



Zoning Staff Report

Date: May 24, 2022

Case Number: ZC-22-040

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Hezekiah Holdings LLC / George Muckleroy

Site Location: 408 Foch Street

Acres: 0.25 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: **Denial, due to a failed motion, by a vote of 4-4**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is located in the northwest corner of Merrimac Street and Foch Street, in the Linwood Neighborhood. It is the first lot that fronts off of Foch Street; its neighbor to the south faces Merrimac Street. The site is currently vacant; the single-family home that previously occupied the lot was demolished in 2018. The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential to build townhomes.

The Linwood area has had a lot of redevelopment in recent years. It is a desirable neighborhood for creating the walkable, pedestrian friendly type of Urban Residential housing, as it is located adjacent to the West 7th Urban Village, which has a mix of residential, restaurant, entertainment, retail, office, and other uses.

The lot has a few trees on it; all development will be subject to the appropriate requirements of the Urban Forestry Ordinance.

Surrounding Zoning and Land Uses

North “B” Two-Family / Residential Duplex

East PD956 / Multifamily Apartments

South “B” Two-Family / Residential Duplex

West “B” Two-Family / Residential Duplex and public park (Linwood-Jesse D. Sandoval Park)

Recent Zoning History

- ZC-18-158 from “C” to “UR”; effective 12/30/18; southwest of subject site
- ZC-18-097 from “A-5” and “MU-1” to “UR”; effective 7/15/18; northeast of subject site
- ZC-18-063 from “C” to “UR”; effective 7/19/18; southwest of subject site
- ZC-17-130 from “R2” to “UR”; effective 9/12/17; southeast of subject site

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Sixth & Arch Adams HA	Monticello NA
Linwood NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential with the intention to build townhomes. The surrounding land uses are apartment, townhome, duplex, and single family. The rear of the lot is adjacent to the neighborhood park. In multiple directions from the site are commercial uses within 500-1000 feet, as well.

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

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “UR” Urban Residential zoning as the only appropriate zoning type in the Urban Residential designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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 zoning is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- 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, sale, and design of existing neighborhoods

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

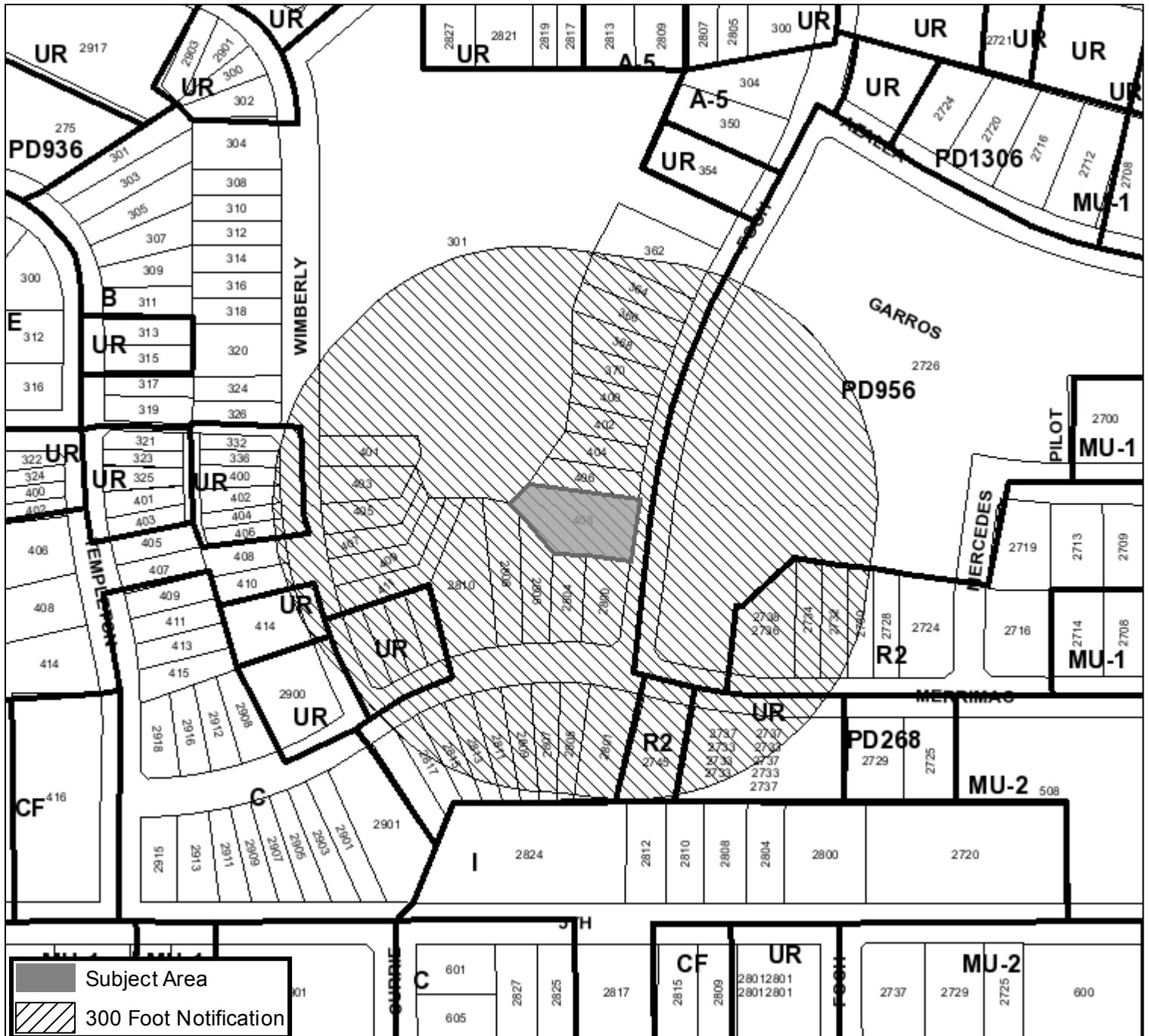
Economic Development Plan



The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

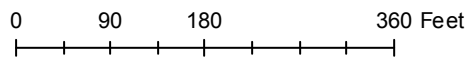
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Area Zoning Map

Applicant: Hezekiah Holdings LLC
 Address: 408 Foch Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.25534568
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 4/13/2022
 Contact: 817-392-2806




 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

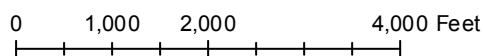
Overlay Districts

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

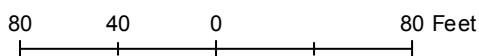
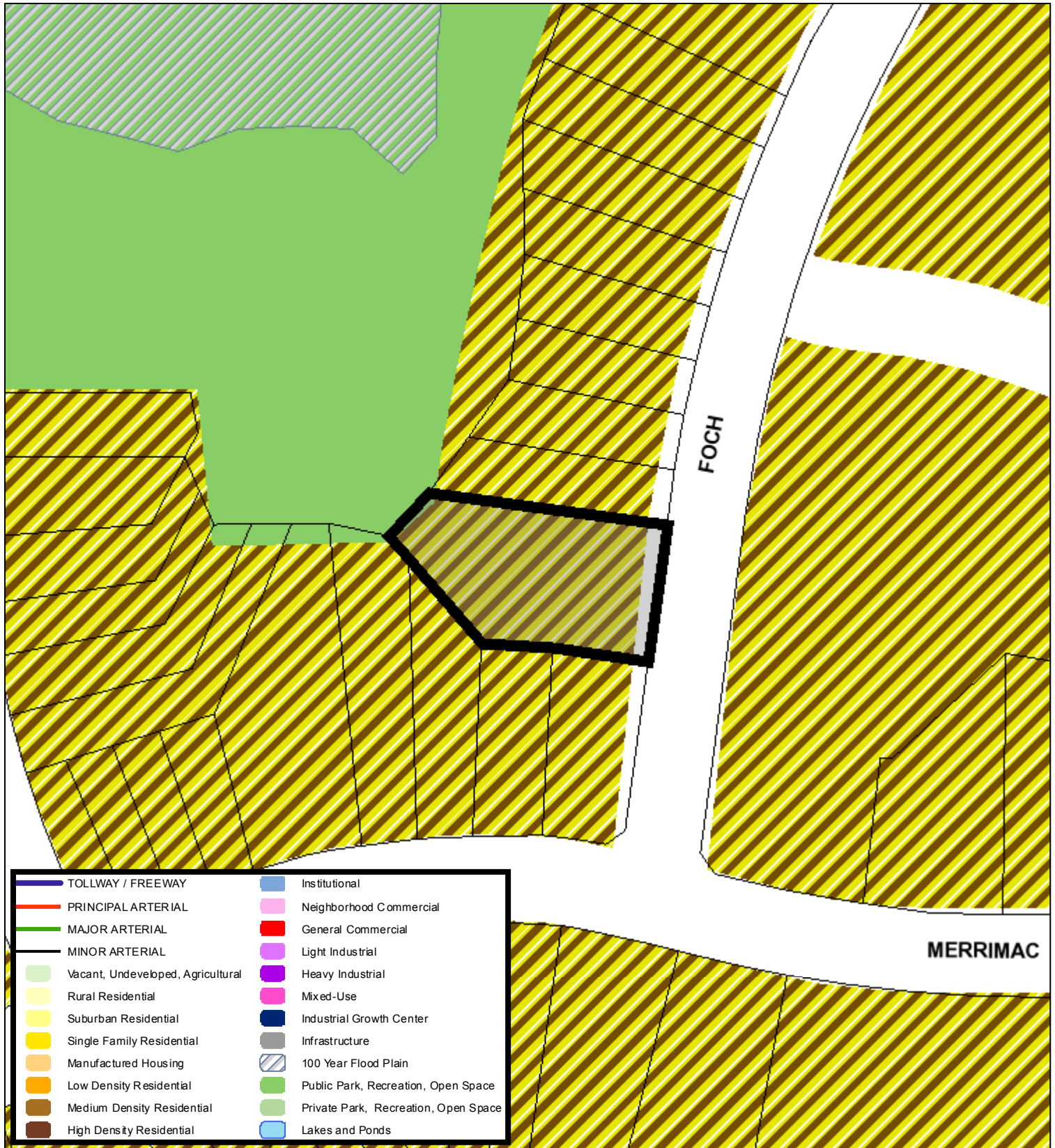
Noise Contours

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 50 100 200 Feet

