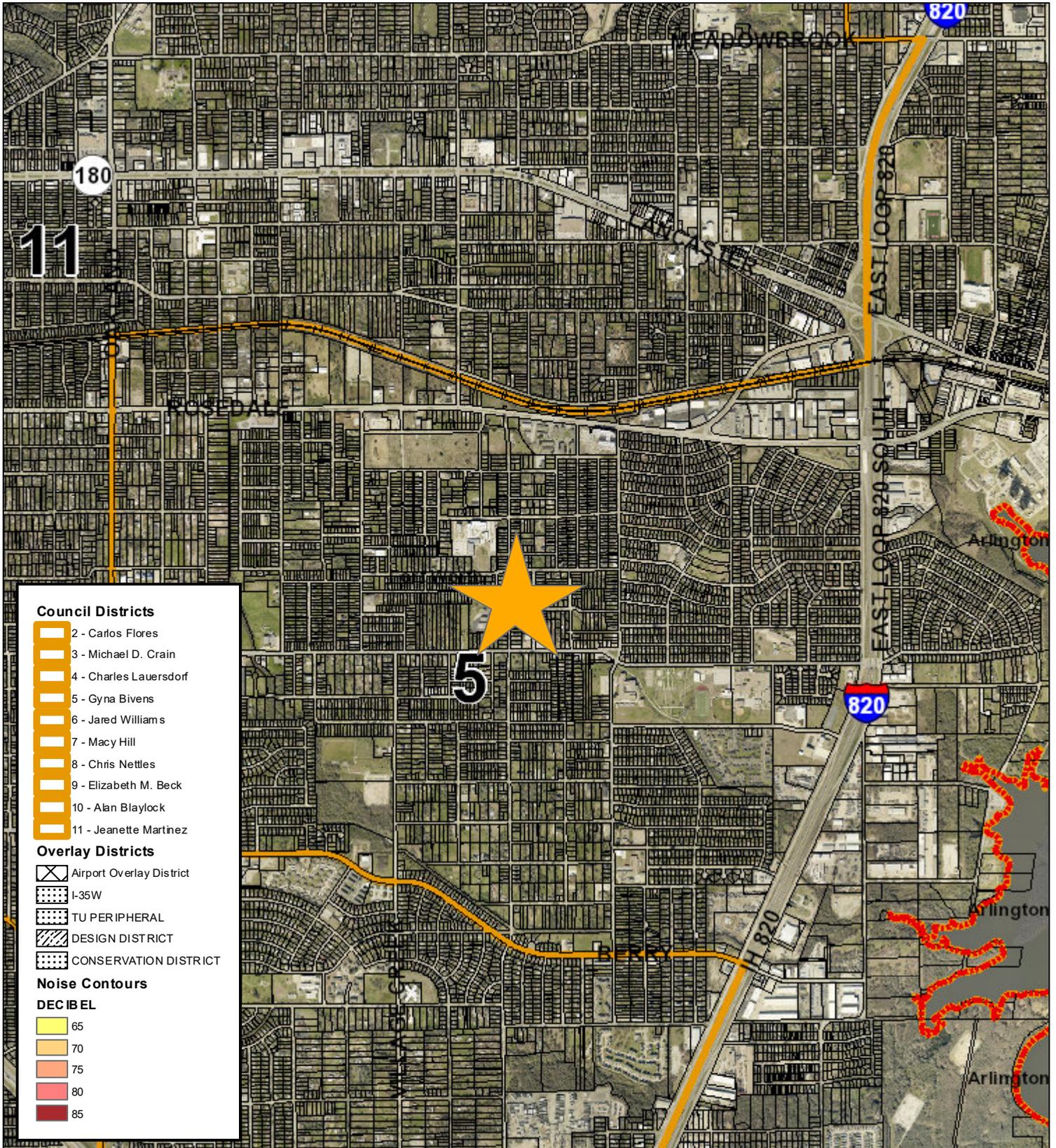


Area Zoning Map

Applicant: VS Builders Inc./Vanessa Solis
 Address: 2104 R. W. Bivens Lane
 Zoning From: UR in the Stop Six Overlay
 Zoning To: A-5 in the Stop Six Overlay
 Acres: 0.18
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 2/11/2026
 Contact: 817-392-2806



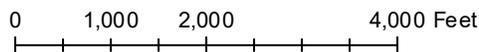
Area Map



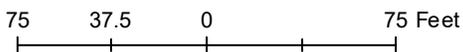
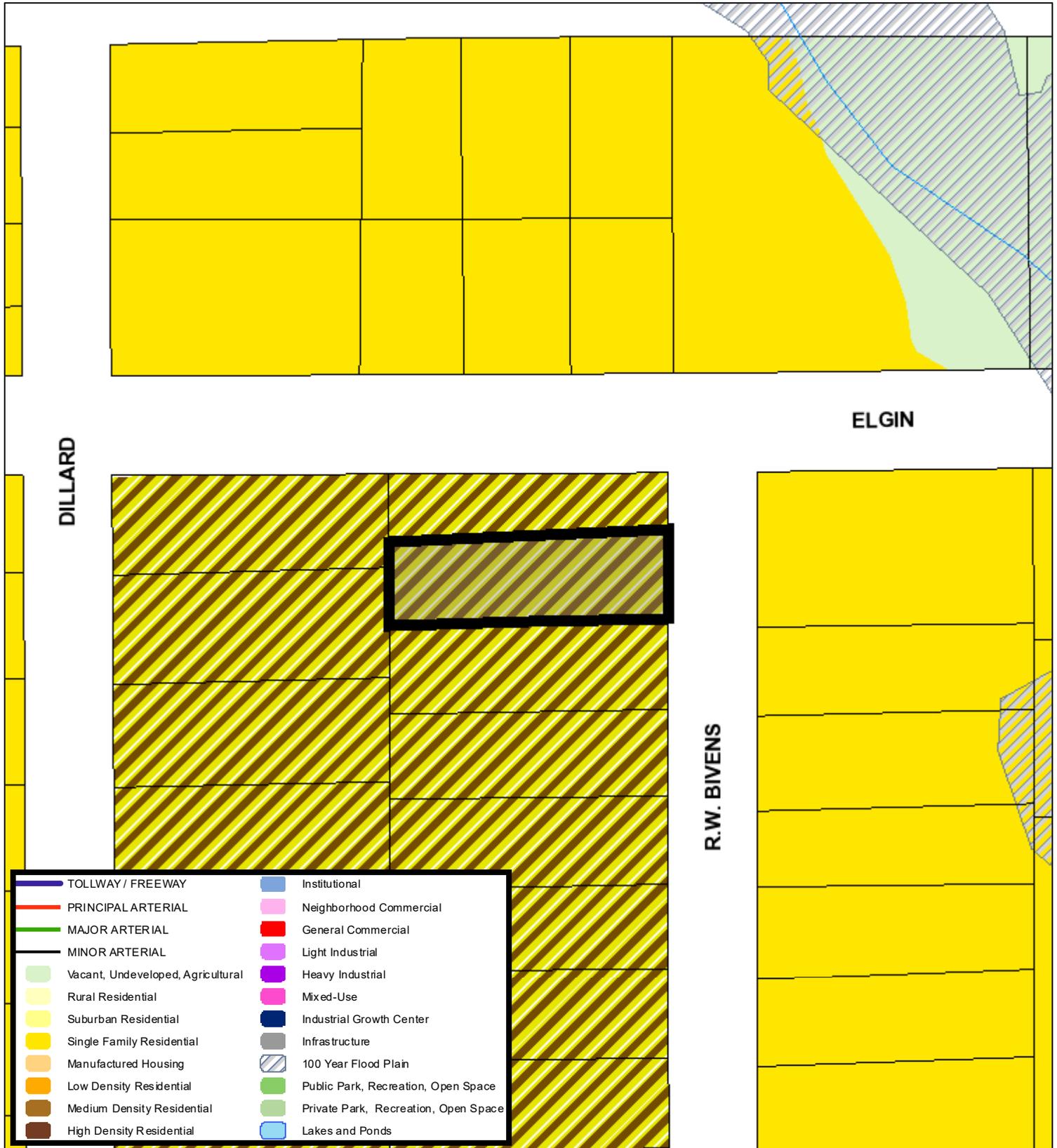
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



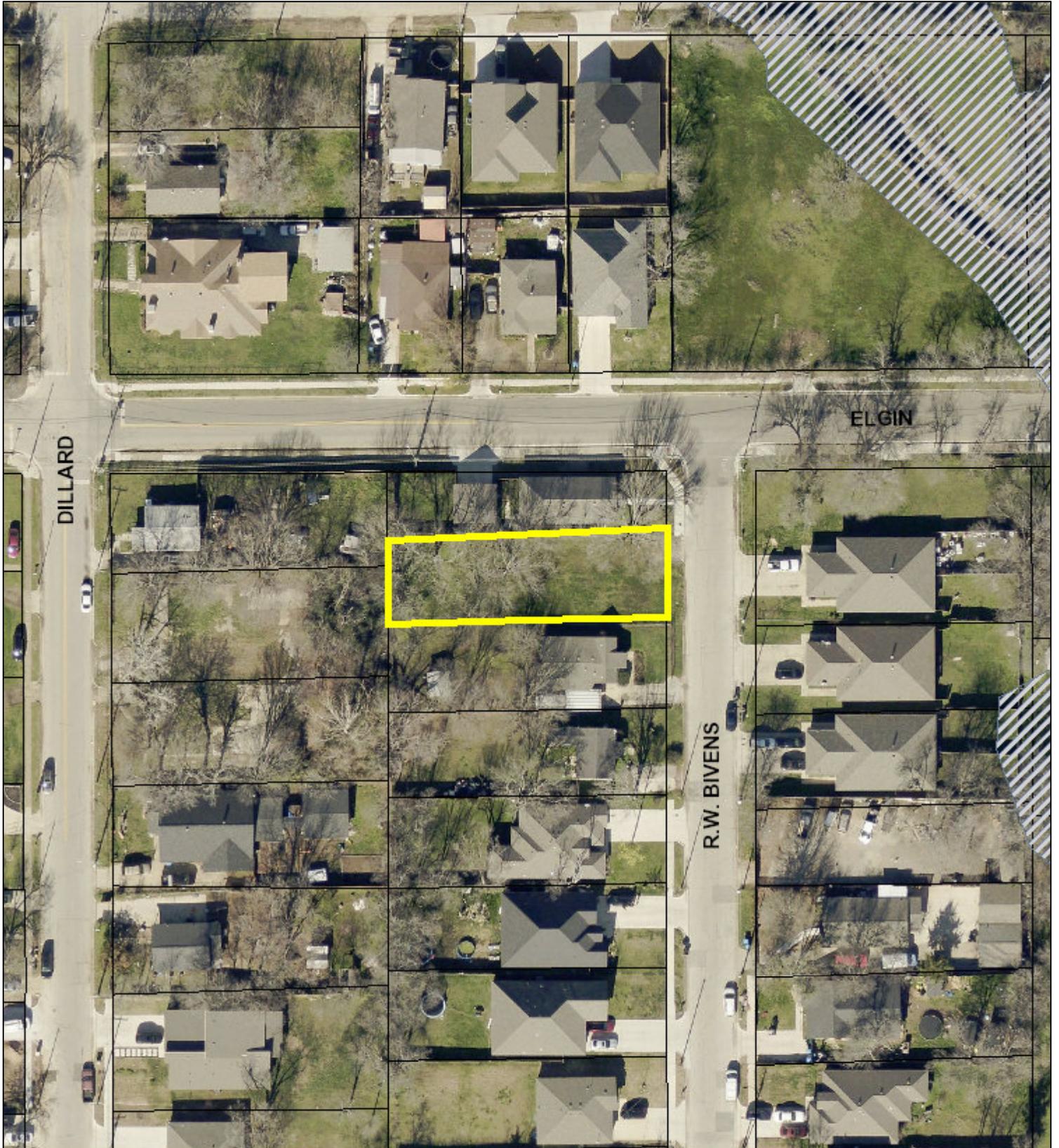
Future Land Use



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

