



Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-223

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Adrian Delgadillo

Site Location: 108 Priddy Lane

Acreage: 0.25 acres

Request

Proposed Use: Remodel of existing single-family home

Request: From: “B” Two-Family and “E” Neighborhood Commercial

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The subject property is located along the east side of Priddy Lane just north of its intersection with White Settlement Road. There is an existing single-family home on the site and the zoning is split between “B” Two-Family on the northern portion and “E” Neighborhood Commercial on the southern portion. The owner is proposing renovations to the existing home which include expansion of the building footprint. Because residential uses are not allowed in “E” Neighborhood Commercial, the current split zoning creates a permitting issue for the renovations. Therefore, the applicant is proposing to rezone the property so that the entire site is zoned “B” Two-Family District.

Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and multifamily development to the east, west, and south. There is commercial development on nearby properties fronting White Settlement Road including an office building and auto-repair facility.

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family dwelling
East Unzoned (located in City of River Oaks) / multifamily dwellings
South “E” Neighborhood Commercial / multifamily dwellings
West “UR” Urban Residential / multifamily dwellings

Recent Zoning History

- 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 December 28, 2021.
The following organizations were notified: (emailed December 30, 2021)

Organizations Notified	
FW Rivercrest Bluffs HOA	FW River Heights HOA
River District NA*	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 proposing to change the zoning of this site from a combination of “B” Two-Family and “E” Neighborhood Commercial to “B” Two-Family District. This rezoning will allow for renovation of an existing single-family home on the site. All immediately surrounding uses are residential, with a single-family dwelling to the north and multifamily development to the east, west, and south. Property along the White Settlement corridor is developed for commercial use.

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 “B” Two-Family 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:

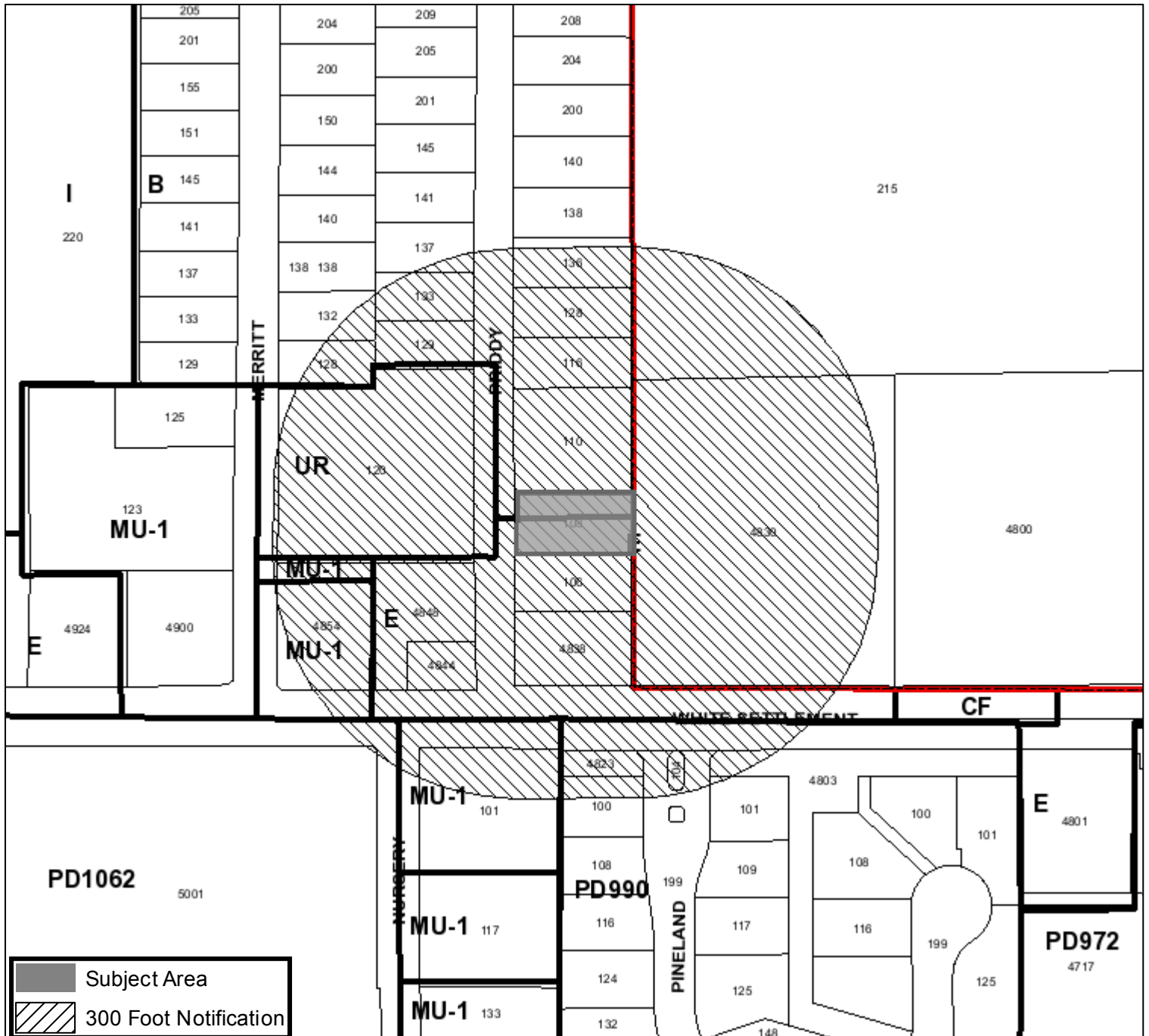
INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

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

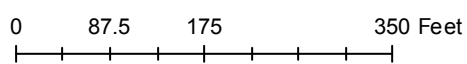


Area Zoning Map

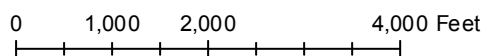
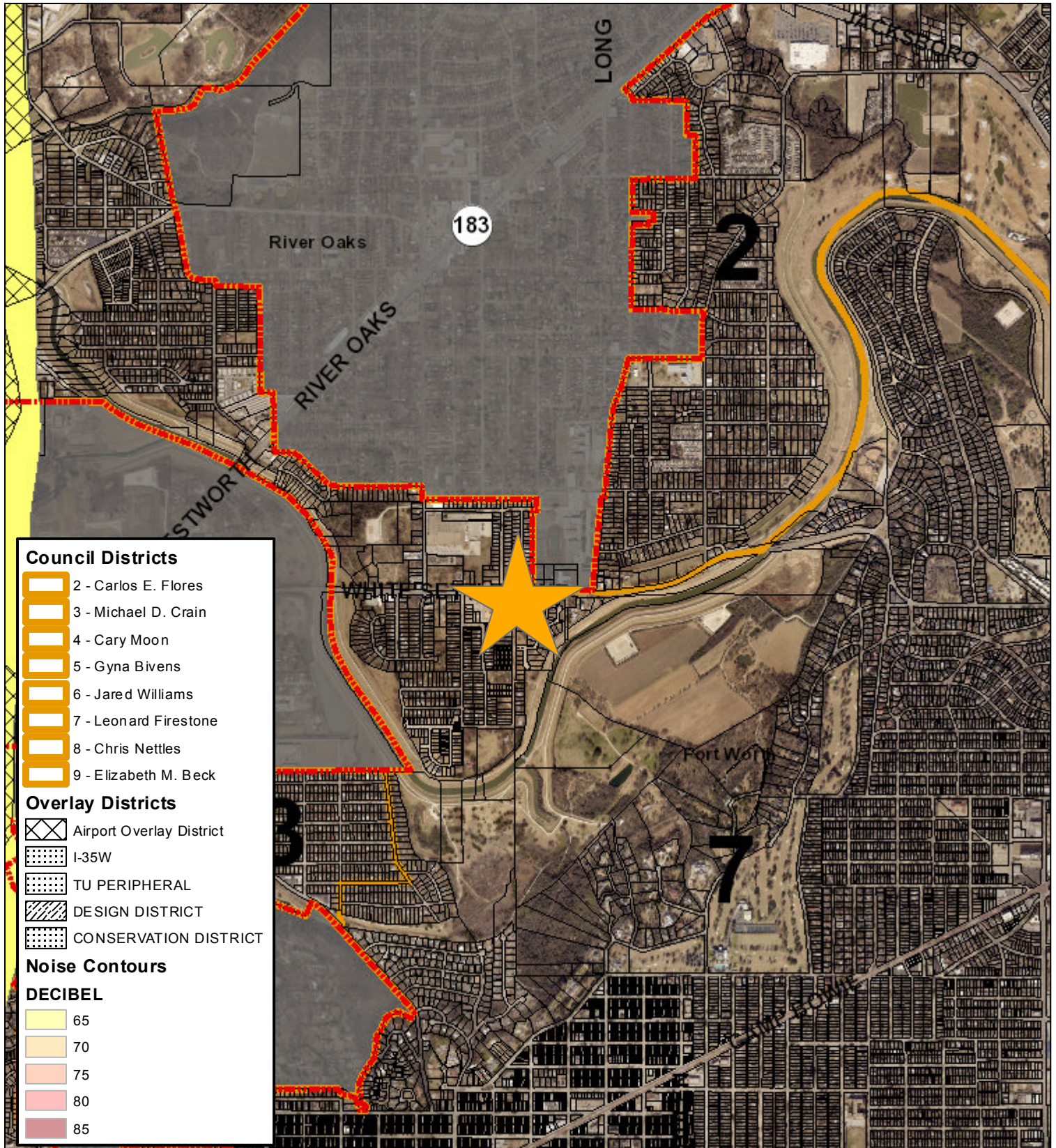
Applicant: Adrian & Dina Delgadillo
 Address: 108 Priddy Lane
 Zoning From: B, E
 Zoning To: B
 Acres: 0.25189223
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 1/12/2022
 Contact: 817-392-2495



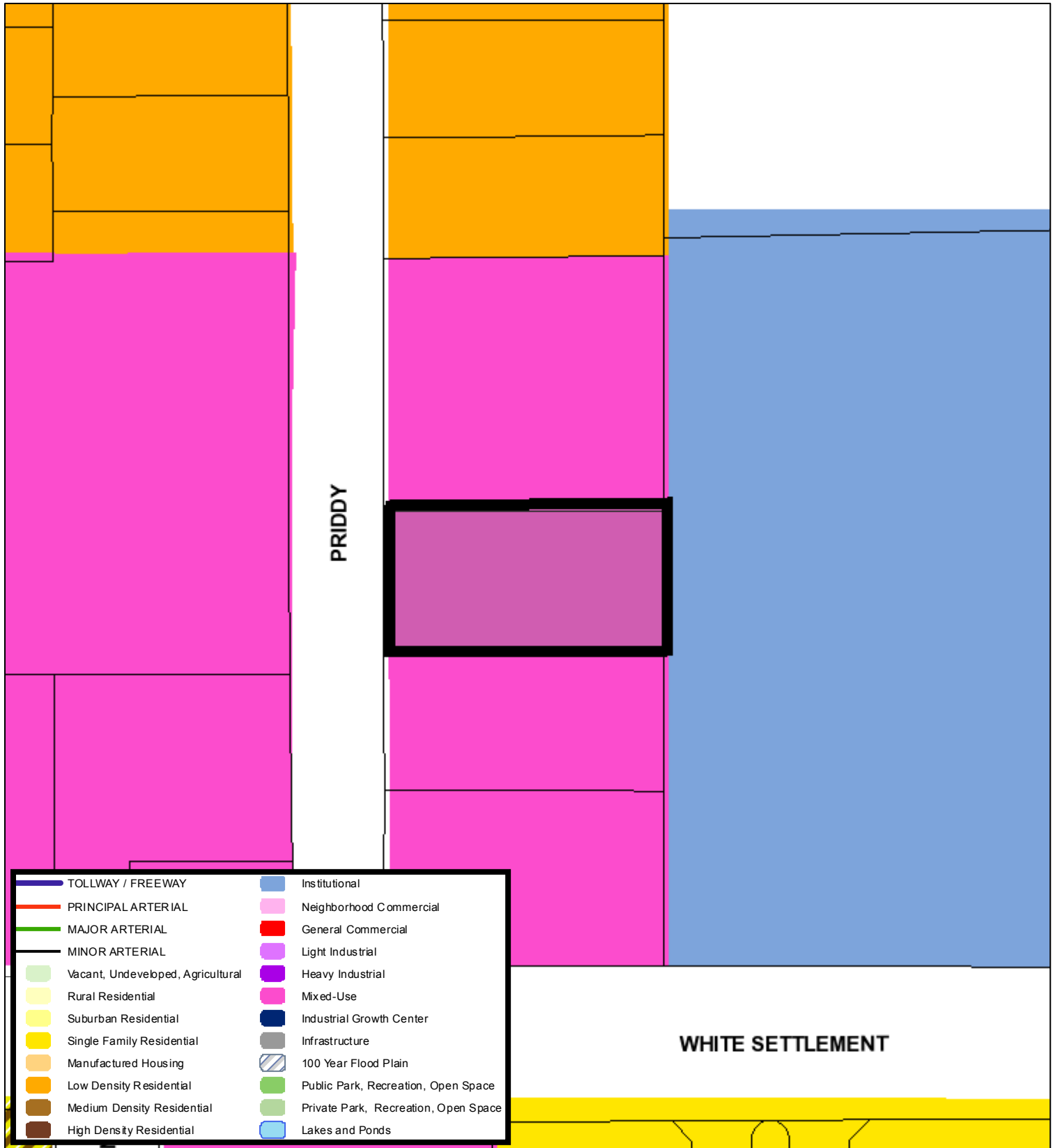
Subject Area
 300 Foot Notification



Area Map



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

