



# Zoning Staff Report

**Date:** April 8, 2025

**Case Number:** ZC-25-026

**Council District:** 10

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Hannah Haber, McAdams Eng. / Bo Jones, LIV Development, LLC / Roanoke

**Site Location:** 15800 – 15900 Blocks Championship Parkway

**Acreage:** 17.23

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: “K” Heavy Industrial

To: “PD/C” Planned Development for all uses in “C” Medium Density multifamily plus detached multifamily with the following development standards: reduction in parking, reduction in open space, increase in height, no Urban Forestry requirement, MFD site plan submittal waiver requested; site plan included.

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 11-0**

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## Project Description and Background

The subject property, encompassing 17.23 acres, is currently a vacant lot situated adjacent to “PD1308”. The applicant is requesting a similar request for "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for an increase in height, a reduction in open space, a reduction in parking, no Urban Forestry requirement, MFD site plan submittal waiver; site plan included. To the south and southwest of the property, consists single-family residential homes, golf course and a hotel. The vicinity to the north and east feature commercial, retail and multifamily.

The applicant proposes to construct a detached multifamily cottage community development, as stated in the zoning application. This development could serve as a catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

Livano Elizabeth is a proposed multi-family development located at the northwest quadrant of the Championship Parkway and Outlet Boulevard Intersection. This development will have 282, 3 and 4 story multifamily units along with 55, 2 and 3 bedroom build for rent (BFR) horizontal multi-family units. We are submitting for review and approval of a rezoning to planned development (PD) district with a Base zoning of "C" Medium Density Multi-Family District. Currently the property is zoned "K" Heavy Industrial. This site is comparable to the surrounding area because one of the neighboring developments Northwest of our site has multi-family as well as BFR multi-family units and directly east of our site, there is a multi-family development. So our development matches the surrounding areas.

Waivers that are being requested for this development are as follows:

- 1) Minimum open space of forty percent (40%)
- 2) A Multi-Family Development Site Plan not be required for this development
- 3) The parking ratio for the multi-family both horizontal and vertical shall be 1.5 spaces per dwelling unit.
- 4) This project will not comply with Section 6.302 Urban Forestry requirements for tree preservation. The existing tree coverage is not high quality and is located such neither method A nor method B will allow for efficient development or valuable green space.

The waivers (or ‘development standards’) for the proposed PD-C are provided in the table below. The waivers are only for aspects that fall short of the “C” standards. All other “C” standards not listed will be met or exceed the standards.

Standard	C Zoning	Proposed PD/C
Height	Maximum Height 36 ft. slab to top plate	Development Standard required (up to 48 ft. for vertical multifamily) Staff supports the additional height
Open Space	45% maximum	Development Standard Required (40% provided) Staff supports the reduced open space, difference of 5%.
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less	Development Standard Required See parking table on site plan, deficient 122 spaces. (Staff

	laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	supports this request due to the proposed unit types that differ from standard multifamily)
Multifamily Design (MFD)	MFD submittal required to comply with development standards	Development Standard Required for waiver to the MFD submittal (Staff supports the request; the site plan states they will comply with architectural designs related to the MFD)

## Surrounding Zoning and Land Uses

North  
East      “K” Heavy Industrial / vacant land, commercial  
              “K” Heavy Industrial, “PD1170” Planned Development for “D” High Density Multifamily with height up to 45’ plus additional units / Retail Shopping Center, Multifamily

South  
West      “K” Heavy Industrial, “A-5” One-Family / 10 story hotel and single-family  
              “A-5” One-Family, “PD1308” "PD/C" Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan approved / Single-Family, Golf Course, Multifamily

Facing West



Facing East



## Recent Zoning History

- PD1128 Planned Development for “D” High Density Multifamily plus additional property for parking/I-35 Overlay; site plan approved. (Approved June 2019)
- PD1015 Planned Development for “MU-2” High Intensity Mixed-Use excluding detached single family units with waivers to building street frontages, entrances and setbacks. (Approved July 2014)
- PD1308 Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with development standards; site plan approved. (Approved December 2021)
- PD1170 Planned Development for “D” High Density Multifamily, plus additional units, with height up to 42’. (Approved April 2018)

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on February 28, 2025:

Organizations Notified	
North Fort Worth Alliance	Beechwood Creeks HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
NWISD	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding land uses consist of multifamily to the northwest, commercial, retail and multifamily to the east, hotel to the south and single-family with a golf course to the west. The applicant seeks to rezone the property to build a cottage community/detached multifamily., the adjacent property is zoned “PD1308” Planned Development for a cottage community and the nearest one-family zoning district is to the west of the site.

The proposed zoning is **compatible** with surrounding land uses. The proximity to commercial and presence of an established neighborhood with single-family and duplex uses in the immediate vicinity make the proposed multifamily compatible with the surrounding area.

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted 2023 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to “PD-C” is **consistent** with the Comprehensive Plan policies.

## Site Plan Comments

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### Zoning and Land Use Comments:

\* Provide the case number and a signature line in the lower right hand corner.

\* For the multifamily the parking will be reviewed at one space per bedroom plus 250 sq. ft. common area. (Waiver required for less)

\* For the detached multifamily the parking will be reviewed at 1 space per bedroom. (Waiver may be required)

\* Required Open Space is 45%. (Waiver required for less)

\* Maximum height is 36 ft. slab to top plate for multifamily. Waiver required for additional height)

\* Provide the total number of units.

\* Add the following language to the site plan:

~~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.~~

\* Waiver being requested for the MFD submittal requirement.

FYI: Fencing is not permitted in front of the building along Championship Parkway or Collection Boulevard

### Fire Department:

#### Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov)

Interior fire lanes are marked correctly at 26' wide.

Minimum turn radii: 25' inside and 51' outside.

Fire lanes and Emergency Access Easements must provide hose lay for each building within 300' for buildings equipped with a fire sprinkler system.

Fire lanes will be dedicated and named as Emergency Access Easements for addressing purposes.  
Section 503 Fire Lane Specifications  
Section 503.1.1 Buildings and Facilities.

Secondary access is provided from Championship Pkwy and Collection Blvd.  
Section 503.1.6 Secondary Access One and Two Family Residential Developments

Additional hydrants will be required to accommodate the following:  
Maximum of 600 ft. (300 ft. radius) spacing between hydrants along a direct horizontal line, and  
Maximum of 500 ft. hose lay distance to all points of building.  
Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:  
Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required for electric gates.  
Section 503.6 Security Gates

General Note Item 7 for NFPA13D automatic fire sprinkler system is NOT required.  
General Note Item 8.3-Adequate parking is imperative for emergency response. Fire Code does not have a standard for parking capacity but it is important to note that inadequate parking has historically led to parking within fire lanes.

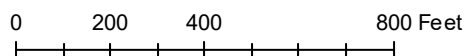
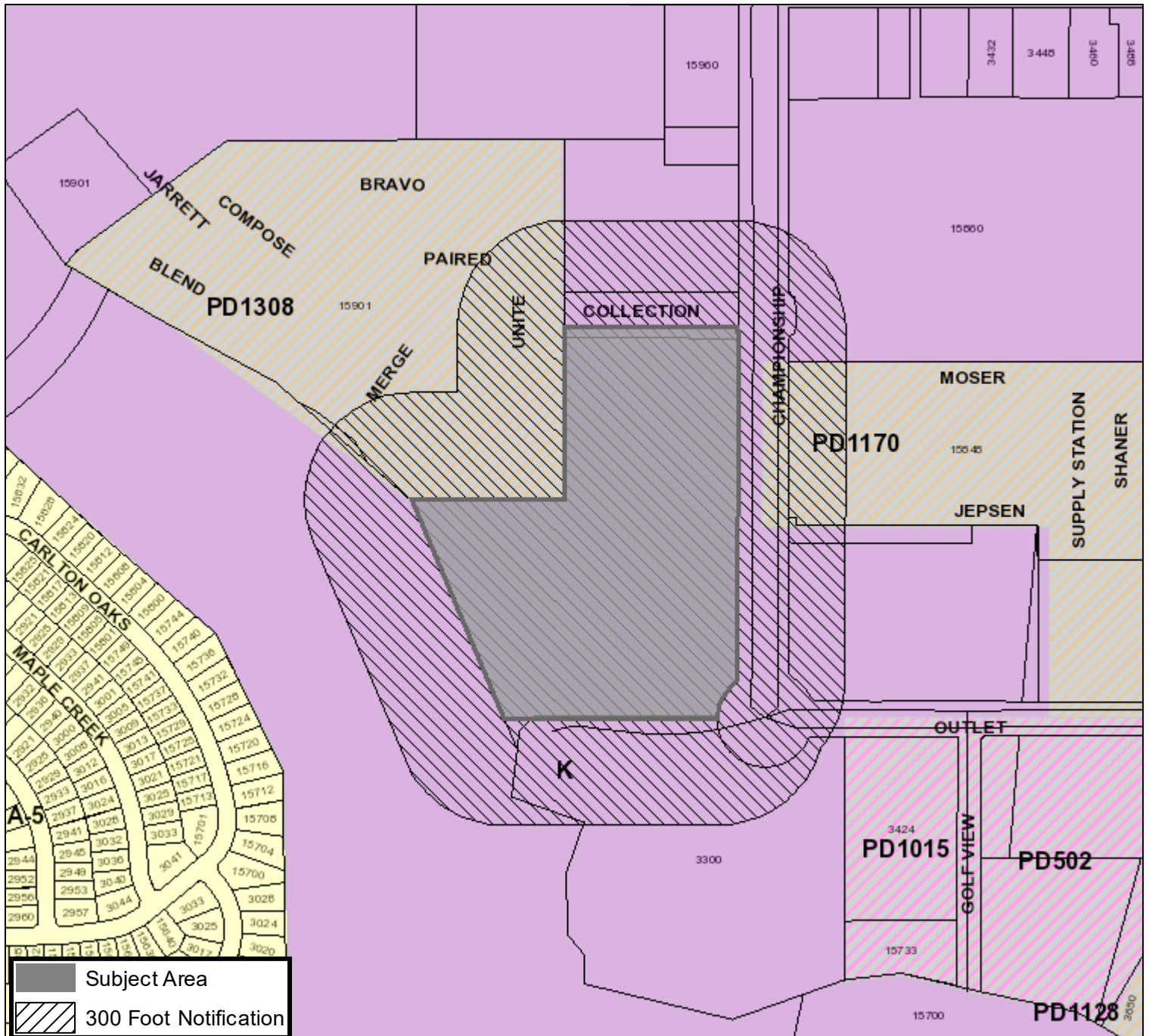
General information:  
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.  
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.  
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

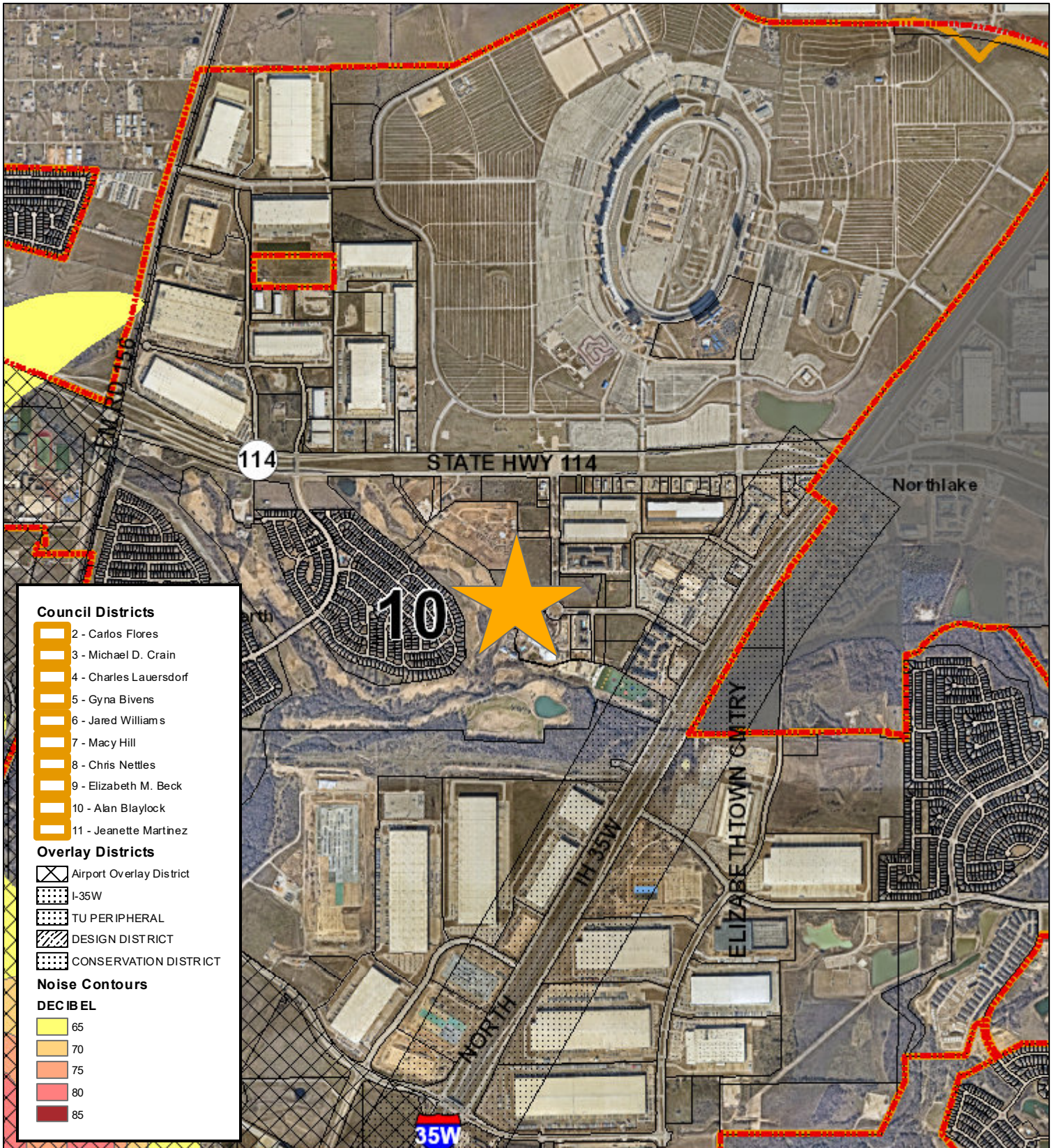
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***

### Area Zoning Map

Applicant: Roanoke 35/115 (Partners LP & O&G Partners LP)  
 Address: 15800 - 15900 blocks Championship Parkway  
 Zoning From: K  
 Zoning To: PD for C uses with development waivers  
 Acres: 16.778  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 3/12/2025  
 Contact: 817-392-7869



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

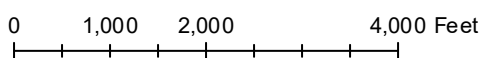
**Overlay Districts**

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

**Noise Contours**

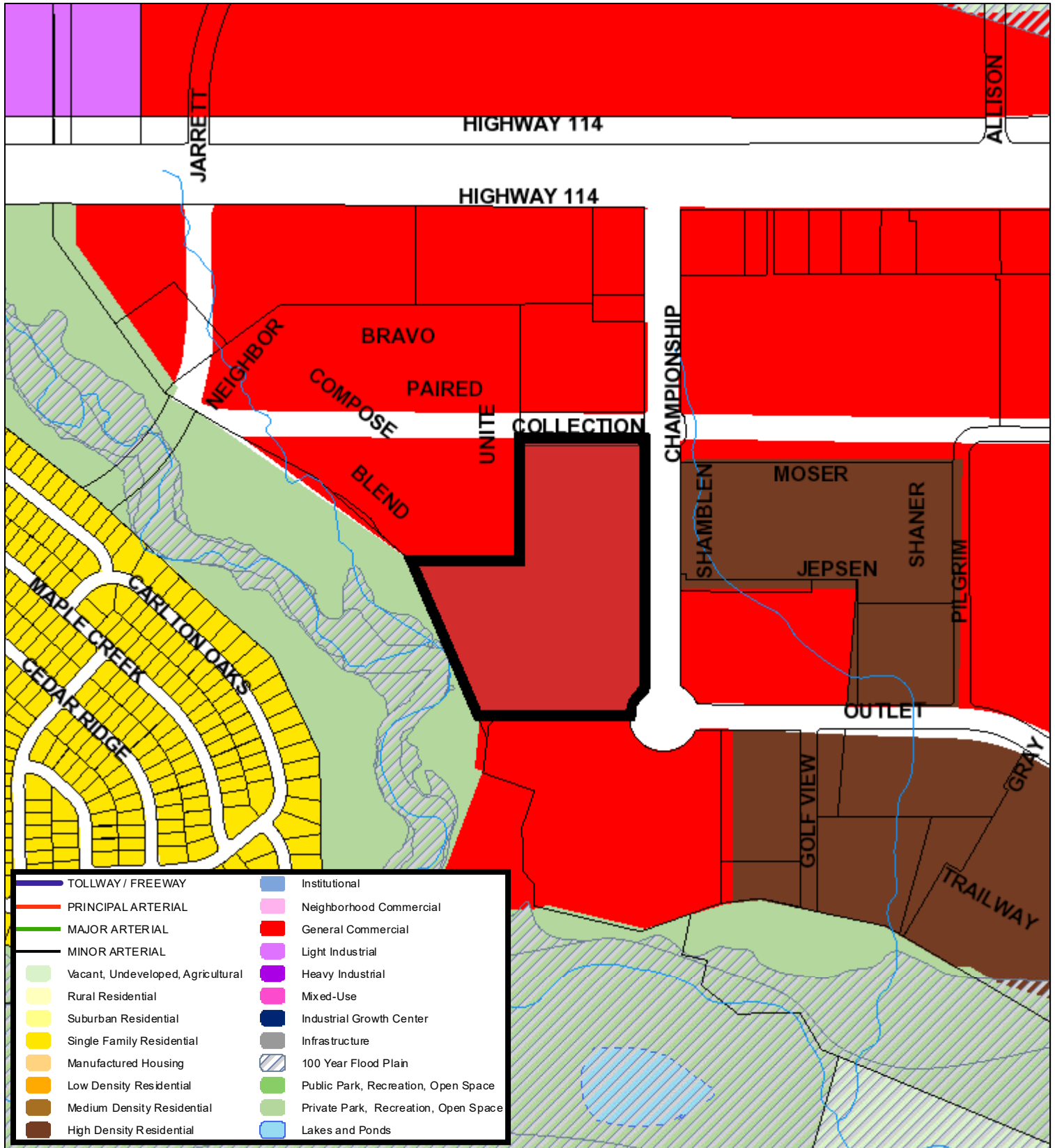
**DECIBEL**

- 65
- 70
- 75
- 80
- 85





### Future Land Use



520 260 0 520 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.

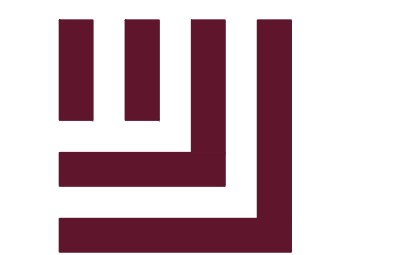


## Aerial Photo Map



0 325 650 1,300 Feet





McADAMS

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CLIENT

LIV DEVELOPMENT  
BO JONES  
2204 LAKESHORE DRIVE, STE 450  
BIRMINGHAM, AL 3209  
404-245-0740

Livano Elizabeth Creek  
Development Plan  
TRACT 2A of the DANIELS SURVEY  
362 ABRSTRACT NUMBER

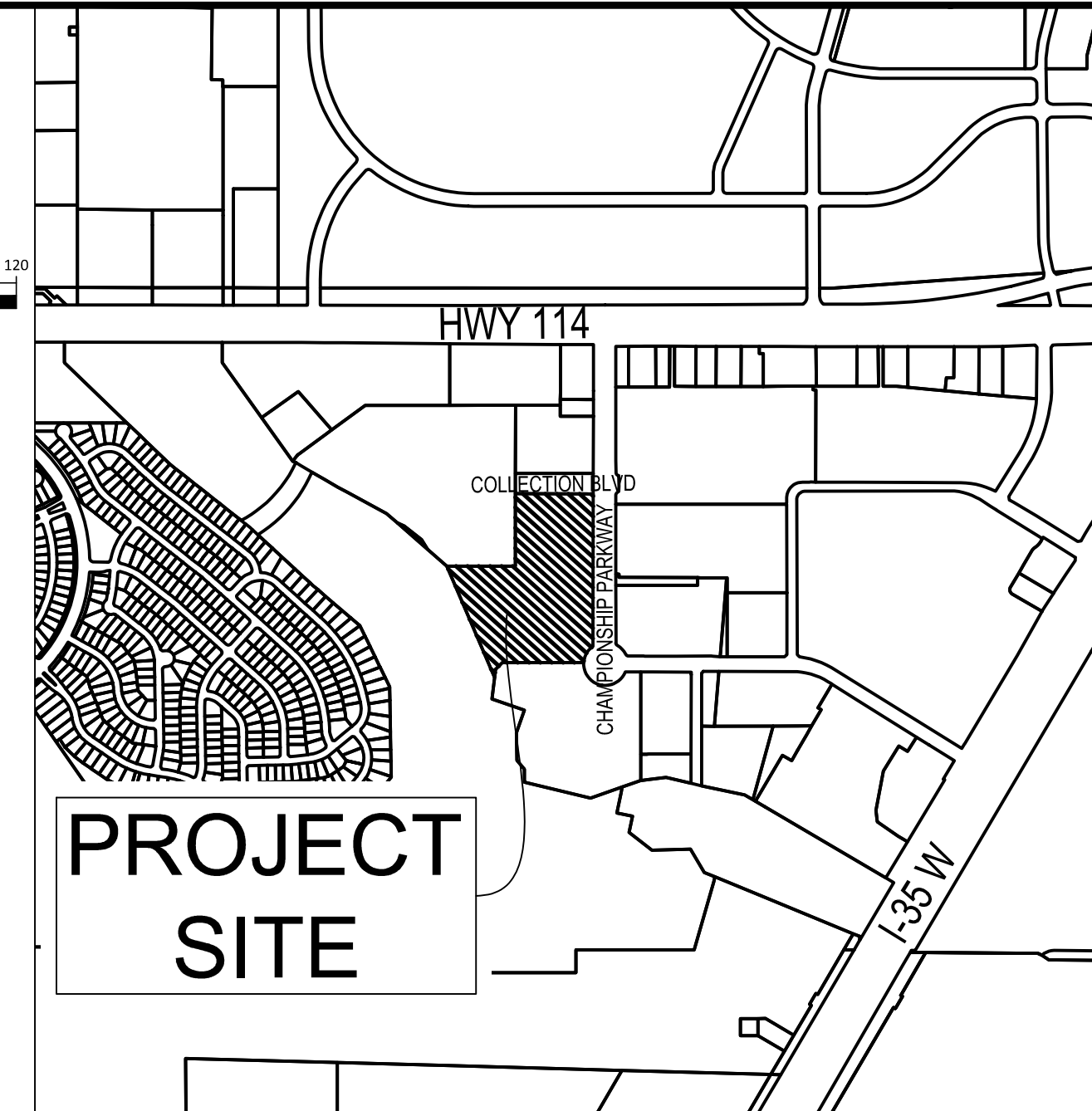
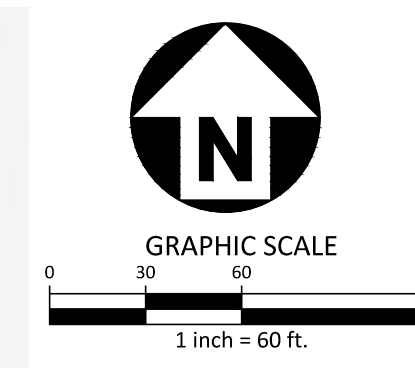
REVISIONS

NO.	DATE	DESCRIPTION
1	02/03/2025	1st Submittal-Zoning
2	03/03/2025	2nd Submittal-Zoning

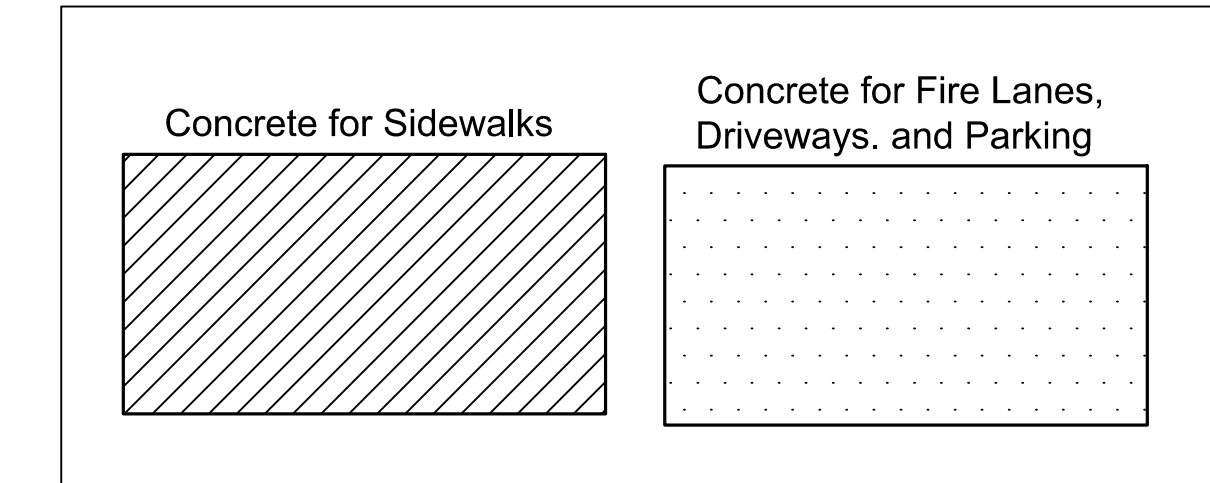
PLAN INFORMATION

PROJECT NO. LIV24002  
FILENAME: \\WORK\BO JONES\DEVELOPMENT\PLANS\DWG  
CHECKED BY:  
DRAWN BY: PF  
SCALE: 60 SCALE  
DATE: 03/03/2025  
SHEET

DP



Vicinity Map 1" = 1000'



GENERAL NOTES:

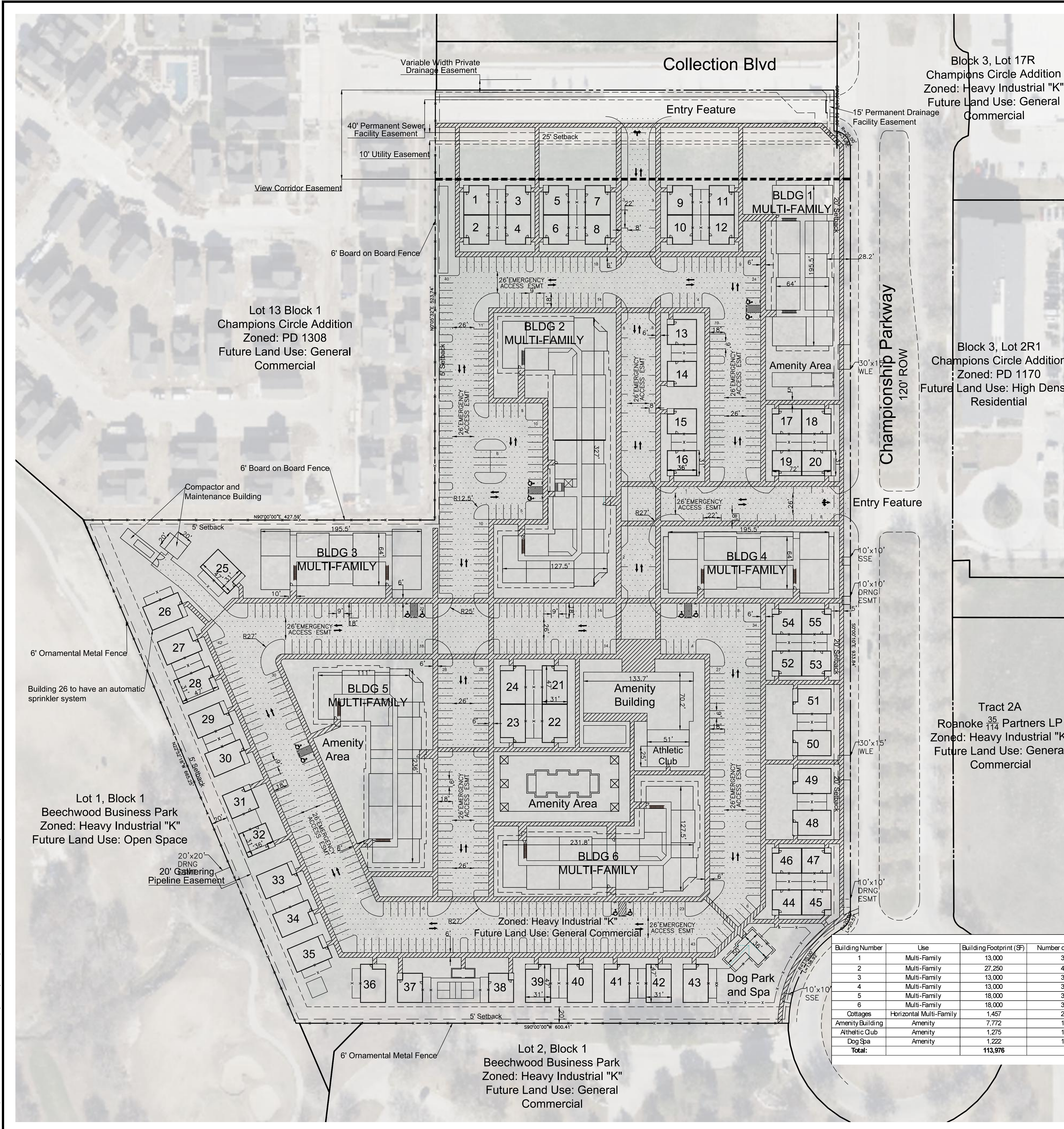
- PD PLANNED DEVELOPMENT FOR ALL USES IN "C" BASE ZONING MULTI-FAMILY PLUS DETACHED MULTI-FAMILY; SITE PLAN REQUIREMENTS, WAIVER'S TO MULTI-FAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO THE MULTI-FAMILY AND DETACHED MULTI-FAMILY.
- VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
- FOR BUILDINGS NOT CONNECTED, A MINIMUM OF TEN FOOT (10') SEPARATION, WALL TO WALL, FOR DWELLINGS.
- THE LOCATION OF AIR CONDITIONERS/CONDENSERS ARE FORTHCOMING AND SHALL BE SCREENED ACCORDING TO THE CITY OF FORTH WORTH'S CODE OF ORDINANCE.
- ALL SURFACING NOT PROPOSED FOR VEHICULAR PAVING, CIRCULATION, OR SIDEWALKS SHALL BE GRASS TURF.
- THIS BUILDING IS TO HAVE AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH IRC SECTION P2904/NFPA 13D, IN ORDER TO MEET 2021 IFC 503.1.1 EXCEPTION 1.1. THE HOSE LAY DISTANCE OF THIS BUILDING FROM THE 26' FIRE LANE IS 157 FEET.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "C" BASE ZONING, EXCEPT WAIVER TO BE REQUESTED FOR THE FOLLOWING REGULATIONS:
  - MINIMUM OPEN SPACE OF FORTY-FIVE PERCENT (45%).
  - A MFD SITE PLAN TO BE REQUIRED FOR THIS DEVELOPMENT.
  - THE PARKING RATIO FOR THE MULTI-FAMILY TO BE 1 SPACE PER BEDROOM.
  - BUILDING HEIGHT FOR THE VERTICAL MULTI-FAMILY TO BE 36'.
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
- ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- THIS PROJECT WILL NOT COMPLY WITH SECTION 6.302 URBAN FORESTRY REQUIREMENTS FOR TREE PRESERVATION. THE EXISTING TREE COVERAGE IS NOT HIGH QUALITY AND IS LOCATED SUCH NEITHER METHOD A NOR METHOD B WOULD ALLOW FOR EFFICIENT DEVELOPMENT OR VALUABLE GREEN SPACE. THIS PROJECT WILL MEET THE 50% CANOPY COVERAGE OF OPEN SPACE REQUIREMENT FOR MULTIFAMILY LAND USES. THIS PROJECT WILL MEET THE 40% CANOPY COVERAGE OF PARKING FIELD AND DRIVES. THIS PROJECT WILL MEET ALL TREE SIZING AND SPECIES REQUIREMENTS FOR CANOPY COVERAGE.
- 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.

Building Summary Chart										
Building Number	Use	Building Footprint (SF)	Number of Stories	Total Building Area	Number of Units	Number of Bedrooms	Parking Ratio	Parking Required	Parking Provided	Net Density
1	Multi-Family	13,000	3	39,000						
2	Multi-Family	27,250	4	109,000						
3	Multi-Family	13,000	3	39,000						
4	Multi-Family	13,000	3	39,000						
5	Multi-Family	18,000	3	54,000						
6	Multi-Family	18,000	3	54,000						
Cottages	Horizontal Multi-Family	1,457	2	2,914	55					
Amenity Building	Amenity	7,772	1	7,772	-	-	1 space per 250 SF	31	31	
Athletic Club	Amenity	1,275	1	1,275	-	-	1 space per 250 SF	5	5	
Dog Spa	Amenity	1,222	1	1,222	-	-	1 space per 250 SF	5	5	
<b>Total:</b>		<b>113,976</b>		<b>347,183</b>	<b>337</b>	<b>636</b>		<b>677</b>	<b>555</b>	<b>19.6 du/ac</b>

81.9% of parking required is provided

ZC-25-026  
X

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Z:\2024\Projects\LIV\24002\04-Production\Planning and Design\CAD\Drawings\LI024002 - LIV Fort Worth - Development Plan.dwg, 3/3/2025 11:41:13 AM, Habber, Hannah

