



Zoning Commission

Date: June 28, 2022

Case Number: ZC-22-089

Council District 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Carriage House Development LLC/ Chris Nash – Hanover Company

Site Location: 1541 Merrimac Circle

Acres: 0.156 acres

Request

Proposed Use: Mixed – Use Development

Request: From: “G/ I” Intensive Commercial/ Light Industrial

To: “MU- 2” High Intensity Mixed Use

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**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to ‘MU-2’ – High Intensity Mixed Use to build a mixed - use development that includes office, retail and multifamily. This is a companion rezoning to ZC-21-222 “G/ I” Intensive Commercial/ Light Industrial to “MU- 2” High Intensity Mixed Use, approved by Mayor and City Council in February 2022.

Surrounding Zoning and Land Uses

North “MU- 2” High Intensity Mixed Use
East Trinity River
South “MU- 2” High Intensity Mixed Use and PD 788/ Waterside Mixed - Use Development
West “I” Light Industrial/ Office and Retail

Recent Zoning History

- None.

Public Notification

300-foot Legal Notifications were mailed on May 20, 2022.
The following organizations were notified: (emailed May 18, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Alliance Colonial Hills NA
Park Hill NA	Mistletoe Heights NA
Berkeley Place NA.	Near Southside, Inc.
Tarrant Regional Water District	Tarrant Regional Water District
Trinity Habitat for Humanity	Trinity Habitat for Humanity
Fort Worth ISD	

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are retail and office. Waterside Mixed-Use development is to the south. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

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

- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.

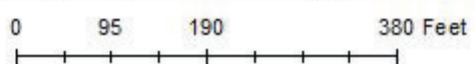
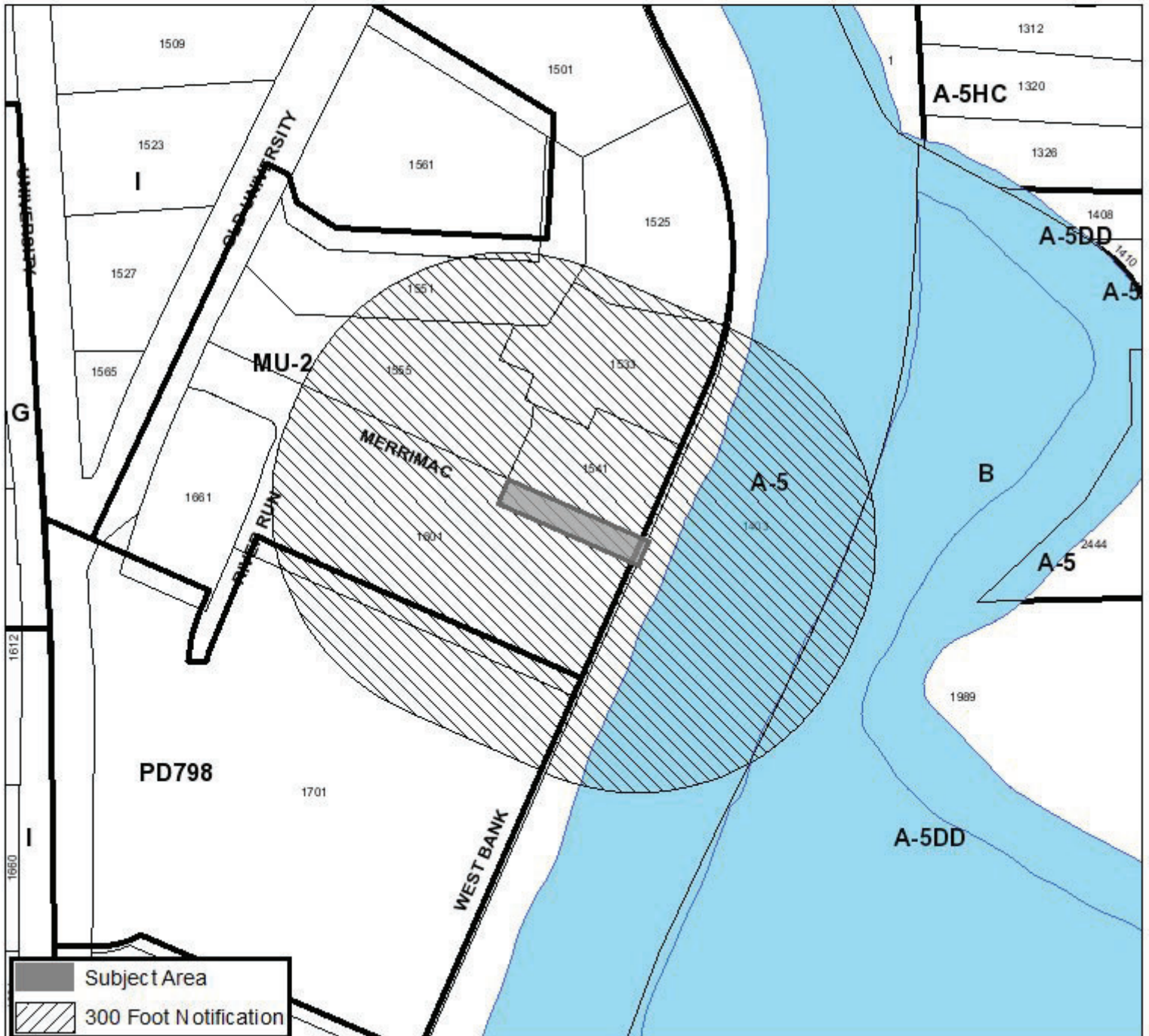
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



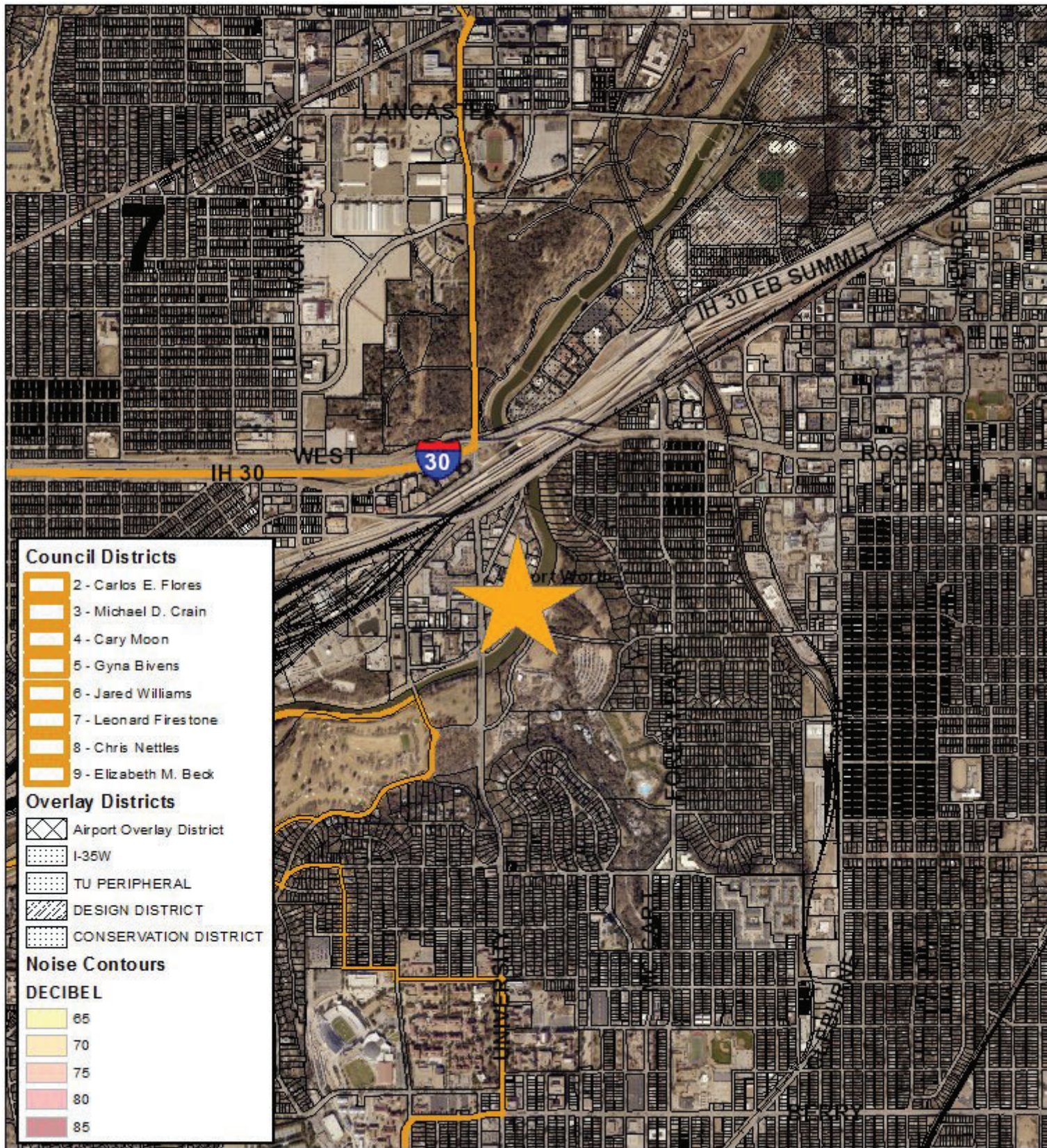
ZC-22-089

Area Zoning Map

Applicant: Carriage House Development, LLC
 Address: 1500 block Merrimac Circle
 Zoning From: G
 Zoning To: MU-2
 Acres: 0.1654252
 Mapsco: 76K
 Sector/District: Arlington Heights
 Commission Date: 6/8/2022
 Contact: null



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

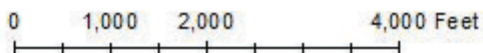
Overlay Districts

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

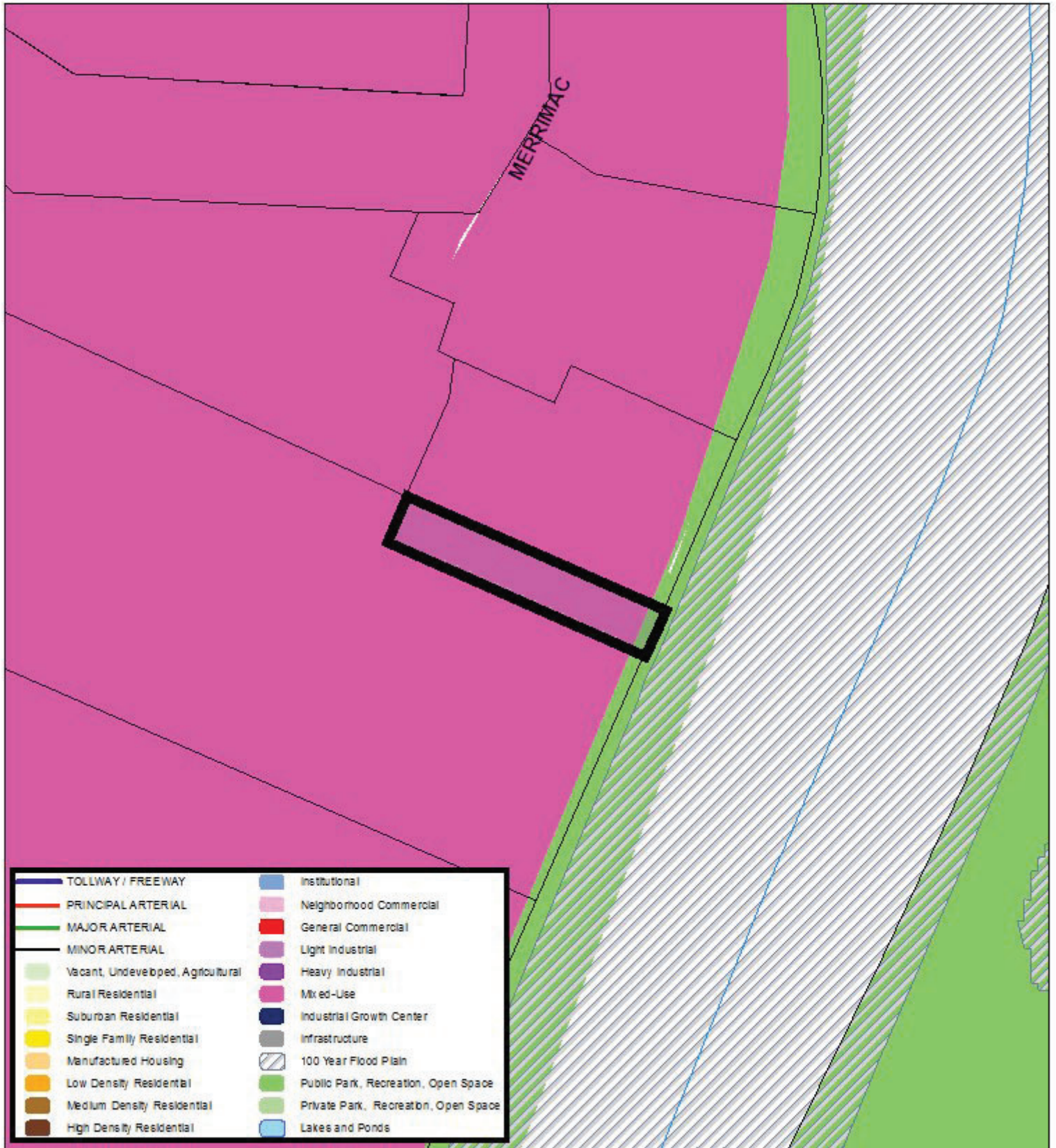
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



90 45 0 90 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, 2015.



Aerial Photo Map



0 60 120 240 Feet

