



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-018

Council District: 7

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: West Fork Capital, LLC / Mary Nell Poole, Townsite

Site Location: 110 & 112 Priddy Lane

Acres: 0.43 acres

Request

Proposed Use: Townhomes

Request: From: “B” Two-Family

To: “UR” Urban Residential

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 8-0**

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Project Description and Background

The subject site is located along the east side of Priddy Lane just north of its intersection with White Settlement Road. It is located in a rapidly redeveloping area called “The River District.” The residential structures on both lots have been demolished. The applicant is requesting to rezone to “UR” Urban Residential in order to build townhomes.

Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and south and multifamily development to the east and west. The land on the east side of the lots is not within the City of Fort Worth. There is commercial development on nearby properties fronting White Settlement Road, including an office building and auto-repair facility.

This case was initially heard at the March 9 Zoning Commission hearing, but a thirty (30) day continuance was granted to allow the applicant time for discussions with the neighborhood.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential

East Not the City of Fort Worth / multifamily dwellings

South “B” Two-Family / single family residential (rezoned Feb. 2022)

West “UR” Urban Residential / multifamily apartments

Recent Zoning History

- ZC-21-223: Rezoned from “B” Two Family and “E” Neighborhood Commercial to “B” Two-Family; City Council voted to approve at February 8, 2022 meeting
- ZC-16-216: Rezoned property to the west (across Priddy Lane) from “E” Neighborhood Commercial and “B” Two-Family to “UR” Urban Residential for new multifamily development

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
The Grove at the River District HOA	FW Rivercrest Bluffs HOA
River District NA*	FW River Heights HOA
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone two lots from “B” Two-Family to “UR” Urban Residential. Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and south and multifamily development to the east and west. The land on the east side of the lots is not within the City of Fort Worth. Property fronting White Settlement Road has been developed commercially.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. As shown below, this designation is intended to include the “UR” Urban Residential zoning district.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

The proposed zoning is consistent with the land use designations for this area and aligns with the following policies of the Comprehensive Plan:

- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

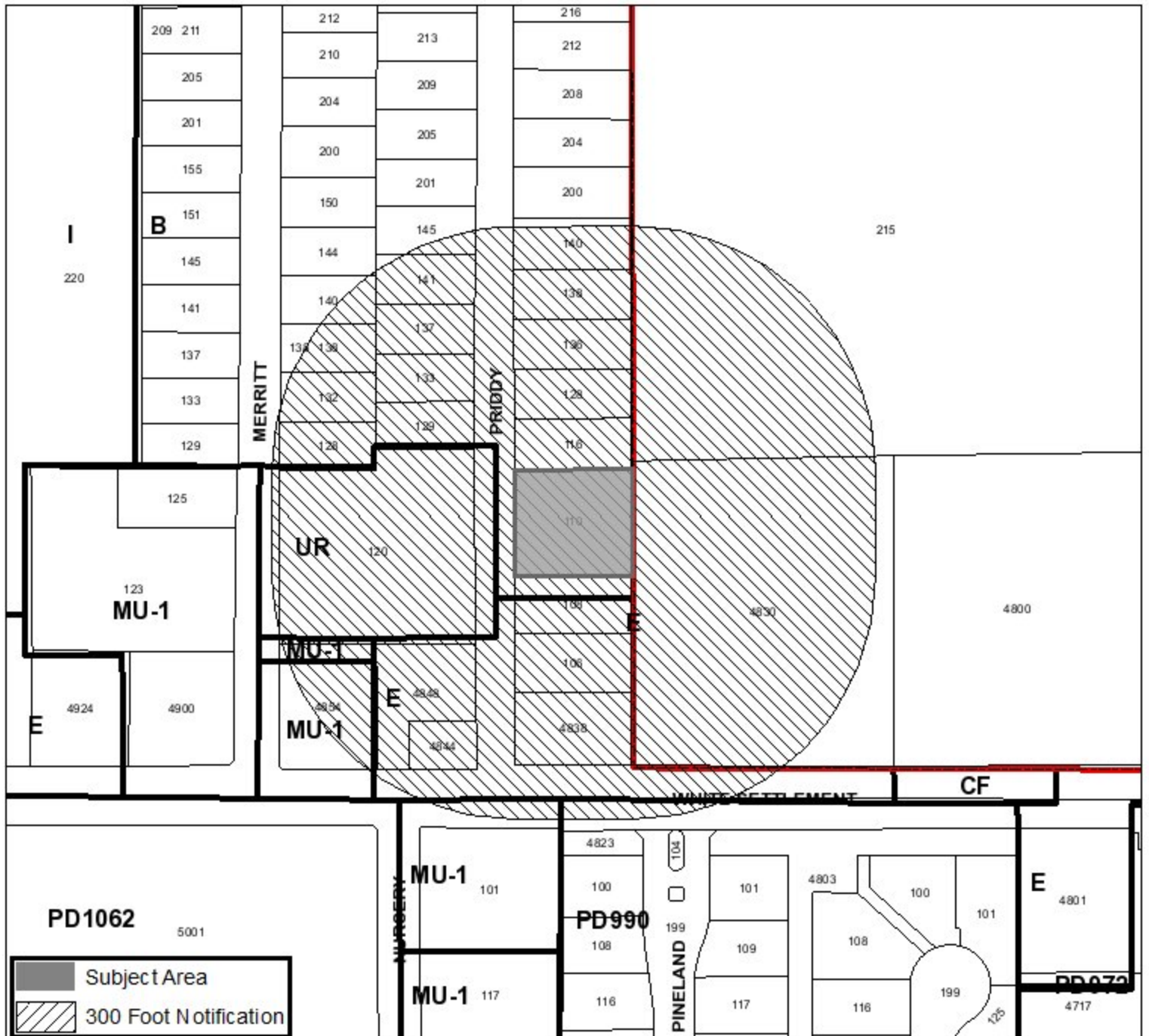
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



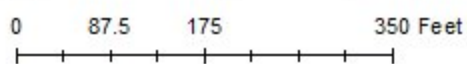
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Area Zoning Map

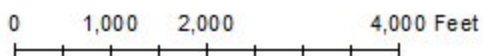
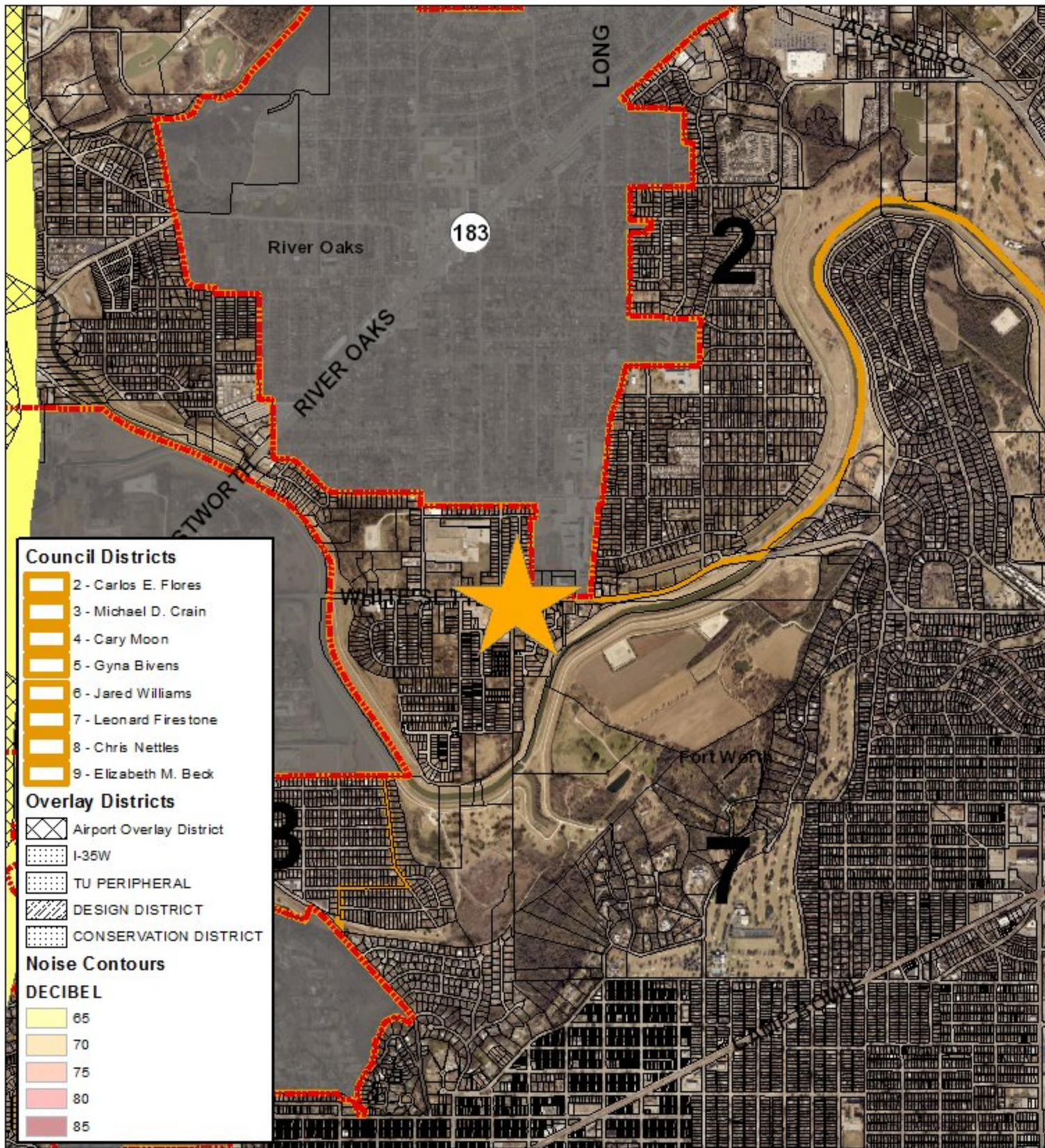
Applicant: West Fork Capital, LLC
 Address: 110 & 112 Priddy Lane
 Zoning From: B
 Zoning To: UR
 Acres: 0.43401291
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 3/9/2022
 Contact: 817-392-2806



Subject Area
 300 Foot Notification



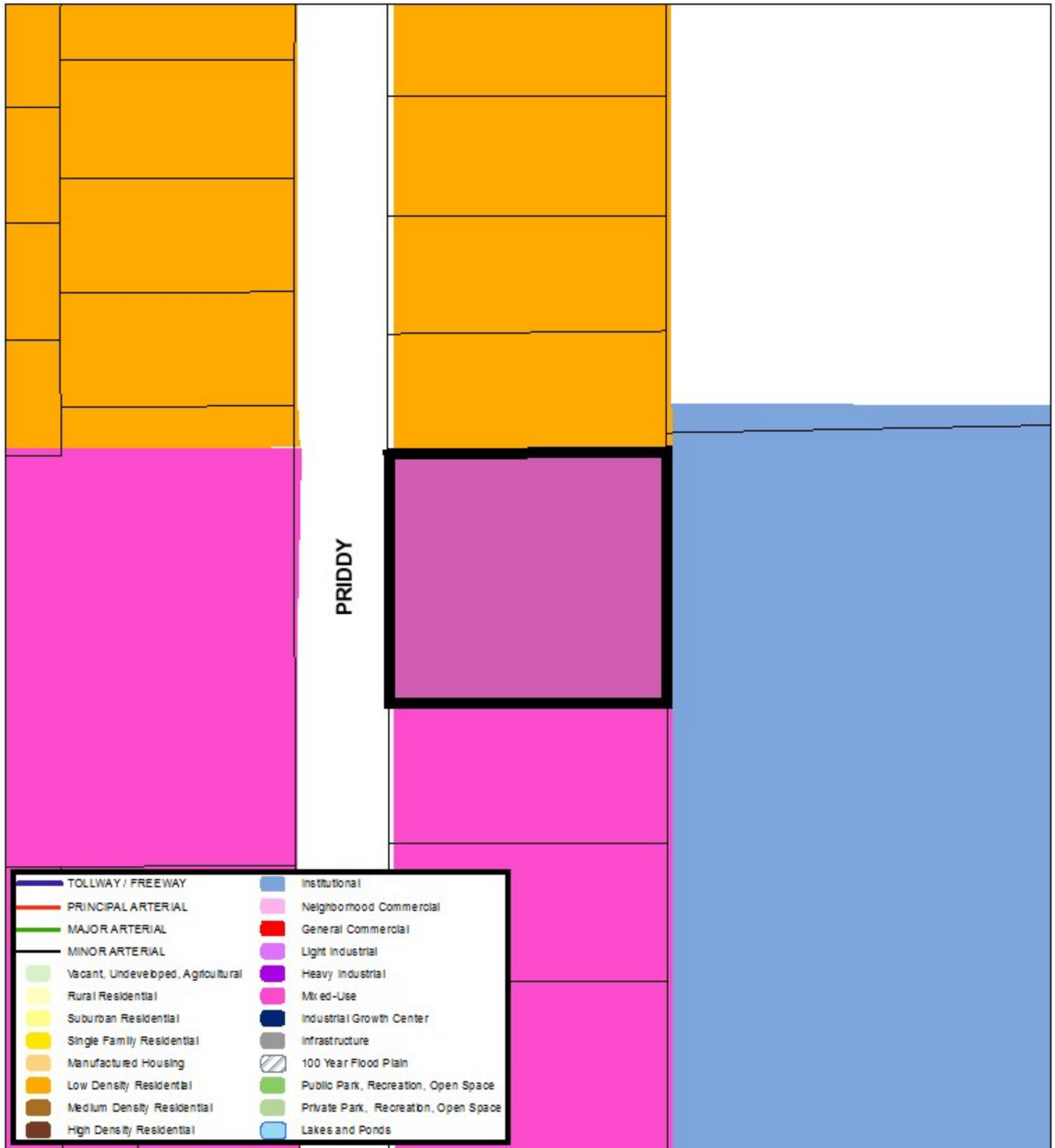
Area Map





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Future Land Use



70 35 0 70 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 40 80 160 Feet

