



Zoning Staff Report

Date: April 8, 2025

Case Number: ZC-24-140

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Bryan Ramirez/ Dilcia Ramirez

Site Location: 2816 Bird Street

Acreage: 0.4922 acre

Request

Proposed Use: Duplex

Request: From: "A-5" One-family
To: "B" Two Family

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**

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Project Description and Background

The subject property, encompassing approximately 0.4922 acres, is located off Bird Street, as depicted in Figure 2. Presently vacant, the lot is situated within an established residential neighborhood known for its long-standing presence and a variety of housing styles. While the area predominantly features single-family homes, the neighborhood also includes some diverse mix of land uses, such as duplexes, multi-family residences, and commercial properties situated to the south (see **Figure 1**). Despite this variety, the parcels immediately adjacent to the subject property are zoned “A-5” One-Family, reflecting a primarily single-family residential character in the immediate surroundings.

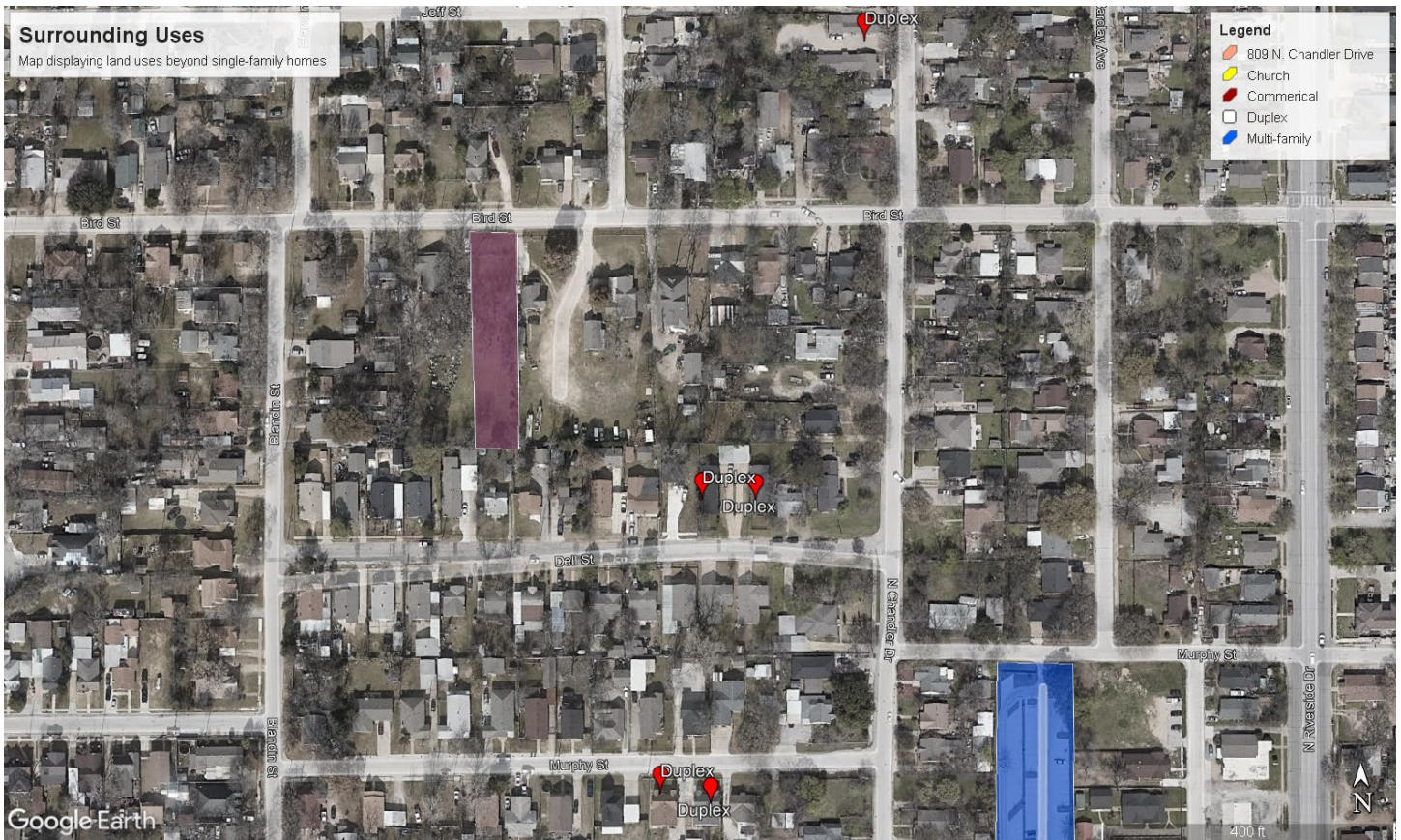


Figure 1: Surrounding uses map

The applicant intends to develop a duplex on the property, but no site exhibit or detailed site plan has been submitted for review in this case (**refer to Figure 2**). Notably, the owner of the subject property also owns and resides at the adjacent property to the west, located at 2814 Bird Street.

The applicant has provided a detailed project description to understand the reason for the request. The applicant has written:

I am writing to express my strong support for the proposed change from single-family zoning to a two-family zoning in the Riverside neighborhood in Fort Worth. As our city continues to grow and evolve, it is important that we remain flexible and innovative in our approach to land use and urban development. I believe that the zoning change would offer numerous benefits, both to the immediate neighborhood and to Fort Worth as a whole. Embracing more flexible zoning can also contribute to the city's effort to create more equitable communities. By expanding housing choices, we can offer more opportunities for residents of varying income levels to live in desirable neighborhoods without displacing existing residents or increasing housing segregation.

I understand that any zoning change requires careful consideration, and I believe that this proposed change should be reviewed as a proactive, forward-thinking approach to urban planning. It is an opportunity for Fort Worth to ensure that we continue to grow in a way that is inclusive, sustainable, and responsive to the needs of our diverse population.





Figure 2: Site Photos taken by staff on 11/27/2024, by case manager

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/ Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were notified: (emailed November 27, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Riverside Alliance	Vintage Riverside NA
Oakhurst Alliance of Neighbors	Riverside Business Alliance

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area reflects a mix of housing styles, showcasing the neighborhood's diverse and dynamic residential character. The applicant seeks to rezone the subject parcel to permit the development of a duplex, a use not allowed under the current "A-5" One-Family zoning designation. This rezoning request has prompted concerns about potential impacts on neighboring properties and the overall balance of the community.

A significant factor is whether the neighborhood's existing infrastructure can accommodate increased density. While the area does include some duplexes and multifamily properties, staff observed considerable congestion on local streets during a site visit, particularly on N. Chandler Drive. In several locations, traffic was so dense that vehicles were forced to stop and wait for oncoming cars to pass before continuing. This level of congestion suggests that the existing road network has limited capacity and raises concerns that higher-density uses, such as the proposed duplex, might exacerbate traffic issues and strain local infrastructure. These observations make staff cautious about introducing additional density.

Current Street Congestion on N Chandler Drive



Despite these concerns, it is noteworthy that the area includes some duplexes that are legal non-conforming, and a commercial block south of the property adds to the mix of land uses in the vicinity. This context suggests that a duplex on the subject parcel would not be entirely out of character with the surrounding neighborhood.

In summary, while increased density could aggravate traffic congestion, the subject property's proximity to existing duplexes and commercial uses makes the proposed development generally compatible with the area's broader land-use pattern. Evaluating the balance between potential traffic impacts and land-use compatibility is critical in assessing the rezoning request.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use 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
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

The proposed property's designation is consistent with the Single-Family Residential category as outlined in the Future Land Use (FLU) Map. The rezoning request to "B" Two-family does not align with the FLU designation, neither does the specific use proposed—duplex—may or may not fully align with the broader policies and strategies of the Comprehensive Plan.

The Comprehensive Plan policies promote the development of appropriate infill development of vacant lots. This is to encourage new developments that connect seamlessly to existing infrastructure to optimize investments and limit urban sprawl. The Comprehensive Plan's strategies support diverse housing options such as duplexes, townhomes, and small apartments to enhance walkability, multimodal transportation, and access to local services while ensuring new developments harmonize with the scale, architecture, and design of established neighborhoods. Key policies and strategies guiding this vision include:

Policies

- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.*
- *Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, 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.*

Strategies

- *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.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Policies but **not consistent** with the FLU Map.

Supplemental Information

Site Photos



Duplexes and other Housing types in the area



2904 & 2908 Murphy Street



3099 McLemore Ave



2909 & 2913 Dell Street

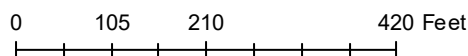
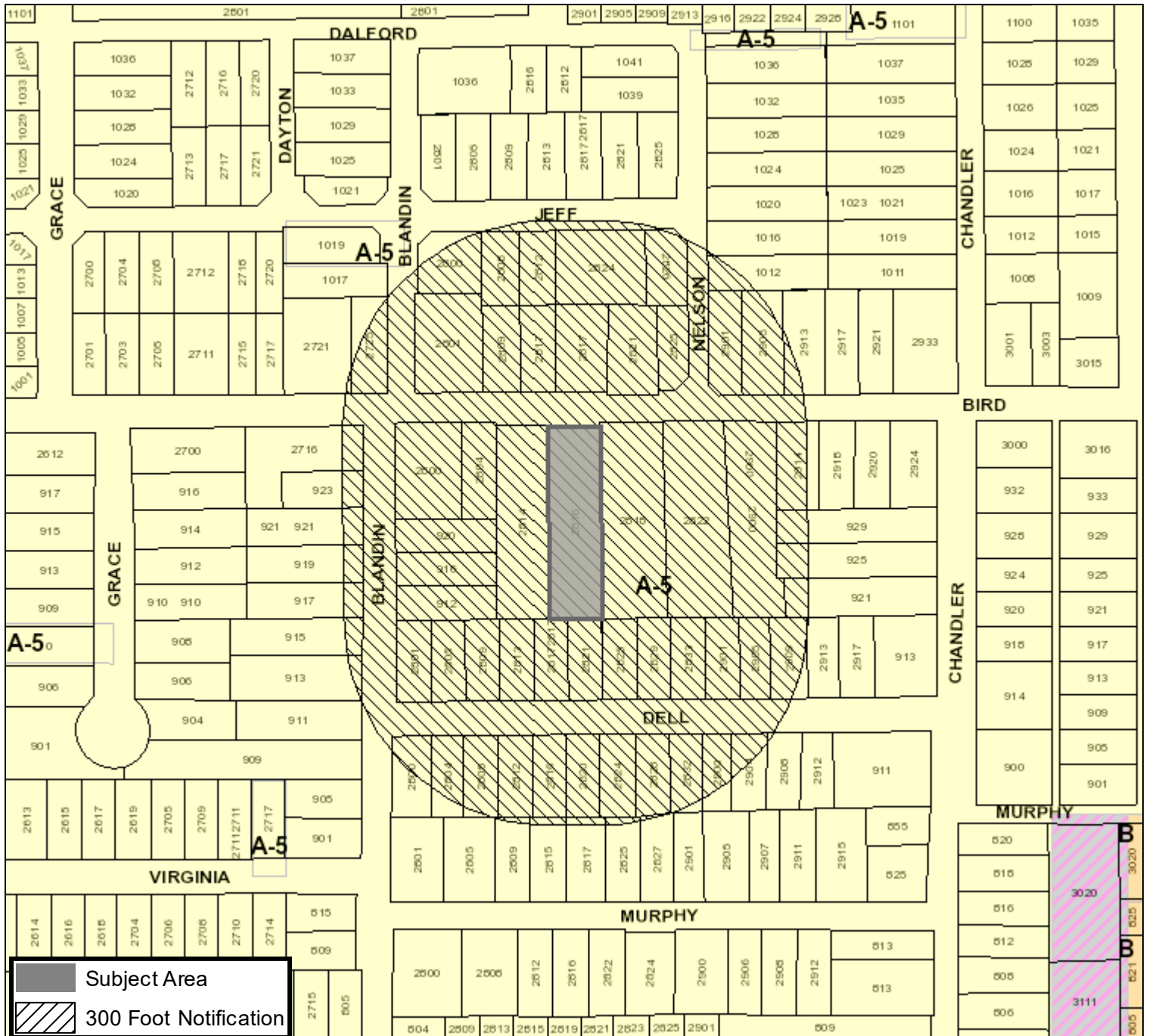


3099 McLemore Ave

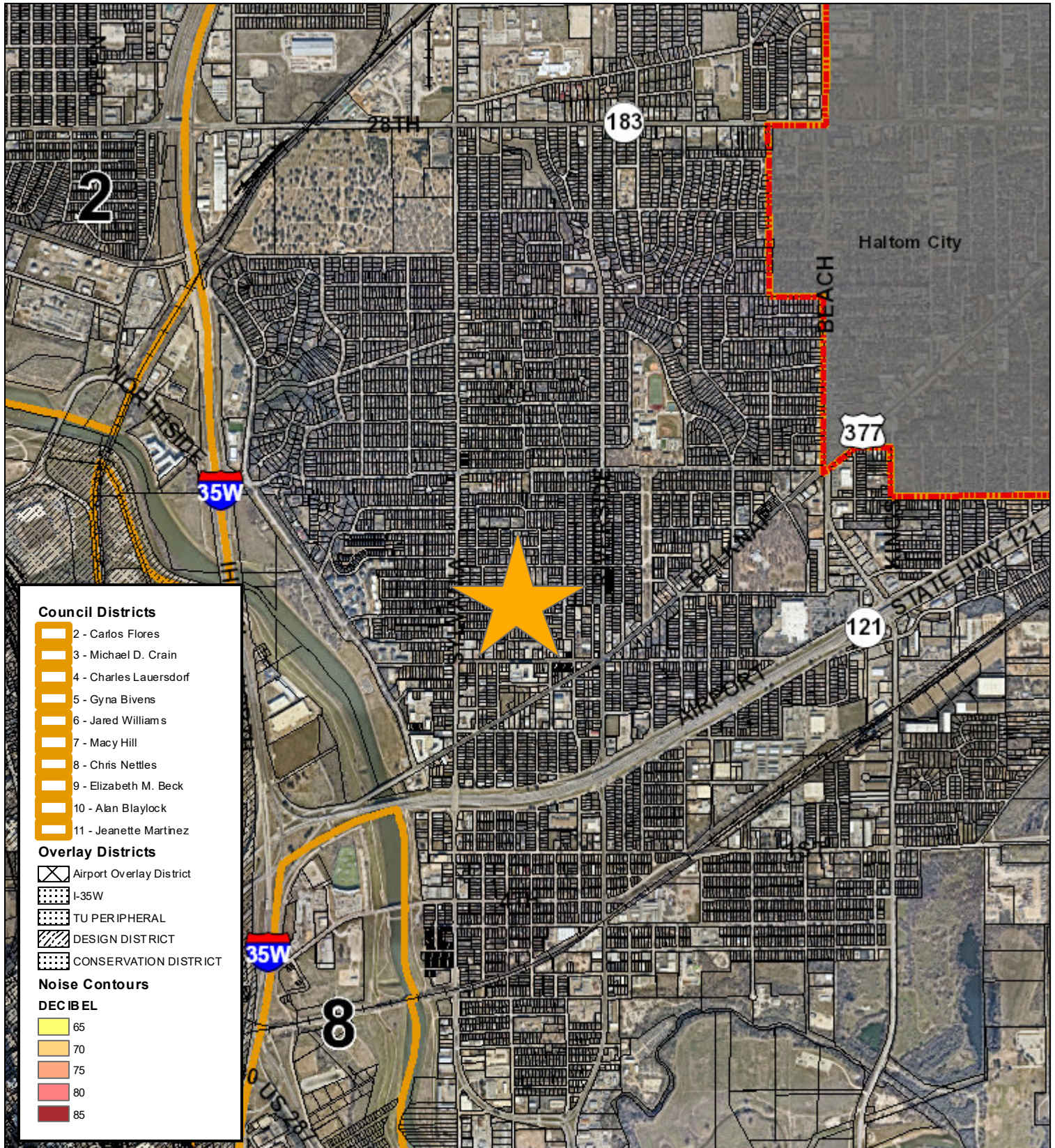


Area Zoning Map

Applicant: Dilcia & Jose Ramirez
 Address: 2816 Bird Street
 Zoning From: A-5
 Zoning To: B
 Acres: 0.49302486
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 12/11/2024
 Contact: 817-392-2806



Area Map



Council Districts

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

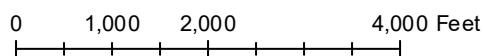
Overlay Districts

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

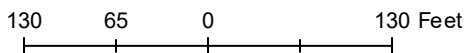
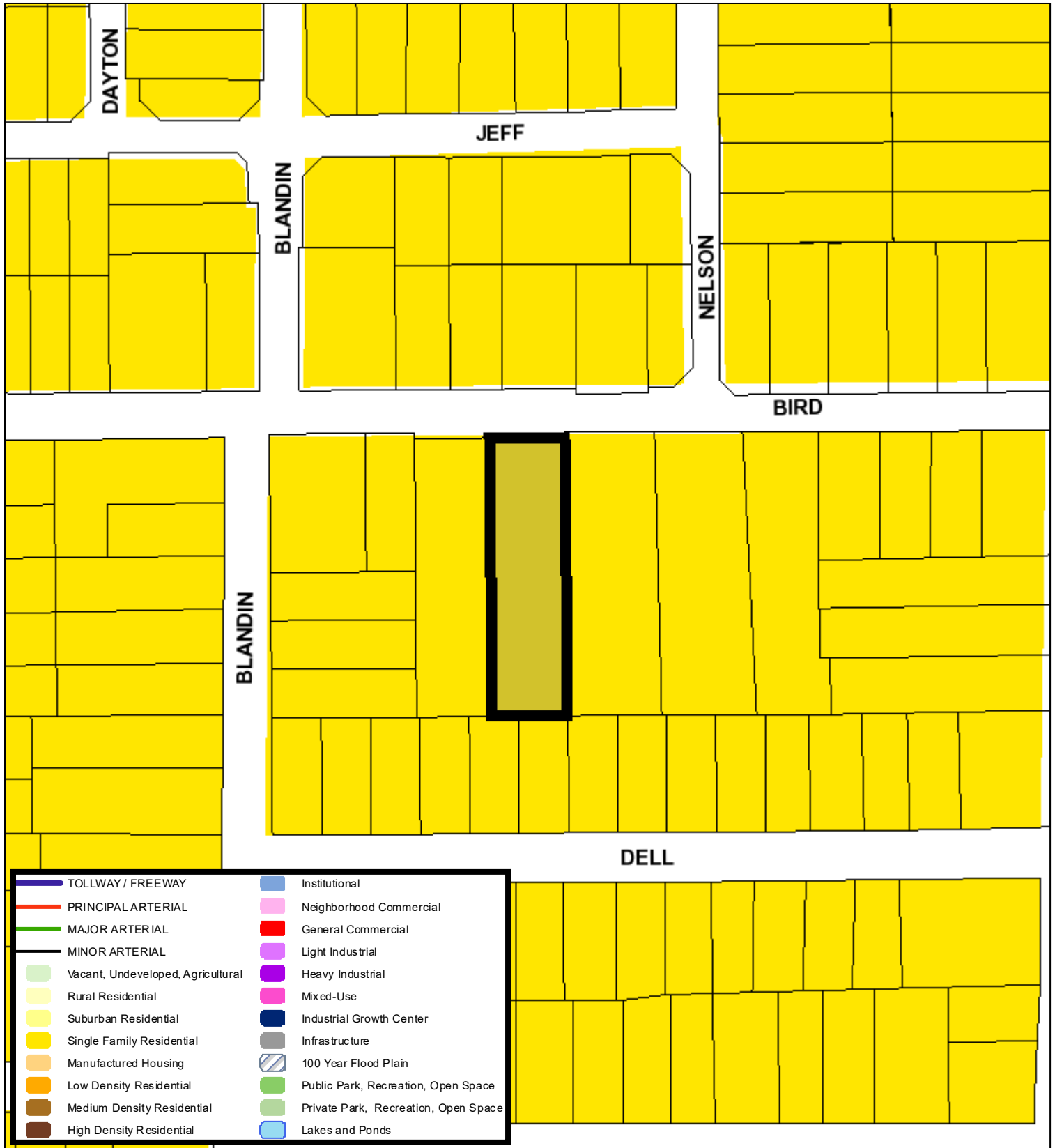
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



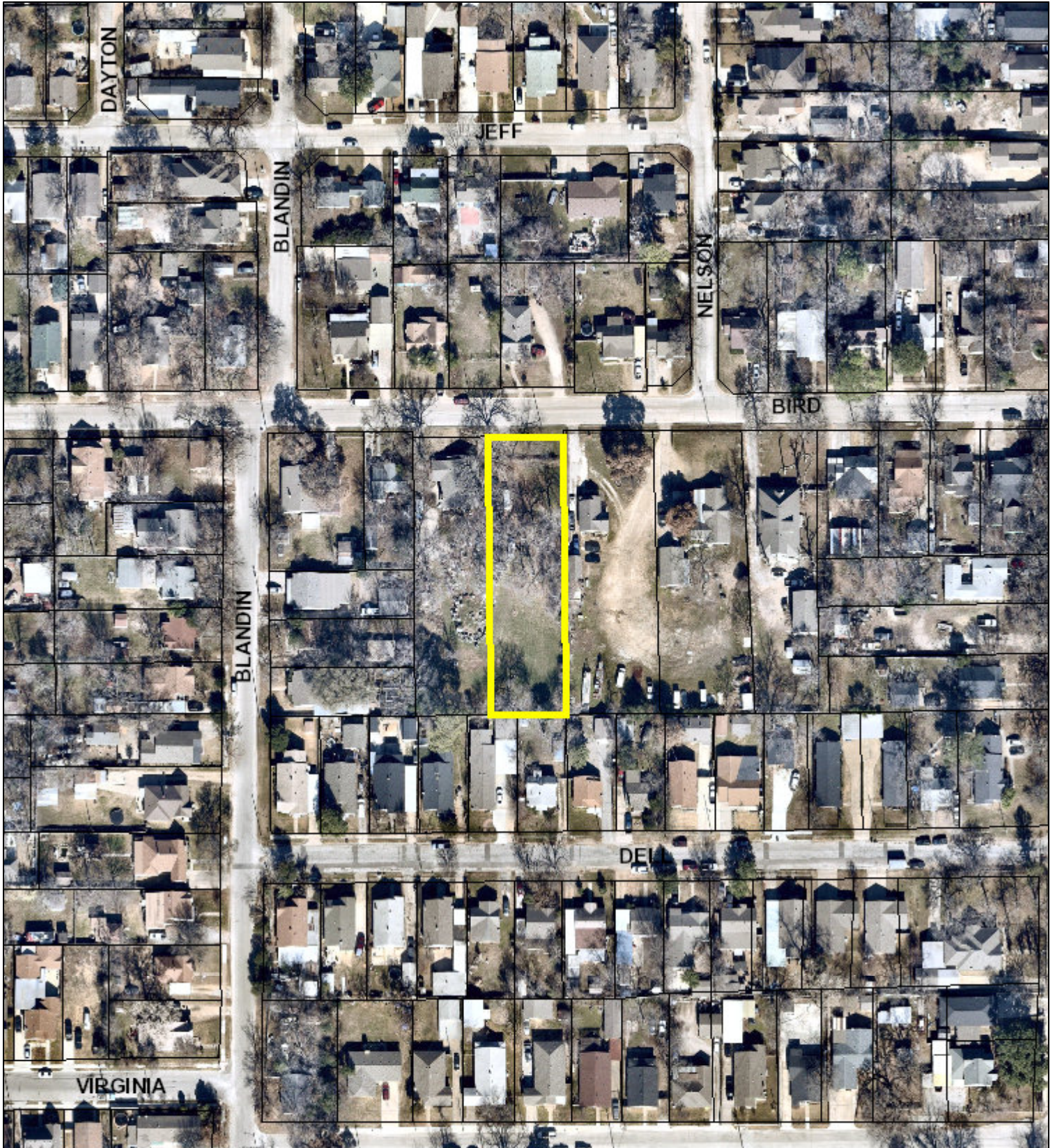
Future Land Use



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 85 170 340 Feet

