



Neighborhood Notification

Case Number: ZC-25-210

Council District: 5 – Deborah Peoples

ZONING CHANGE REQUEST

Owner/Applicant: VS Builders, Inc. / Vanessa Solis

Site Location: 2104 R.W. Bivens Lane

Request:

Current Zoning: "UR" Urban Residential

Proposed: "A-5" One-Family

Proposed Use: "A-5" One-Family (All uses within "A-5" district are allowed)

For More Information please contact:

Case Manager Sandy Michel

817-392-2806

Public Hearing Dates

| | |
|--------------------------|-------------------|
| Zoning Commission | February 11, 2026 |
| City Council | March 10, 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 | |
|---|---|
| Neighborhoods of East Fort Worth Alliance | Parkside NA |
| Historic Stop Six NA | Stop 6/Poly Oversight |
| Stop Six Sunrise Edition NA | Historic Rosedale Park NA |
| East Fort Worth, Inc. | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Southeast Fort Worth Inc |
| East Fort Worth Business Association | Fort Worth ISD |
| | Echo Heights Stop Six Environmental Coalition |



ZC-25-210

Aerial Photo Map



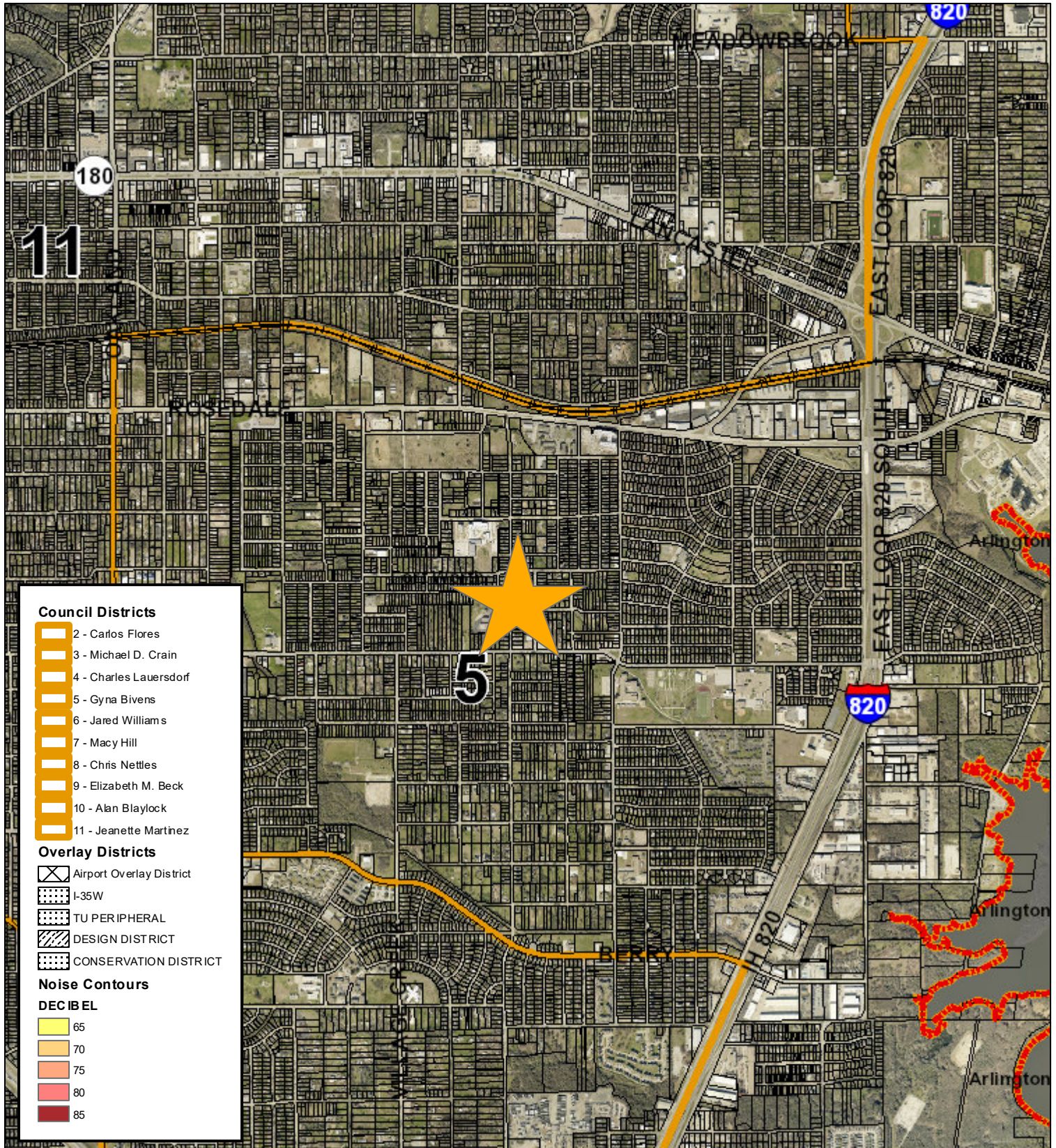
0 45 90 180 Feet





ZC-25-210

Area Map



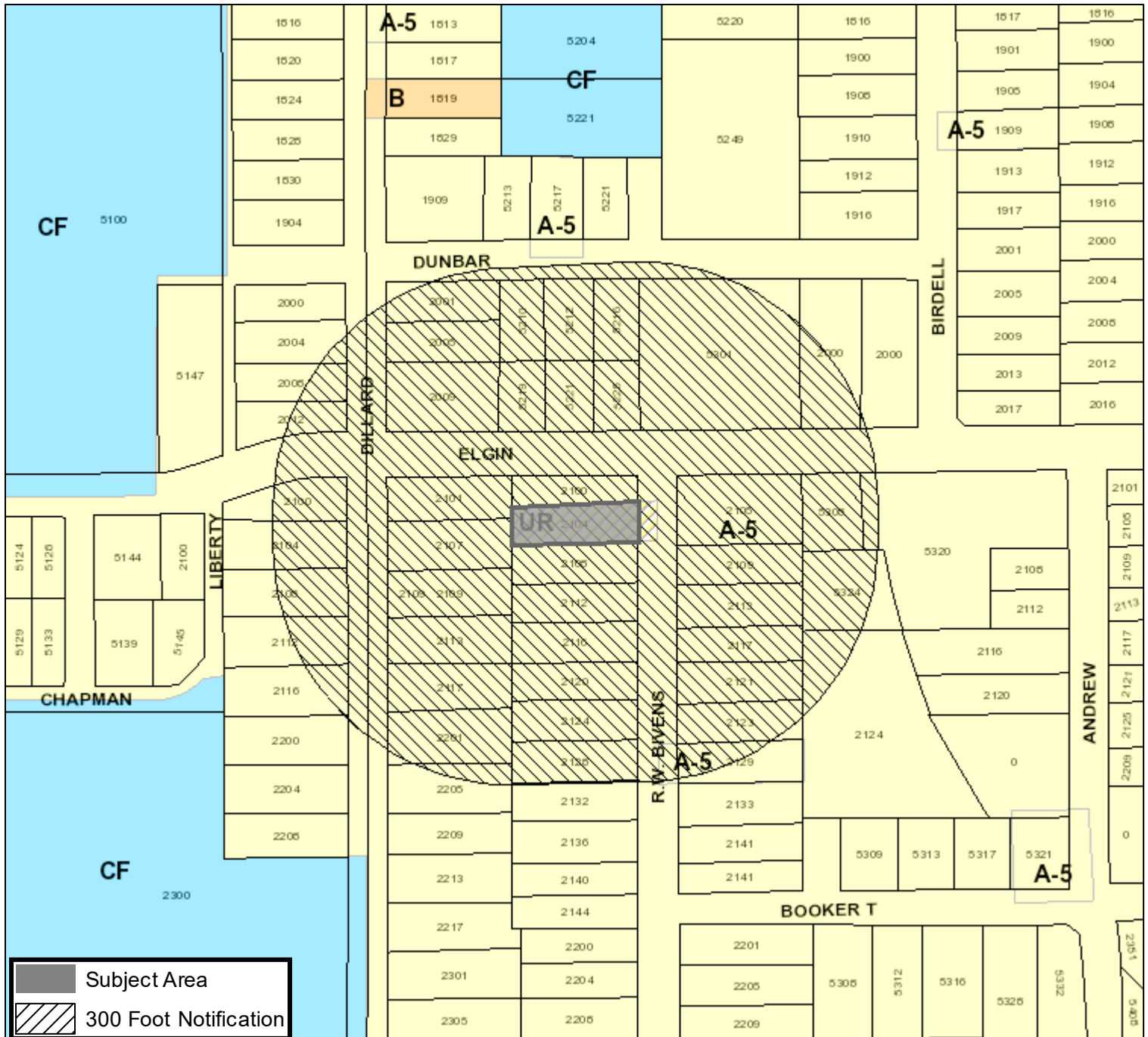
0 1,000 2,000 4,000 Feet



ZC-25-210

Area Zoning Map

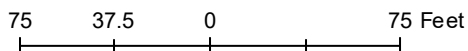
Applicant: VS Builders Inc./Vanessa Solis
Address: 2104 R. W. Bivens Lane
Zoning From: UR in the Stop Six Overlay
Zoning To: A-5 in the Stop Six Overlay
Acres: 0.18
Mapsc0: Text
Sector/District: Southeast
Commission Date: 2/11/2026
Contact: 817-392-2806



0 90 180 360 Feet

Created: 1/28/2026 10:55:11 AM

Future Land Use





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Vs Builders . inc
Mailing Address 2900 Zinfandel Ln **City, State, Zip** Arlington TX 76001
Phone 682 472 00 94 **Email** vsbuilders.inc@gmail.com
APPLICANT Vanessa Solis
Mailing Address 2900 Zinfandel Ln **City, State, Zip** Arlington Tx 76001
Phone 682 472 00 94 **Email** vsbuilders.inc@gmail.com
AGENT / OTHER CONTACT _____
Mailing Address _____ **City, State, Zip** _____
Phone _____ **Email** _____

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): 2104 RW Bivens Ln. Fort Worth TX 76105
Total Rezoning Acreage: 0.18 ☒ 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): Block 1 lot 2 Stallcops Third Filing ADDA

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No **Total Platted Area:** 0.18 acres 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: 0.18 acres 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): 02R Proposed Zoning District(s): A-5
 Current Use of Property: Residential - Vacant lot
 Proposed Use of Property: Residential 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.

To whom it might concern:

My name Vanessa Solis

Rezoning Request: UR → A-5

Owner: VS Builders, Inc

Property: 2104 R W Bivens Ln, Fort Worth, TX 76105

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.

682 472 0094
Arlington Tx 76001
vsbuilders.inc@gmail.com

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.

Property is a detached single family residence on a narrow lot. Under the current UR zoning, the required setbacks and spacing requirements make it difficult to construct or maintain a standard single-family home with an attached garage. Rezoning to A-S would provide appropriate set backs and maintain compatibility with the surrounding single-family neighborhood.

Thank you for your time and consideration.

- The following items are required to be submitted with the rezoning application:
- ☐ Completed rezoning application form (attached)
 - ☐ Corporate Certificate of Incorporation (if applicable)
 - ☐ A copy of the rezoning map showing the proposed rezoning district
 - ☐ An exhibit map showing the proposed rezoning district and proposed zoning districts
 - ☐ If requesting Planning Commission review, a letter from the Planning Commission (Form 10-01)
 - ☐ Site Plan (required for all rezoning applications)
 - ☐ A list of other rezoning applications currently pending or recently approved

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 *Gina Burns* [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.

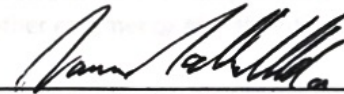
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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



Owner's Name (Printed):

Vanessa Solis

12-12-25

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) _____ 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:

_____ (CERTIFIED LEGAL DESCRIPTION)

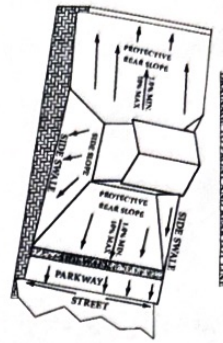
Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

Owner's Name (Printed)

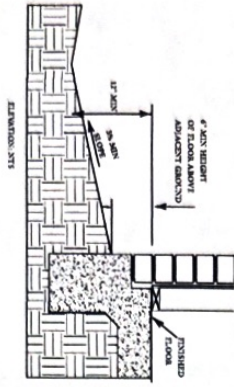
Applicant or Agent's Name (Printed):

The front yard setback in residential districts shall be the greatest of: The planned building line, the setback for the applicable zoning district, or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment.

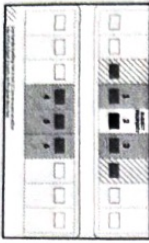


Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FEA lot grading patterns shown on the right. Type A and B are preferred but Type C (all drainage to rear) requires a swale at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots; any exception to these conditions will be subject to special approval and inspections.

The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.



GRADING REQUIREMENTS NEXT TO BUILDING FOUNDATION

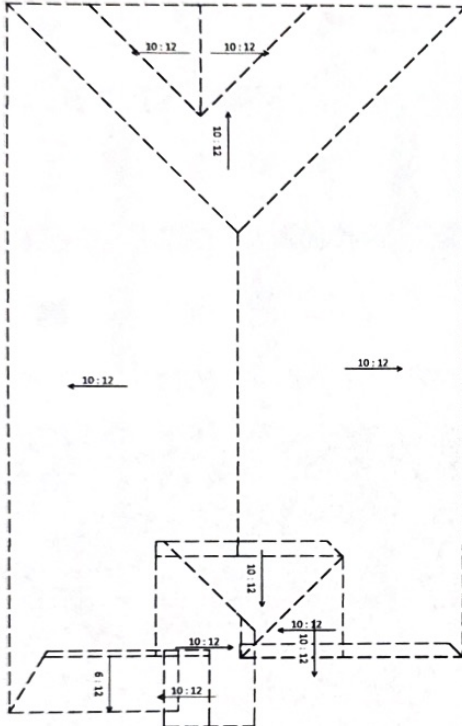
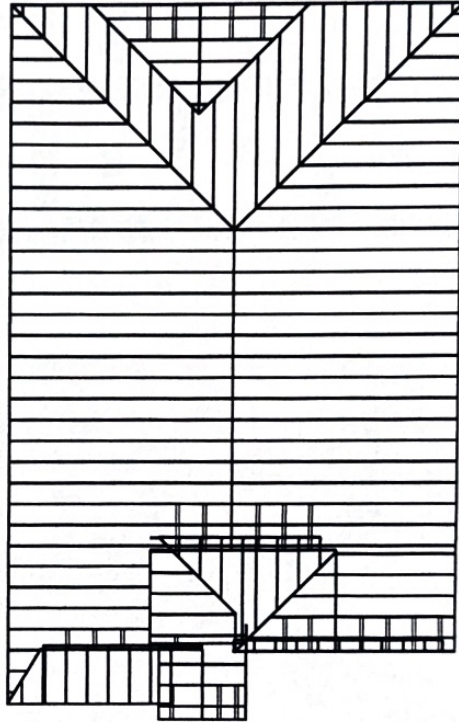


City of Fort Worth
Planning and Development Department
Administrative Submittal Checklist

1. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.
2. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.
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5. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.
6. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.
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9. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.
10. The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of the street, and drain away from the foundation as shown. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces. In order to maintain vegetation after construction is complete.

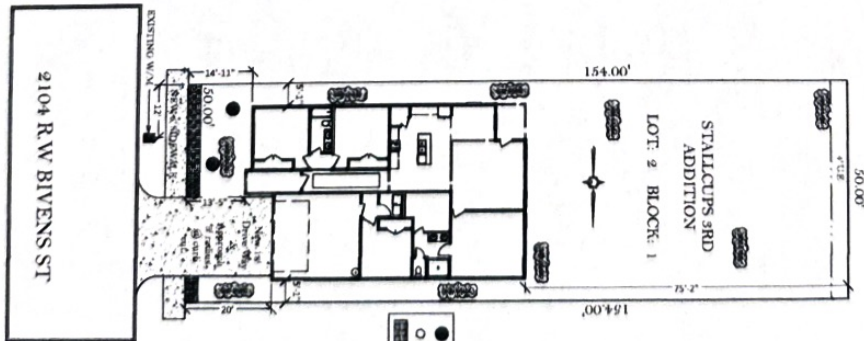
APPROVED
By Virginia Villalobos at 2:55 pm, Jul 24, 2025

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. RVV



Roof Layout & Framing
Scale: 1/8" = 1'

Sitapdan



Site Plan
Scale: 1" = 20'

SHEET NUMBER

P-4



CCODEHD@GMAIL.COM

Project Address:
2104 R.W. BIVENS ST
FORT WORTH, TEXAS

This plans have been specifically
design for a one time use at the
specified address shown in the address bar.
Additional use of this plans
set for other locations is prohibited
without the written consents of C.C.H.D

City Code
Home Design
817-905-4072
or
682-408-9066
Drawn By:
Eddie Santiago
DATE: 6/23/25

Survey plat of
LOT 2, BLOCK 1
STALLCUPS 3RD ADDITION
 an addition to the City of Fort Worth,
 Tarrant County, Texas
 according to the Plat recorded in
 Volume 1182, Page 583
 Deed Records, Tarrant County, Texas.

IPF DENOTES IRON PIPE FOUND
 IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 C.M. DENOTES CONTROLLING MONUMENT

BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE
 OF R. W. BIVENS LANE PER PLAT RECORDED IN
 VOL. 1182, PG. 583, D.R.T.C.T.

ELGIN STREET



Coombs Land Surveying, Inc.
 P. O. Box 6160 Fort Worth, Texas 76115
 (817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 24-0060
 GF No. NONE

* NOTE *
 ALL SUBJECT PROPERTY BOUNDARY
 LINE BEARINGS AND DISTANCES ARE
 PLAT & ACTUAL UNLESS OTHERWISE
 NOTED HEREON.

* NOTE *
 NO PORTION OF THIS PROPERTY
 LIES WITHIN A 100-YEAR FLOOD
 BOUNDARY LINE ACCORDING TO
 THE NATIONAL FLOOD INSURANCE
 PROGRAM'S FLOOD INSURANCE
 RATE MAP FOR THE CITY OF
 FORT WORTH, TARRANT COUNTY,
 TEXAS, COMMUNITY PANEL No.
 48439C0330 K, MAP EFFECTIVE
 SEPTEMBER 25, 2009

**2104 R.W.
 BIVENS LANE**
 ASPHALT PAVEMENT
 w/ CONC. CURB & GUTTER
CALLED 50' R.O.W.

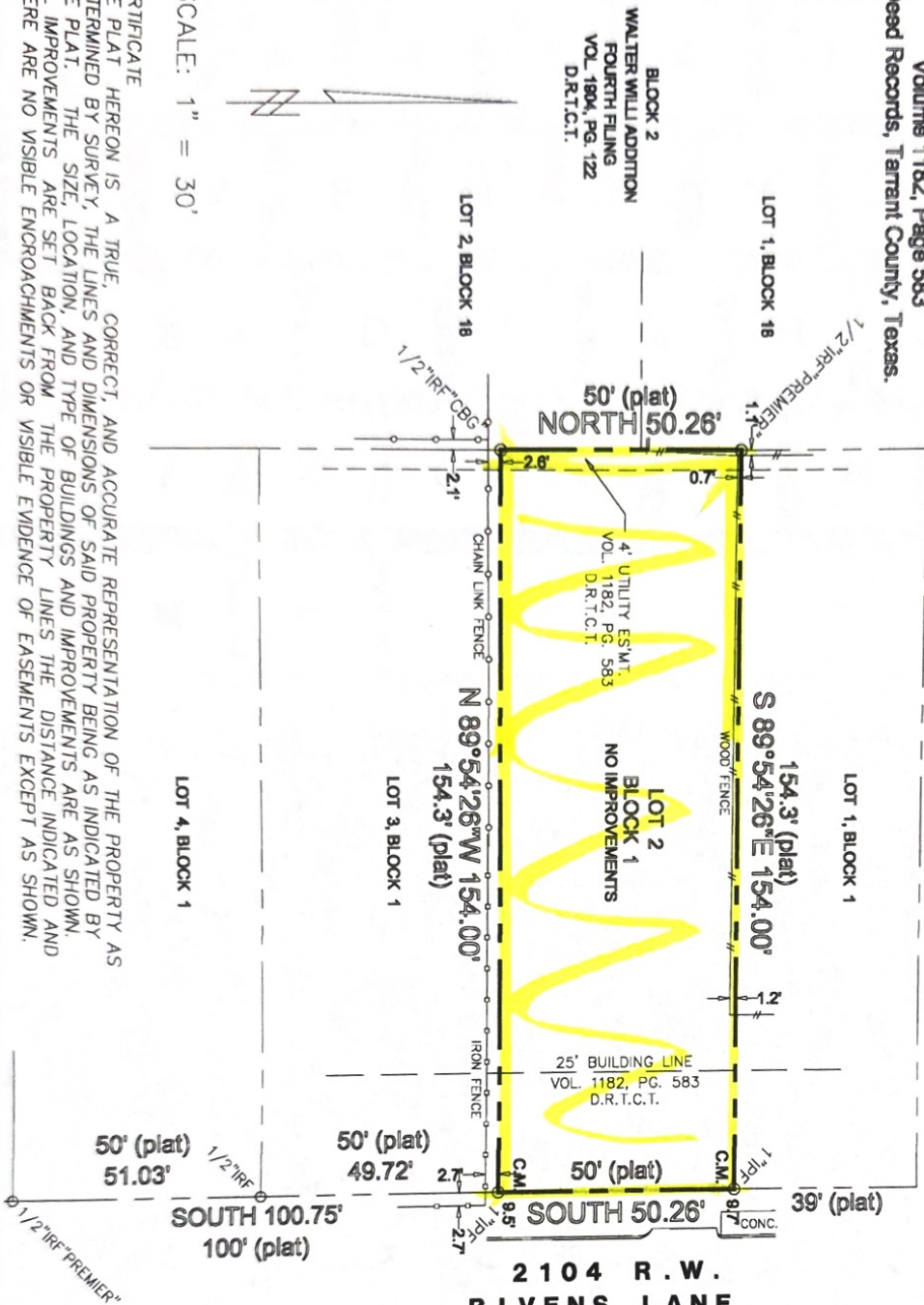


SURVEYED ON THE GROUND
 JUNE 4, 2024

Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294

CERTIFICATE
 THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
 DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
 THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
 ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
 THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

SCALE: 1" = 30'



DEED RECORD VOLUME 1182

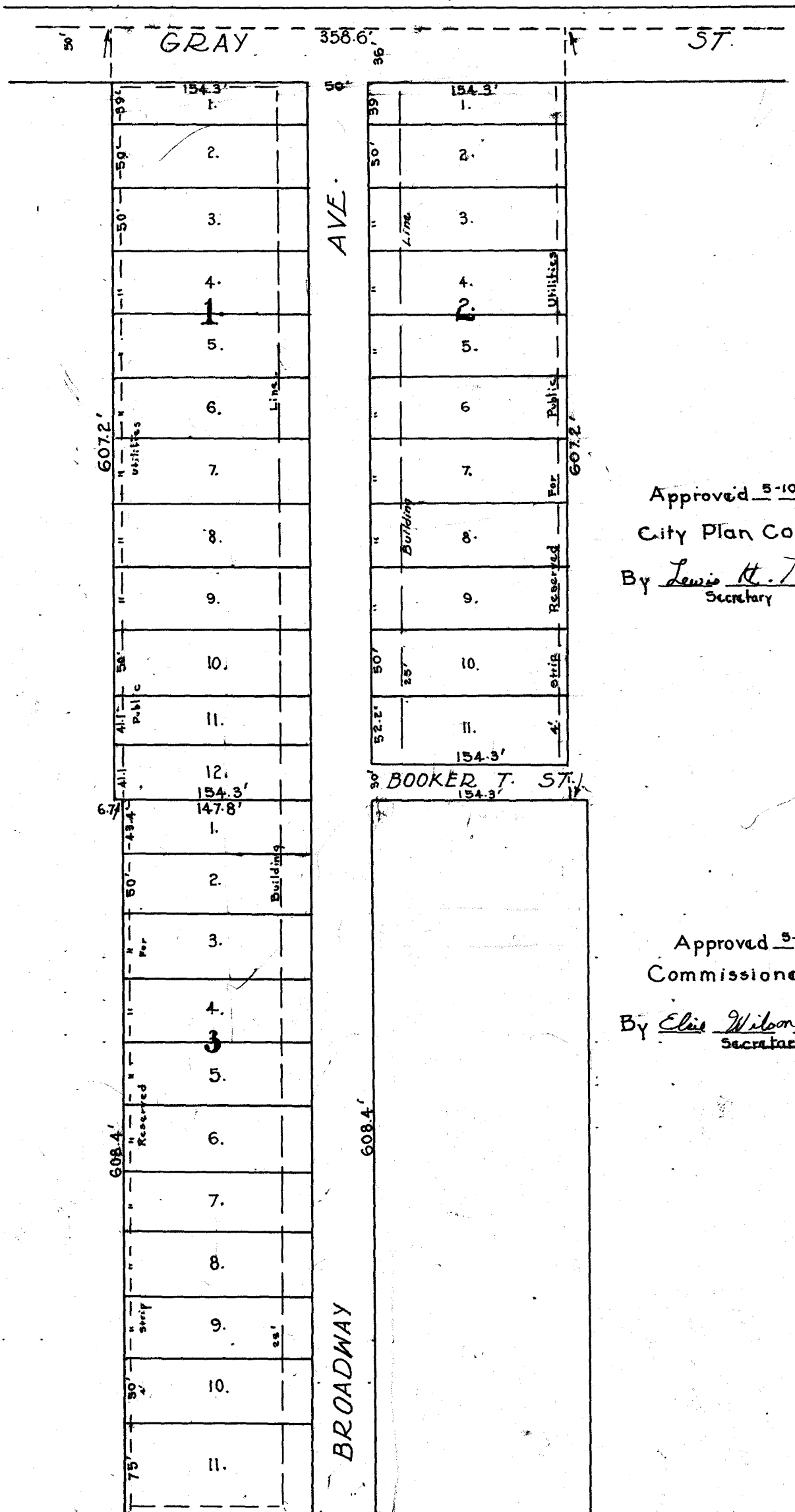
STALLCUPS 3RD ADDITION
TO

FT. WORTH, TEXAS

BEING PART TRACT 7, BETTI WILLI SUB. AND
TRACT 9, LAZZIE DAVIS ADD.

Surveyed April 25th 1923

By Henry M. Dickson
County Surveyor.
Scale 1"=100'



Approved 5-10-1933
City Plan Commission
By Lewis H. Tandy
Secretary

Approved 5-11-1933
Commissioners Court
By Elise Wilson
Secretary

FILED FOR RECORD MAY 11, 1933 at 9:34 A.M.
RECORDED MAY 15, 1933 at 3:35 P.M.

By Donna Hodson Deputy. # 6049

W. W. MILLER COUNTY CLERK.
TARRANT COUNTY TEXAS