



# Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-069

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: 19.6 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 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 (Significant Deviation from the Texas Motor Speedway Master Plan)**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial for eastern parcel  
Approval for the western of the parcel**

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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. A total of 173 units are included in the development, which spans just over 19 acres. This results in a density of just over 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 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	Complies
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

The proposed site is located within The Texas Motor Speedway Master Plan. Several years back, City staff prepared the plan in accordance with Council direction. The master plan provides the following desired results:

- Assessment of the speedway’s economic and environmental impacts on the surrounding area and the broader region.
- Recommendations for compatible land uses within the speedway’s noise and traffic impact area.
- Recommendations for appropriate infrastructure improvements to support policies and strategies in the adopted Comprehensive Plan.

The following recommendations included in the Texas Motor Speedway Master Plan are relevant 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

## Surrounding Zoning and Land Uses

North “I” Light Industrial; PD 1139 PD/I plus mini warehouse; site plan Approved / SH 114  
East “K” Heavy Industrial / golf course  
South “R2” Townhouse Cluster; “A-5” One-Family; “K” Heavy Industrial / single-family  
West “K” Heavy Industrial / golf course & undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.  
The following organizations were emailed on April 22, 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

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There are a variety of land uses in the vicinity of this site. To the west and east is undeveloped land and a golf course, to the north is SH 114, and south is a single-family. 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

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The adopted Comprehensive Plan designates the subject property as General Commercial on the Future Land Use Map. The proposed zoning is typically consistent. However, due to the lack of conformance with Texas Motor Speedway Master Plan, the proposed development will be considered **not consistent (significant deviation)**. 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

## Economic Development Plan

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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

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### **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)

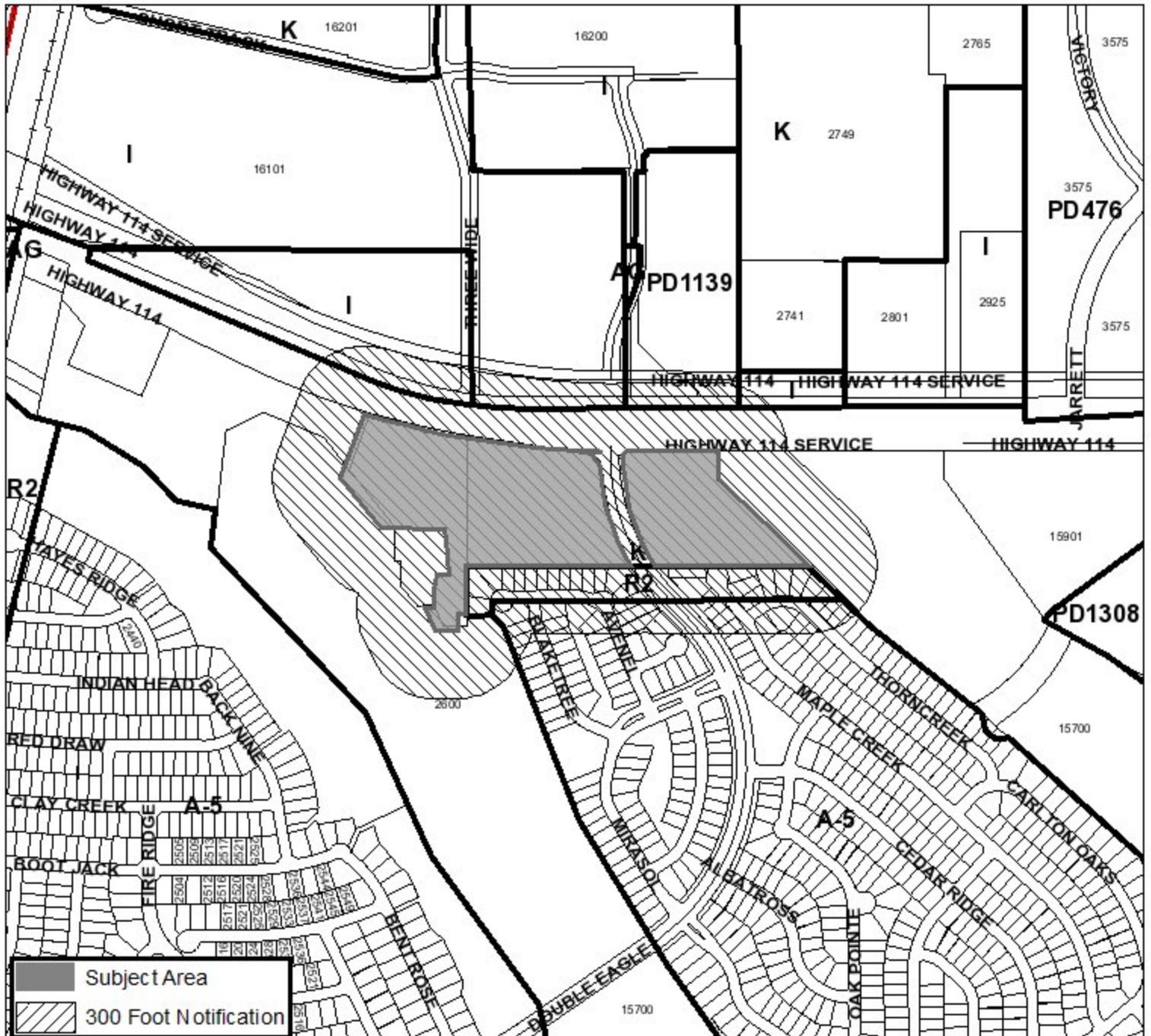
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



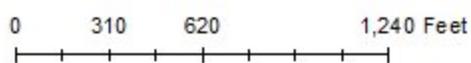
ZC-22-069

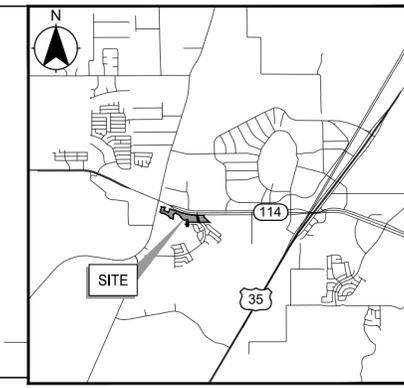
# Area Zoning Map

Applicant: Roanoke 35/114 & Roanoke 35/115 O&G Partners LPs  
 Address: 2500 - 2700 blocks SH 114  
 Zoning From: K  
 Zoning To: PD for C uses plus detached multifamily with waivers  
 Acres: 19.61626719  
 Mapsco: 642R  
 Sector/District: Far North  
 Commission Date: 5/11/2022  
 Contact: 817-392-6329



 Subject Area  
 300 Foot Notification





PROJECT

TITLE

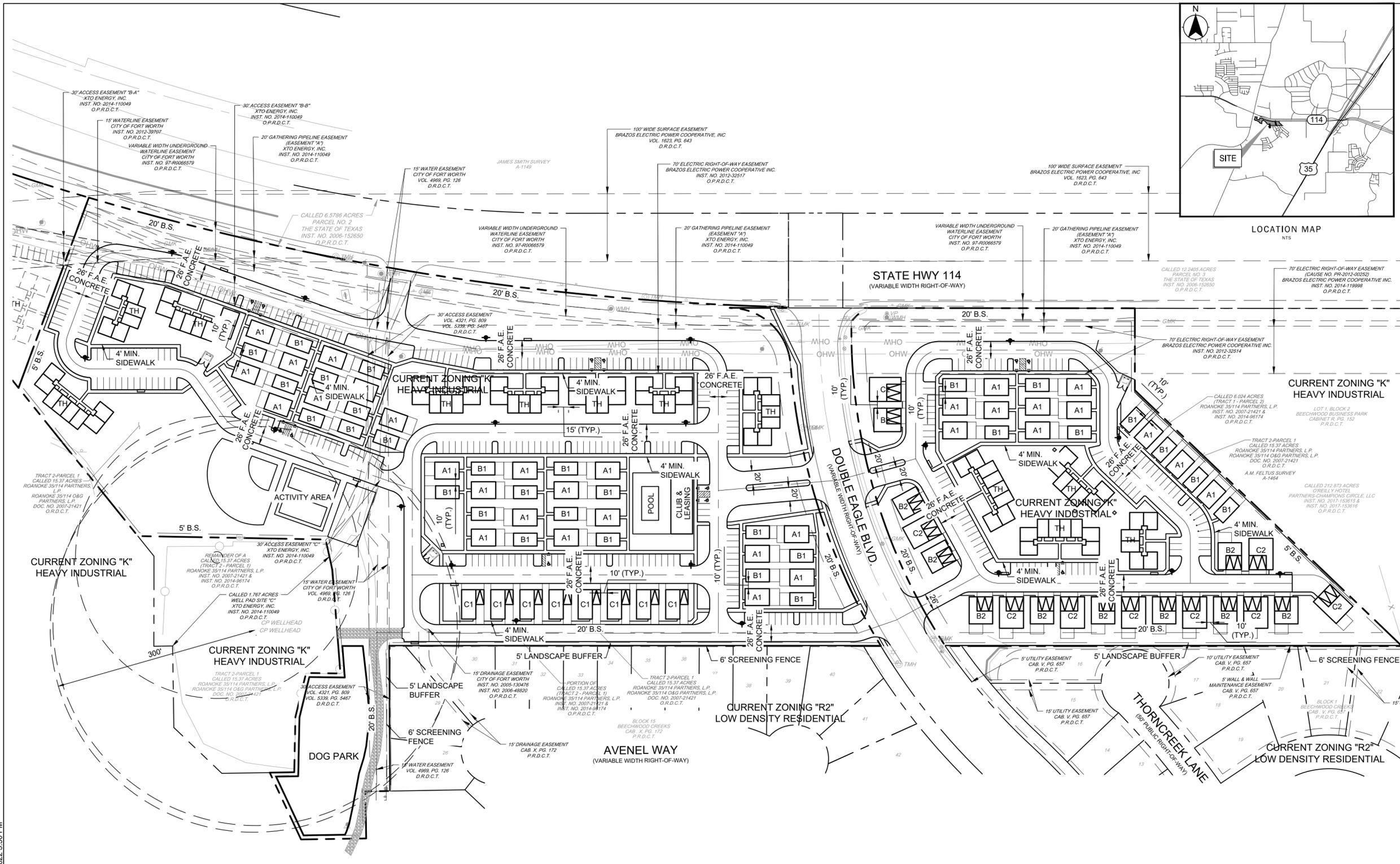
ENGINEER:  
 KFM ENGINEERING & DESIGN  
 3501 OLYMPUS BLVD., SUITE 100  
 DALLAS, TEXAS 75019  
 CONTACT: CHARLIE FOWLER, PE  
 PHONE: 817-416-4536

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

DIRECTOR OF PLANNING &  
 DEVELOPMENT

DATE



RESIDENTIAL UNIT SUMMARY TABLE

UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	QUANTITY (UNITS)
A1	825	1	1	32
B1	925	2	2	30
B2 (2 CAR)	925	2	2	10
C1 (1 CAR)	925	2	2	8
C2 (2 CAR)	1,200	3	2	9
TH	825	1	1	33
TH	925	2	2	51
TOTAL UNITS				173
GSF				156,000

SITE DATA SUMMARY TABLE

SITE AREA:	19,616 AC
UNIT DENSITY:	8.82 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	156,000 SF
GSF CLUBHOUSE:	2,890 SF
<b>PARKING REQ'D</b>	
LIVING:	1 PER BEDROOM = 290 SPACES
CLUBHOUSE:	1 PER SP/250 SF OF COMMON AREA = 13 SPACES
MIN. REQ'D:	303 SPACES
MAX. REQ'D:	379 SPACES
<b>PARKING PROVIDED</b>	
STANDARD (SURFACE):	388 SPACES (12 ADA)
GARAGE:	46 SPACES
TANDEMS:	8 SPACES
TOTAL PROVIDED:	442 SPACES (12 ACCESSIBLE)
<b>PARKING STALL DIMENSIONS:</b>	
REQUIRED:	9'x18' - STANDARD
<b>OPEN SPACE:</b>	
REQUIRED:	45% (8.83 AC)
PROVIDED:	>50% (10.29 AC)

NOTES:

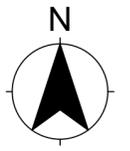
- PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL 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.
  - BUILDING ORIENTATION EXCEPTION ALONG SH114
  - PARKING IN FRONT OF BUILDING EXCEPTION ALONG SH114
  - PARKING IN EXCESS OF THE MAXIMUM ALLOWED WILL PROVIDE 1 ADDITIONAL TREE PER 10 SPACES OVER. (4 TREES)
- 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
<b>SECTION 4.711(D)(6) ENHANCED LANDSCAPING</b>	
STREET TREES	10 PTS
POOL	5 PTS
DOG PARK	5 PTS

**PD SITE PLAN**  
**TLC CHAMPIONS**  
 ZONING CASE NUMBER: Z-22-069  
 FORT WORTH, DENTON COUNTY, TEXAS

19,616 ACRE TRACT OF CALLED 21,394 ACRES  
 (TRACT 1 - PARCEL 2 & TRACT 2 - PARCEL 2)  
 ROANOKE 35/114 PARTNERS, L.P.  
 INST. NO. 2007-21421 & 2014-96174  
 O.P.R.D.C.T.



PROJECT NUMBER:  
 010093001  
 DRAWN BY:  
 ZKL  
 DATE:  
 04/1/2022

**VICINITY MAP**



**SITE DATA**

**Project:** TLC Champions  
**Project Location:** City of Fort Worth, TX  
**Net Urban Forestry Area**

Property - West Side of Double Eagle Blvd	SF	AC
Gross Area of Property	854,472.96	19.616
Regulated Utility Esmts	119,600.66	2.74565
Net Urban Forestry	734,872.30	16.8703

**Property - East Side of Double Eagle Blvd**

	SF	AC
Gross Area of Property	262,081.06	6.01655
Regulated Utility Esmts	41,622.04	0.95551
Net Urban Forestry	220,459.02	5.06104

**Required Tree Canopy Area**

	Percentage	SF	AC
Commercial/Institutional/Public Project	30%		
Industrial	20%		
Urban Ag	30%		
Residential (40%)	40%		
New Subdivision Option	25%		
<b>Multi-Family (50%)</b>	<b>50%</b>	<b>477,665.66</b>	<b>10.9657</b>
Mixed Use/Urban Residential	5%		
Additional 5% if using preservation method B (protected trees)		477,665.66	10.9657
<b>Total required canopy coverage for site (including mitigation)</b>		<b>477,665.66</b>	<b>10.9657</b>

**Preservation/Retention of Existing Canopy**

		SF	AC
Existing tree canopy within net urban forestry area		0.00	0
Preservation Requirement	25%		
Additional 5% if using preservation method B			
Additional preservation option for mitigation of significant tree removal (only use if removing significant trees)			
<b>Total Preservation requirement</b>		<b>0.00</b>	<b>0</b>
Area of existing canopy preserved		0.00	0
<b>Total Preservation credit towards planting</b>		<b>0.00</b>	<b>0</b>

**New Tree Planting**

		SF	AC
Required new planting coverage		477,665.66	10.9657
Large Canopy trees @2000 sf per tree	230	460,000.00	10.5601
Medium Canopy trees @700 sf per tree	30	21,000.00	0.48209
Small Canopy trees @100 sf per trees		0.00	0
<b>Total Planting</b>		<b>481,000.00</b>	<b>11.0422</b>

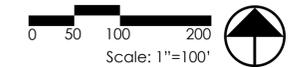


VICINITY MAP



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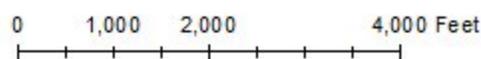
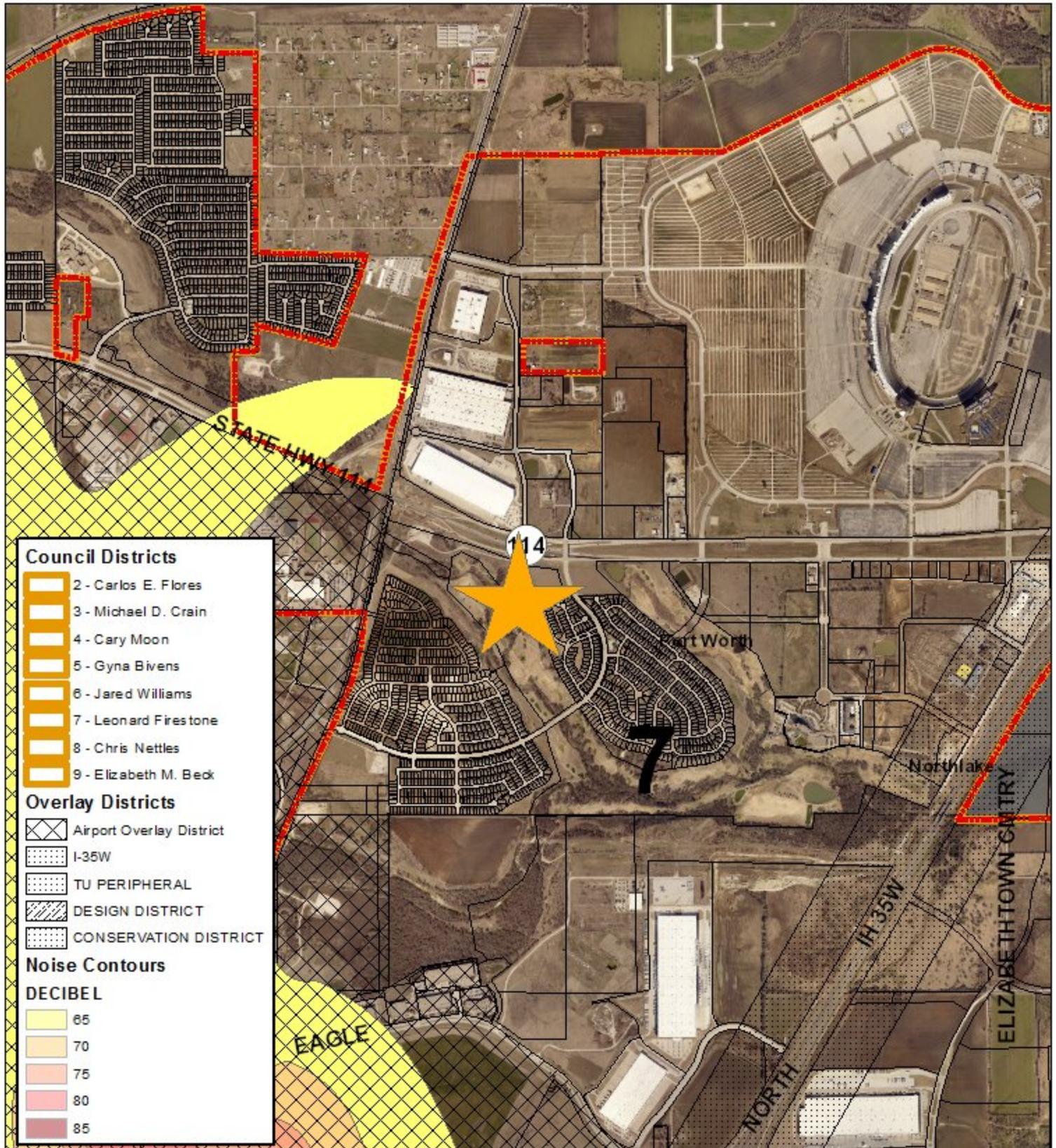
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TLC CHAMPION  
OPEN SPACE EXHIBIT

MAY 04, 2022  
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

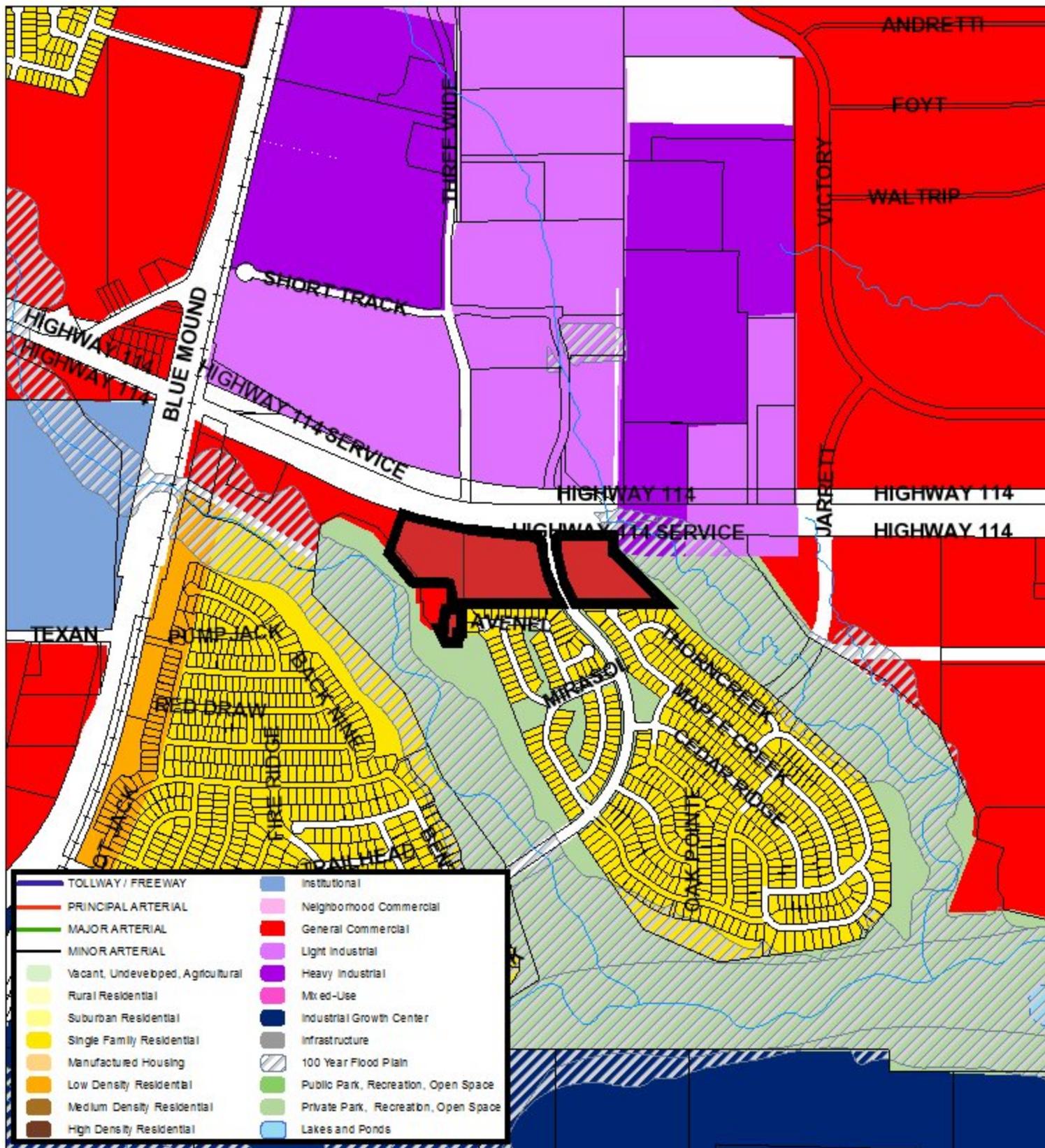
## Area Map





ZC-22-069

# Future Land Use

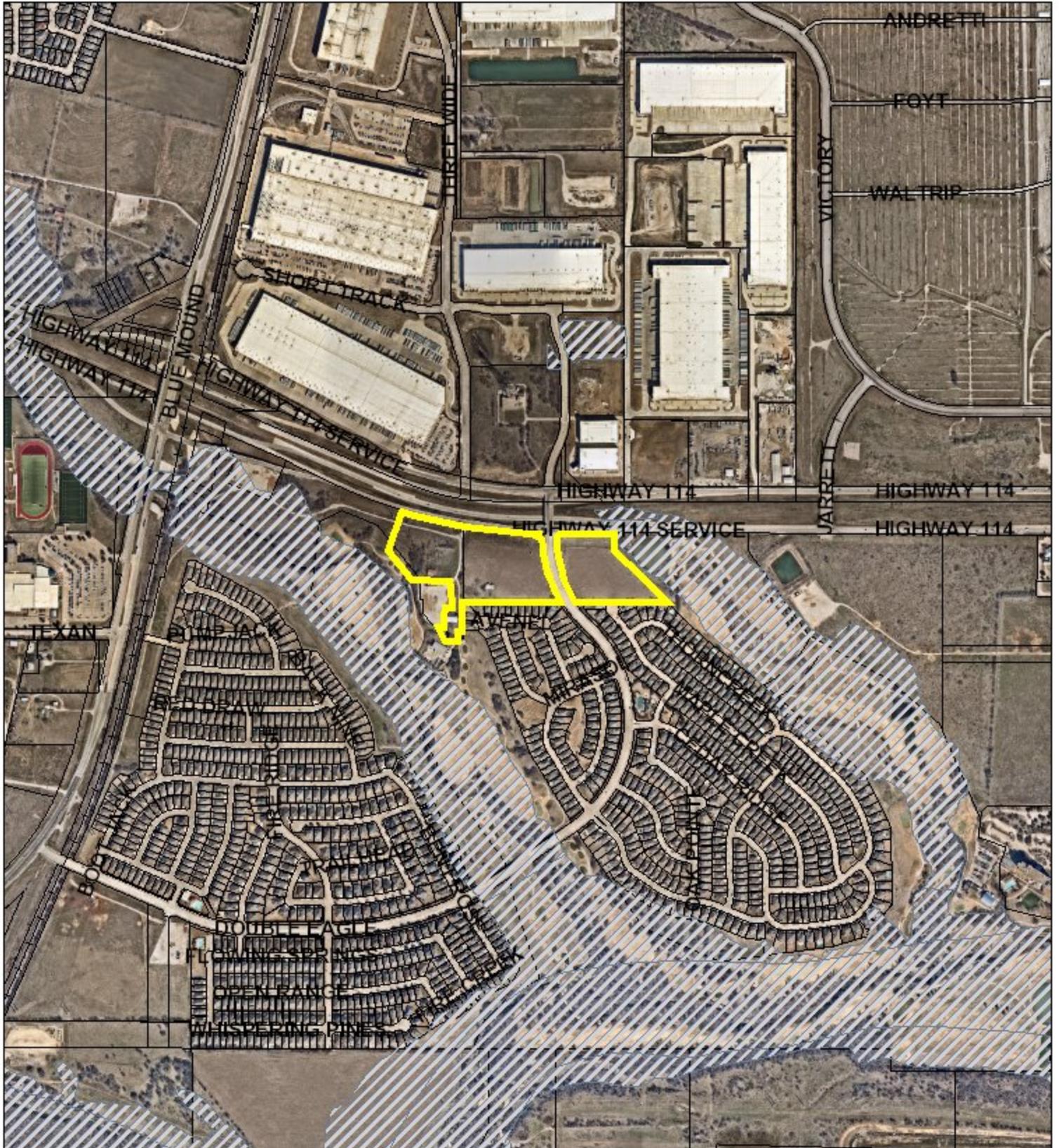


975 487.5 0 975 Feet

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



0 600 1,200 2,400 Feet

