



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-174

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP

Site Location: 2500-2700 blocks SH 114

Acreage: 30.65 acres

Request

Proposed Use: Detached Multifamily

Request: From: "K" Heavy Industrial

To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

This is a proposed detached multifamily development along State Highway 114 in northwestern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by trails, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as ‘cottage communities.

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “C” Medium Multifamily. This is a companion case for property recently rezoned to the east. The applicant would like to add 10 additional acres and 45 units to the overall development. A total of 218 units are included in the development, which spans just over 30 acres. This results in a density of just under 8 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing & Amenity Center, dog park, and outdoor activities.

Large portions of the site are to be preserved as open space, predominately along the drainageways and riparian corridors. This can be interpreted as a type of cluster development, where dwelling units are grouped in specific areas while retaining large contiguous areas to remain in a natural or minimally altered state. This is in alignment with planning principles and promotes preservation of the natural environment. The proposed site is located within The Texas Motor Speedway Master Plan.

The proposed PD conditions are listed below, including development standards to building orientation, parking, and MFD submittal.

Requirement	C/MFD Standards	Proposed PD
Open Space	45% Minimum	30% Development Standard Requested
Units Per acre	24	Complies
Front Yard	20 ft minimum	Complies
MFD	MDF Site Plan required	MFD Site Plan waiver requested
Fencing	Fences shall not be located in the area between building facades and the property line	No fencing on the perimeter of the development
Building Orientation	Facing the street	Development Standard Requested
Parking	Parking should be behind building line	Development Standard Requested

Surrounding Zoning and Land Uses

North “I” Light Industrial; PD 1139 PD/I plus mini warehouse; site plan Approved / SH 114
 East “PD/C” Planned Development with a base of “C” Medium Density Multifamily, with specific development standards for building orientation, open space, and parking in front of primary building, and a waiver to the MFD; Site Plan included / golf course, undeveloped
 South “A-5” One-Family / single-family, golf course
 West “AG” Agricultural / school across from FM 156 Blue Mound Rd

Recent Zoning History

- ZC-22-069 "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation, and parking in front of primary building, and a waiver to the MFD; Site Plan included. (East of subject Property/same property owners)

Public Notification

300-foot Legal Notifications were mailed on September 30, 2022.
The following organizations were emailed on September 23, 2022:

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA
Oak Creek Trails HOA	Beechwood Creeks HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. A school is located west of the site across FM 156, south is single-family and a golf course, to the north is SH 114, and east is undeveloped land. Based on the quasi-single family nature of this style of development, the proposed zoning **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan designates the subject property as General Commercial on the Future Land Use Map. The proposed development is **not consistent** with the Comprehensive Plan. The policies below from the Texas Motor Speedway Master Plan apply to this development:

- Discourage future residential development within one mile of TMS.
- Support commercial development in the southwest quadrant of the I-35W and SH 114 interchange

However, staff is supportive of this proposed changed due to the recent rezoning east of the site.

Economic Development Plan

The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

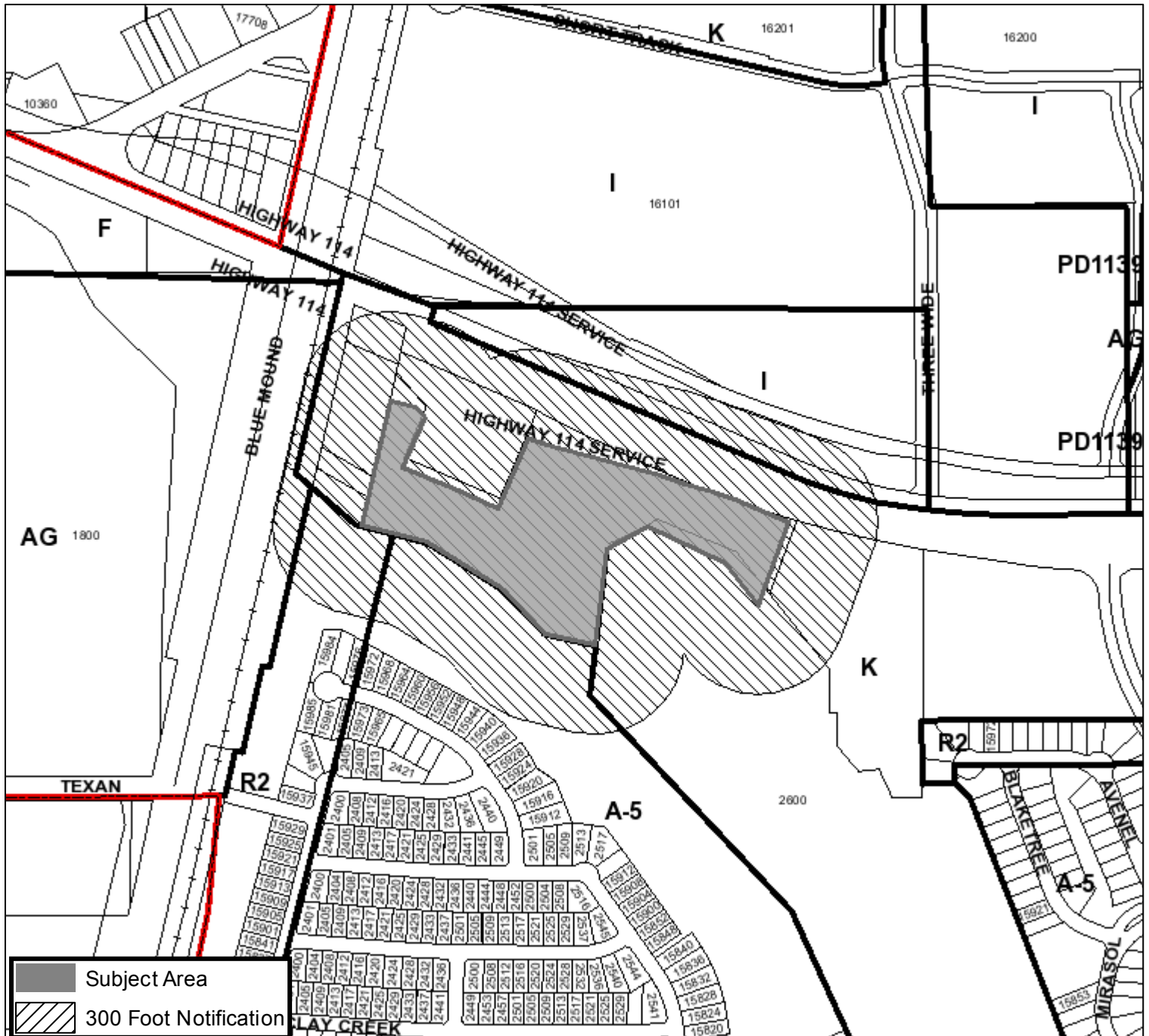
Zoning and Land Use



1. Parking in front of buildings (Development standard required)
2. Building Orientation
 - a. Front of building towards street (Development standard required)
3. 30% Open Space provided/45% required (Development standards required)

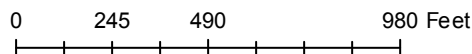
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

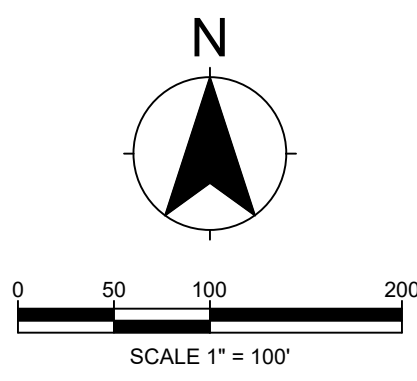
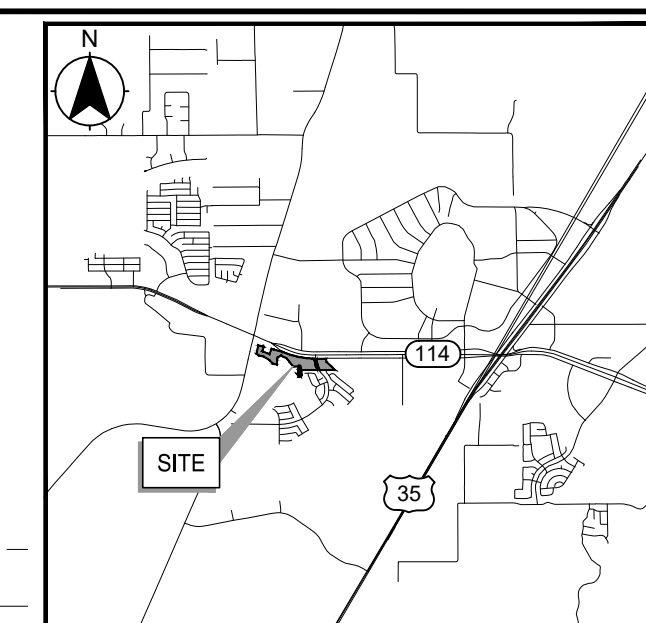
Area Zoning Map

Applicant: Roanoke 35/114 & Roanoke 35/115 O&G Partners LPs
 Address: 2500 - 2700 blocks SH 114
 Zoning From: PD for C uses plus detached multifamily with waivers
 Zoning To: To include an additional 10 Acres to the previously approved PD
 Acres: 30.6519316
 Mapsco: 642R
 Sector/District: Far North
 Commission Date: 10/12/2022
 Contact: 817-392-6329



	Subject Area
	300 Foot Notification

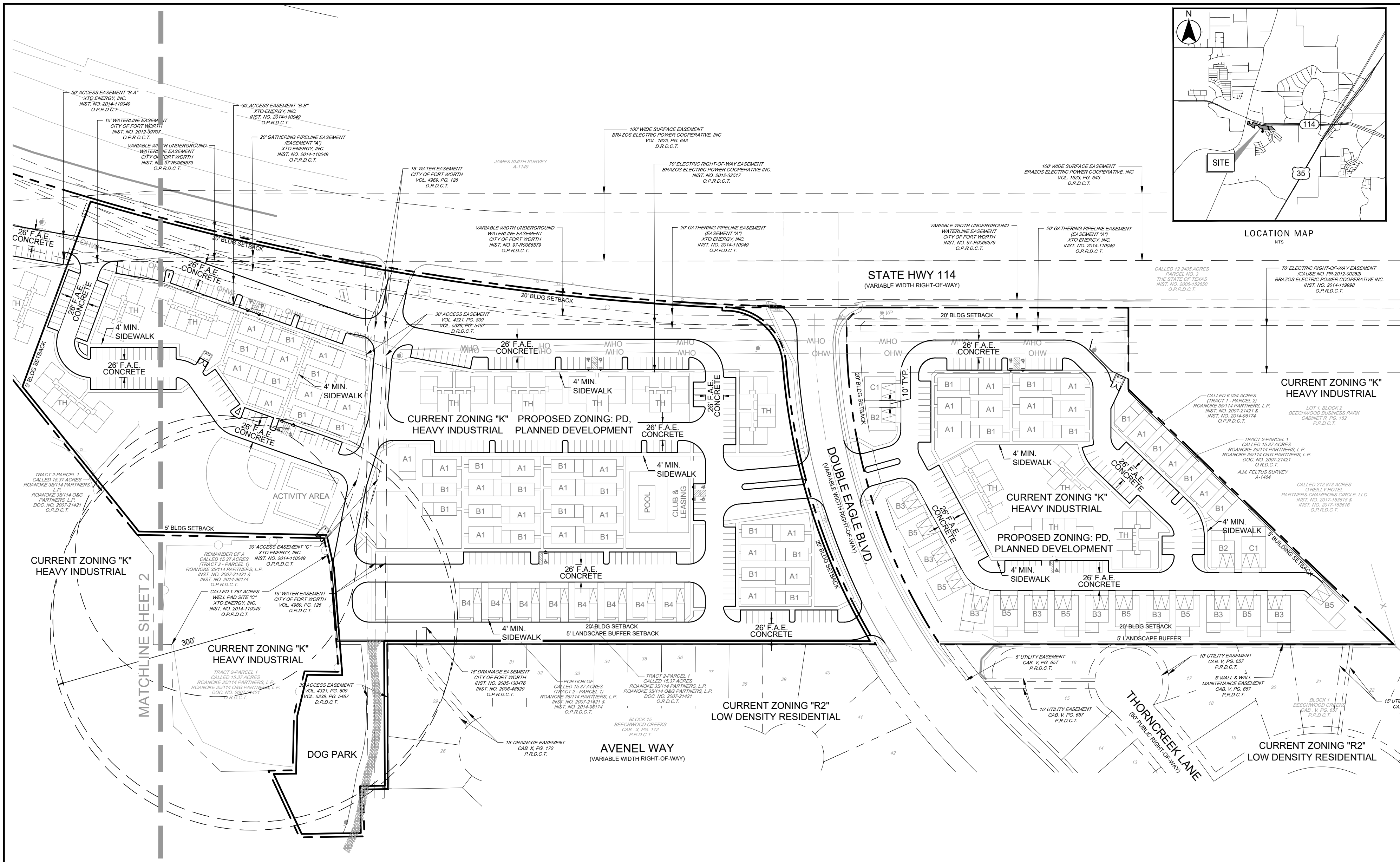




ENGINEER:
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 DALLAS, TEXAS 75019
 CONTACT: DAVID PITCHER, PE
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DEVELOPER:
 TLC URBAN
 4100 INTERNATIONAL PLAZA,
 SUITE 325
 FORT WORTH, TEXAS 76109
 CONTACT: TONY LANDRUM
 PHONE: 817-230-4051

ARCHITECT:
 JHP ARCHITECTURE
 8340 MEADOW ROAD, #150
 DALLAS, TEXAS 75231
 CONTACT: CARL MALCOLM, AIA
 PHONE: 214-363-5687



RESIDENTIAL UNIT SUMMARY TABLE

UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	QUANTITY (UNITS)
A1	825	1	1	25
B1	925	2	2	28
B2 (2 CAR)	925	2	2	17
B3 (2 CAR)	925	2	2	8
B4 (1 CAR)	1200	2	2	8
B5 (2 CAR)	1200	2	2	7
C1 (2 CAR)	1200	3	2	11
TH - 1	825	1	1	46
TH - 2	925	1	1	34
TH - 3	925	2	2	34
TOTAL UNITS				218
GSF				229,100

SITE DATA SUMMARY TABLE

SITE AREA:	30.185 AC
UNIT DENSITY:	7.90 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	229,100 SF
GSF CLUBHOUSE:	2,890 SF
PARKING REQ'D	
LIVING:	1 PER BEDROOM = 342 SPACES
CLUBHOUSE:	1 PER SP/250 SF OF COMMON AREA = 13 SPACES
MINIMUM REQ'D:	355 SPACES
PARKING PROVIDED	
STANDARD (SURFACE):	342 SPACES (12 ADA)
GARAGE:	80 SPACES
TANDEM:	8 SPACES
TOTAL PROVIDED:	430 SPACES (12 ACCESSIBLE)
PARKING STALL DIMENSIONS:	9'x18' - STANDARD
OPEN SPACE:	
REQUIRED:	45% (13.58 AC)
PROVIDED:	> 64% (19.62 AC)

NOTES:

- PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
 - A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
- ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
- ALL SIGNS WILL CONFORM TO ARTICLE 4.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR 'C', PER 4.711(D)(6), INCLUDING ENHANCED LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT YARDS.

LEGEND

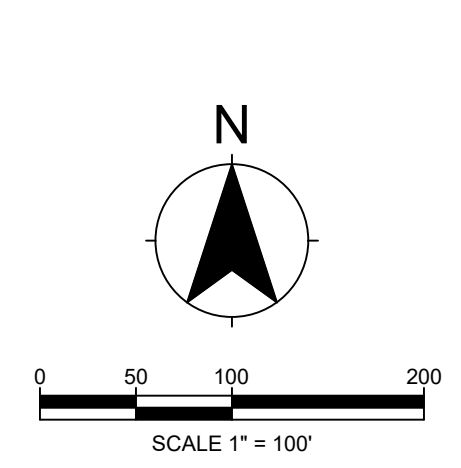
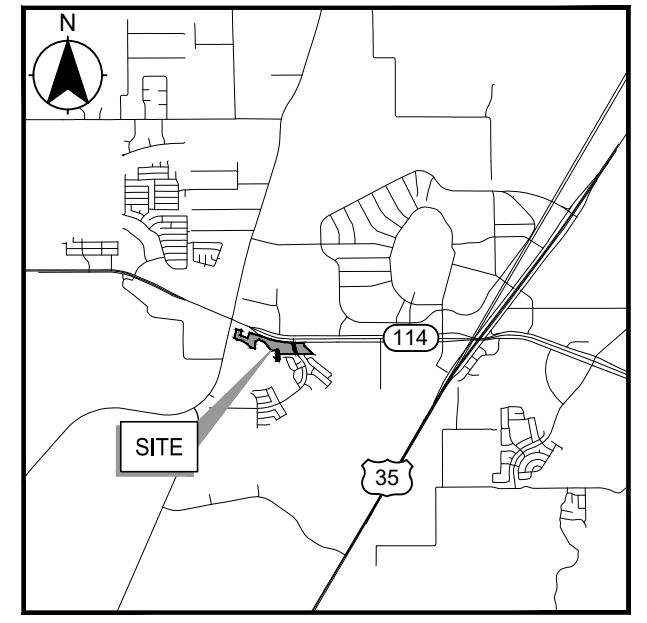
	PROPOSED FIRE HYDRANT
	DUMPSTER
SECTION 4.711(D)(6) ENHANCED LANDSCAPING	
STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

PD SITE PLAN
TLC CHAMPIONS
 ZONING CASE NUMBER: Z-22-
 FORT WORTH, DENTON COUNTY, TEXAS

 13.596 ACRE TRACT & 6.020 ACRE TRACT (TRACT 2 - PARCEL 1 & TRACT 1 - PARCEL 2)
 ROANOKE 35/114 PARTNERS, L.P.
 INST. NO. 2007-21421 & 2014-96174 O.P.R.D.C.T.
 &
 10.569 ACRE TRACT OF CALLED 11,000 ACRES (PARCEL 5)
 STATE OF TEXAS
 DOC. NO 2006-152650 O.P.R.D.C.T.

DATE: SEPT 6, 2022 SHEET: 1 OF 2

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- PROPOSED FIRE HYDRANT
- DUMPSTER

SECTION 4.711(D)(6) ENHANCED LANDSCAPING

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- DOG PARK 5 PTS

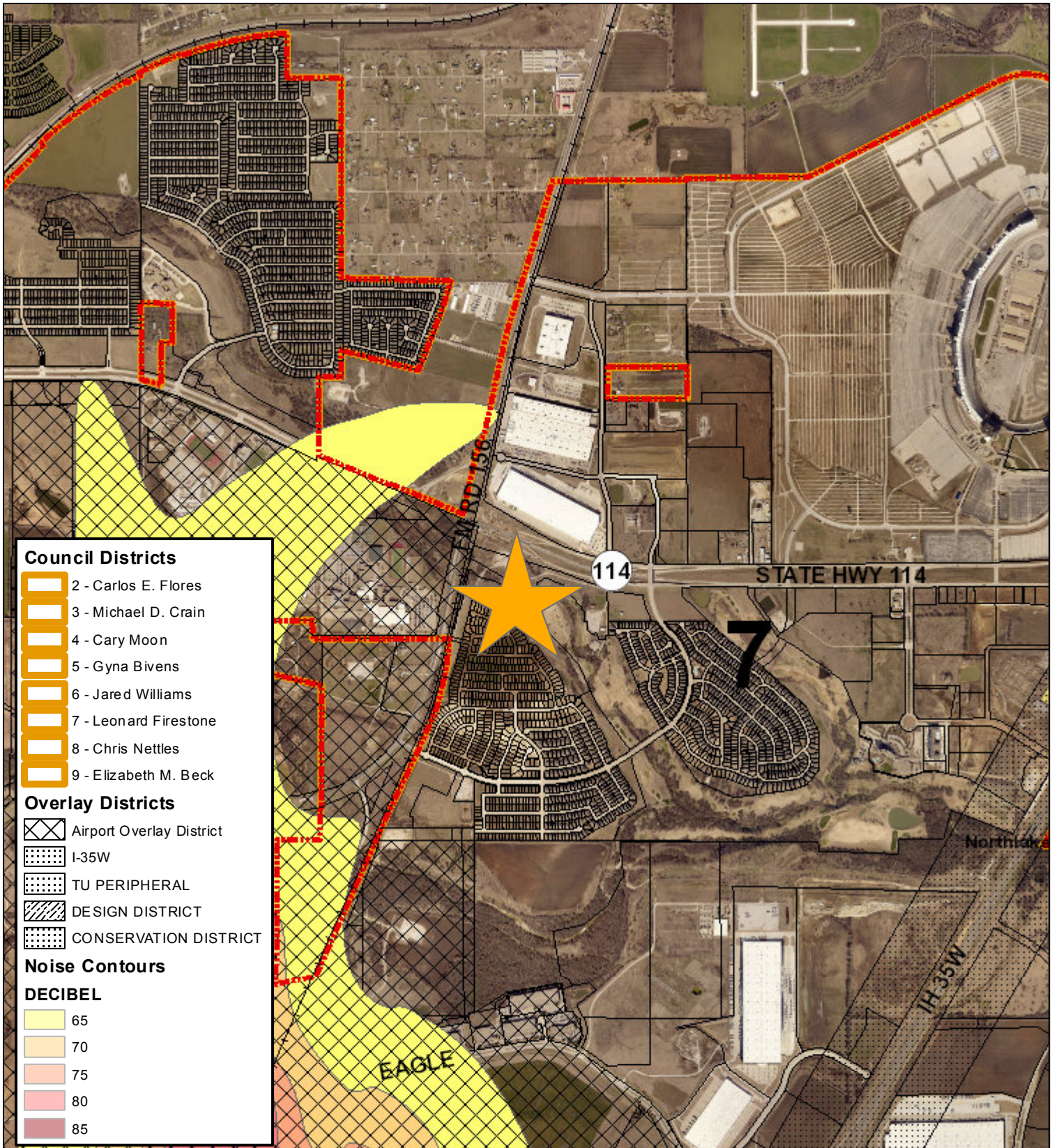
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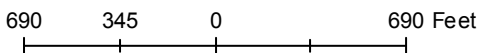
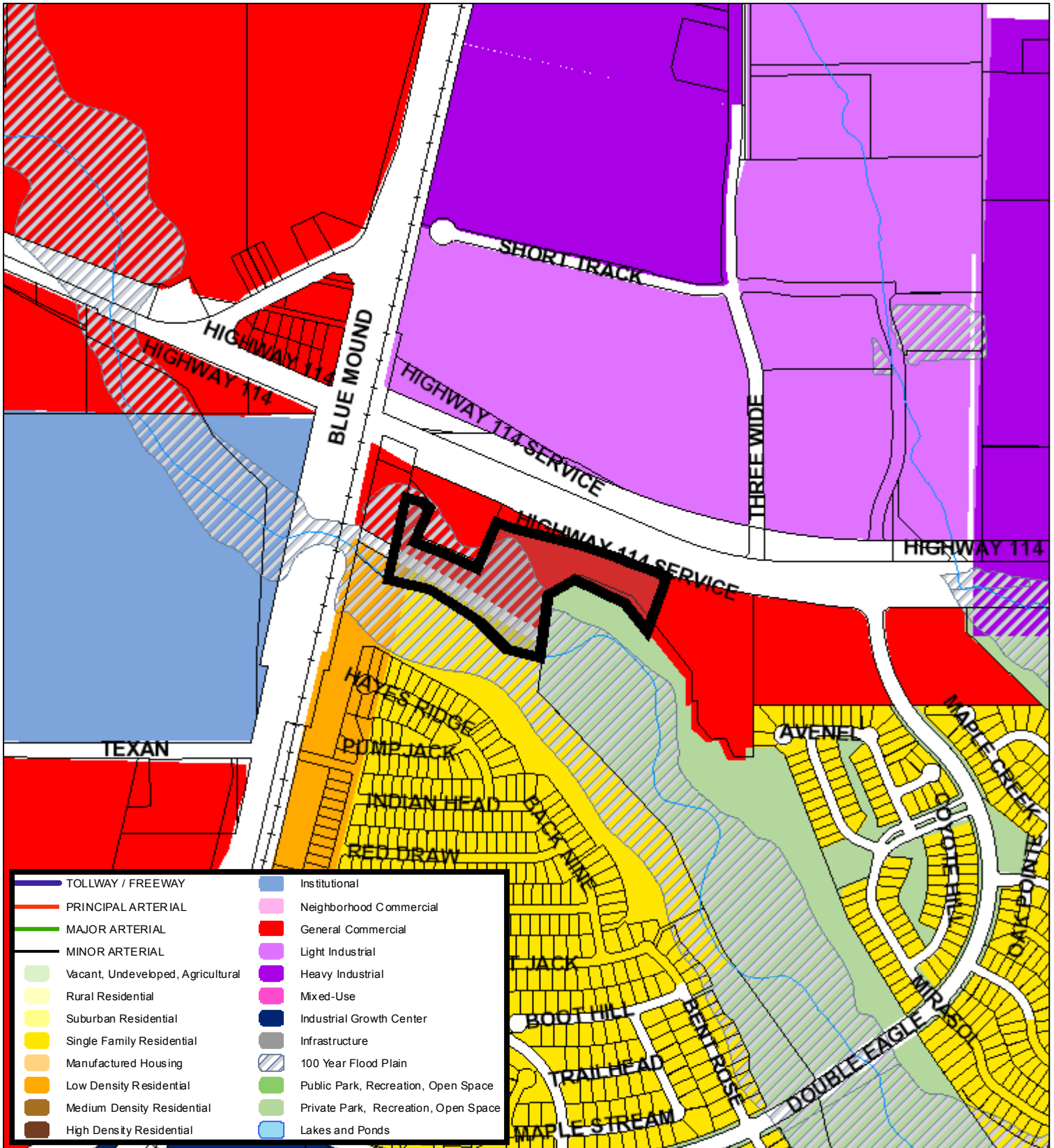
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Area Map



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



0 430 860 1,720 Feet

