



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 15800 – 15900 blocks Championship Parkway Acreage: 22.9

Proposed Use: Detached Multifamily Development

Request: From: "K" Heavy Industrial
To: Planned Development for all uses in "C" Medium Density Residential with development regulation standards for open space and a waiver to MFD submittal; site plan included; all development standards and waivers are only applicable for detached multifamily development

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

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

Staff Recommendation: **Approval**

Background:

The site is located south of Highway 114 and west of Championship Parkway, less than a mile west of I-35. Across Highway 114 are the grounds of Texas Motor Speedway. The site and surrounding area are currently zoned "K" Heavy Industrial. The applicant is requesting to rezone the site to create a Planned Development based on "C" Medium Density Multifamily with development standards in order to create a Detached Multifamily development, with a site plan included.

These detached multifamily types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has

been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

Because none of the city's zoning districts can accommodate this detached multifamily form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. Detached multifamily developments often have development regulations, because their more single family neighborhood form does not readily comply with the base multifamily districts; these development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal.

This PD is requesting development standards for a reduction in the open space requirement and a waiver to the MFD submittal requirement.

Below is a table showing the "C" district regulations and the proposed "PD/C" regulations, based on the waivers required for the site plan.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	12.23 units per acre
Height	Maximum height 36'	Will comply
Required Yards	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum <u>Interior Side Yard</u> : 5' minimum <u>Corner lot side yard</u> : 20' minimum adjacent to side street	Lot has no ROW frontage, so there is no front yard; all property lines will be reviewed as side yards with 5' required building setback (complies)
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	No ROW frontage, so not applicable
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 495, 9 of which are Accessible	Spaces provided: 555, 14 of which are Accessible
Open Space	Minimum 45%	30% minimum (Provided 31%) (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Provided; street trees N/A due to lack of ROW frontage, providing pool and dog park

Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	No ROW frontage, so not applicable
Façade Variation	Must meet selection of façade variation elements.	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Waiver)

Site Information:

Surrounding Zoning and Land Uses:

- North “K” Heavy Industrial / undeveloped and gas well site
- East “K” Heavy Industrial / undeveloped
- South “K” Heavy Industrial / undeveloped
- West “K” Heavy Industrial / golf course, then single family residential

Zoning History: ZC-18-071 to amend PD1170 to add additional multifamily units, site plan approved, southeast of subject site; effective 7/19/18
 ZC-17-171 (PD1170) from “K” to “PD/D for multifamily development with height up to 42’; site plan approved, southeast of subject site; effective 2/10/18
 ZC-19-059 From “PD502 PD/MU-2, PD1128 PD/D” to Amend PD1128 to expand for additional parking, site plan approved , southeast of subject site; effective 6/20/19
 ZC-17-011 from “PD502 for most MU-2 uses excluding detached single family units” to “PD/D” with waivers to height, parking, and building separation, site plan approved, southeast of subject site; effective 4/27/17

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Northwest ISD

**Not within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “K” Heavy Industrial to PD/C with development standards for a detached multifamily development. Immediately surrounding land uses are undeveloped and a gas well site, with single-family and multifamily in the nearby vicinity.

The proposed zoning **is compatible** at this site.

2. **Comprehensive Plan Consistency – Far North**

The 2021 Comprehensive Plan designates the subject property as General Commercial. Below is an excerpt from Chapter 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

As noted, the Comprehensive Plan lists multifamily residential as an acceptable land use with the General Commercial future land use category. The general area has seen extensive commercial growth, including the Tanger Outlets to the east and commercial growth along Highway 114. The area surrounding this site is largely vacant, which would allow more development to occur. This detached multifamily could support the expansion of those commercial uses.

The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- 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.
- 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.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Attachments:

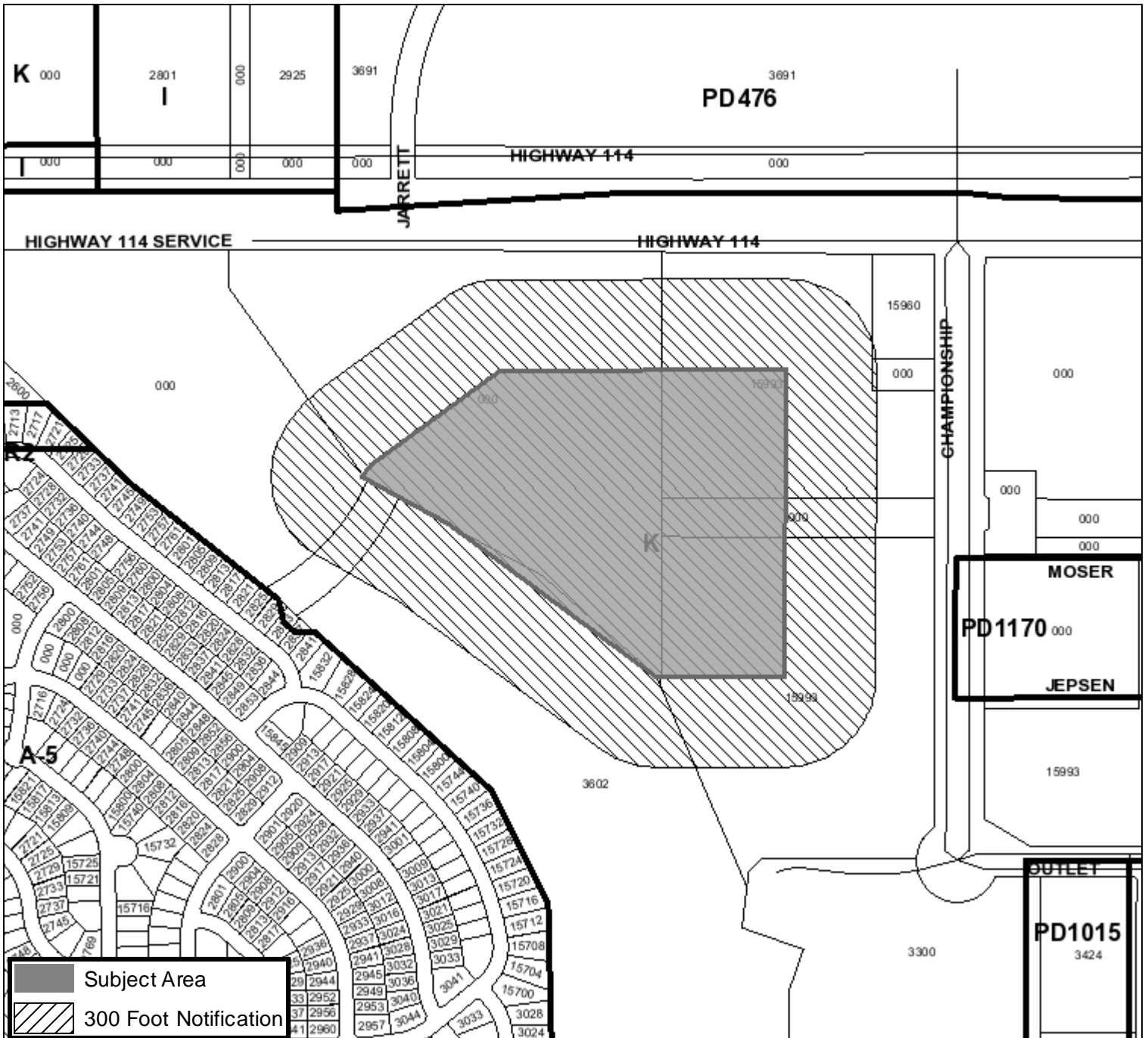
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



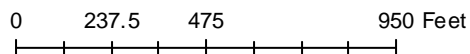
ZC-21-057

Area Zoning Map

Applicant: Roanoke 35/114 Partners, LP
 Address: 15800 - 15900 blocks Championship Parkway
 Zoning From: K
 Zoning To: PD for multifamily uses
 Acres: 22.90401783
 Mapsco: 643S
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: null



	Subject Area
	300 Foot Notification

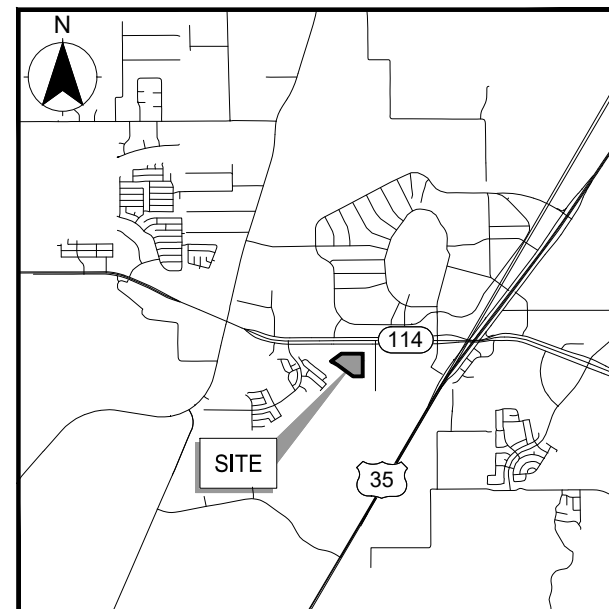


NOTES:

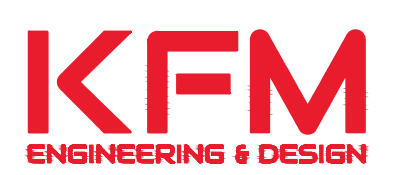
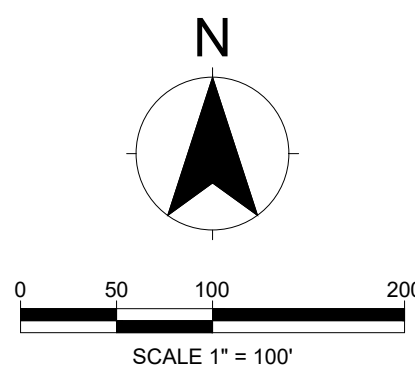
1. PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
2. VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
3. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
 - 3.1. MINIMUM OPEN SPACE OF THIRTY PERCENT (30%)
 - 3.2. A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
4. ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
5. ALL SIGNS WILL CONFORM TO ARTICLE 4.
6. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR 'C', PER 4.711(D)(6), INCLUDING ENHANCED LANDSCAPING.
7. 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.

SITE DATA SUMMARY TABLE

SITE AREA:	22.90 AC
RESIDENTIAL UNITS:	276
UNIT DENSITY:	12.23 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	227,784 SF
GSF CLUBHOUSE:	4,640 SF
PARKING REQ'D	
LIVING:	1 PER BEDROOM = 470 SPACES
CLUBHOUSE:	1 PER 250 GSF = 19 SPACES
TOTAL REQ'D:	495 SPACES
PARKING PROVIDED	
STANDARD:	354 SPACES
GARAGE:	105 SPACES
COVERED PARKING:	96 SPACES
TOTAL PROVIDED:	555 SPACES (14 ACCESSIBLE)
PARKING STALL DIMENSIONS:	9'x18' - STANDARD 9'x22' - PARALLEL
OPEN SPACE:	31% (7.15 AC)



LOCATION MAP
NTS



ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: DAVID PITCHER, PE
PHONE: 214-801-4936

DEVELOPER:
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TEXAS 78206
CONTACT: JEREMY WILLIAMS
PHONE: 972-655-4265

ARCHITECT:
W PARTNERSHIP, INC.
5120 WOODWAY DR, SUITE 8000
HOUSTON, TEXAS 77056
CONTACT: FRED WILSON JR., AIA
PHONE: 713-343-7613

LEGEND

- PROPOSED FIRE HYDRANT
- PARKING CANOPY
- 6' TALL ORNAMENTAL METAL FENCE

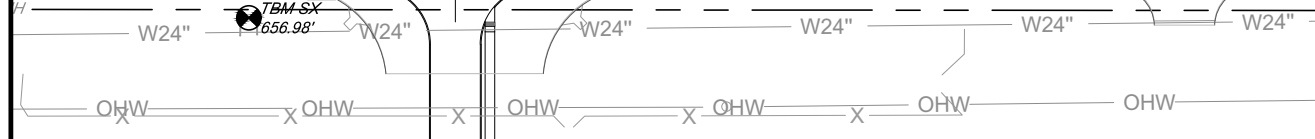
SECTION 4.711(D)(6) ENHANCED LANDSCAPING

STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

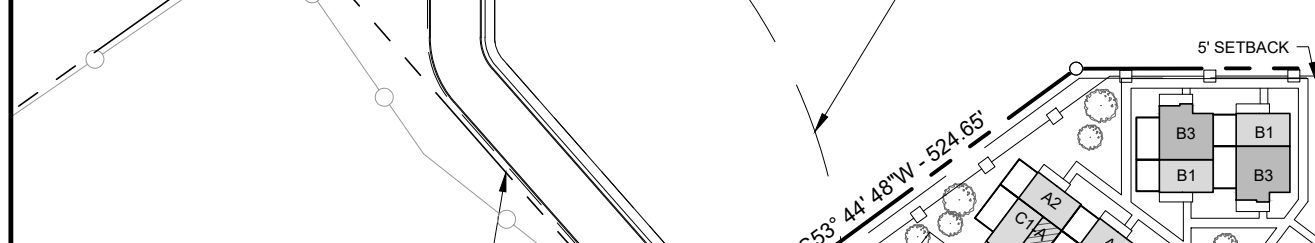
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

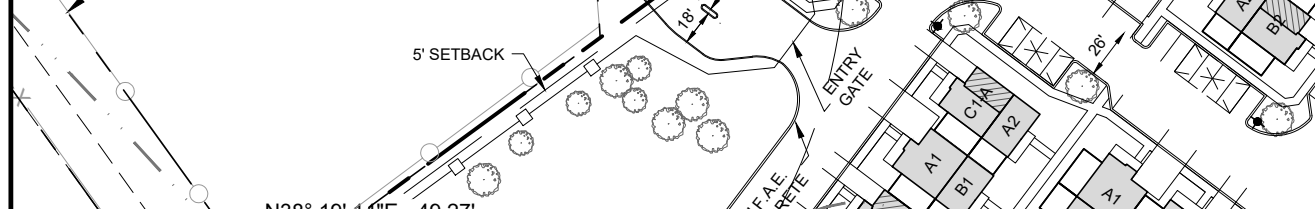
US HWY 114
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



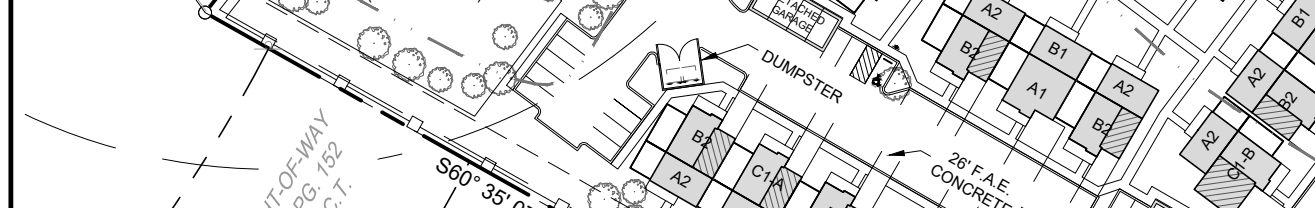
PORTION OF CALLED 67.33 ACRES (TRACT 1 - PARCEL 1)
ROANOKE 35/114 PARTNERS, L.P.
INST. NO. 2007-21421 & INST. NO. 2014-96174
O.P.R.D.C.T.



300' GAS WELL SETBACK



CALLLED 1.738 ACRES WELL PAD SITE "D" XTO ENERGY, INC.
INST. NO. 2014-110049
O.P.R.D.C.T.



CALLLED 212.873 ACRES O'REILLY HOTEL PARTNERS-CHAMPIONS CIRCLE, LLC
INST. NO. 2017-153615 & INST. NO. 2017-153616
O.P.R.D.C.T.



LOT 1, BLOCK 1 BEECHWOOD BUSINESS PARK CABINET R, PAGE 152
P.R.D.C.T.



20' GATHERING PIPELINE EASEMENT (EASEMENT "C") XTO ENERGY, INC.
INST. NO. 2014-110049
O.P.R.D.C.T.

CURRENT ZONING: K, HEAVY INDUSTRIAL

CURRENT ZONING: K, HEAVY INDUSTRIAL
PROPOSED ZONING: PD, PLANNED DEVELOPMENT

CURRENT ZONING: K, HEAVY INDUSTRIAL

RESIDENTIAL UNIT SUMMARY TABLE

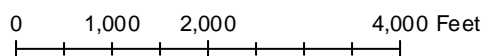
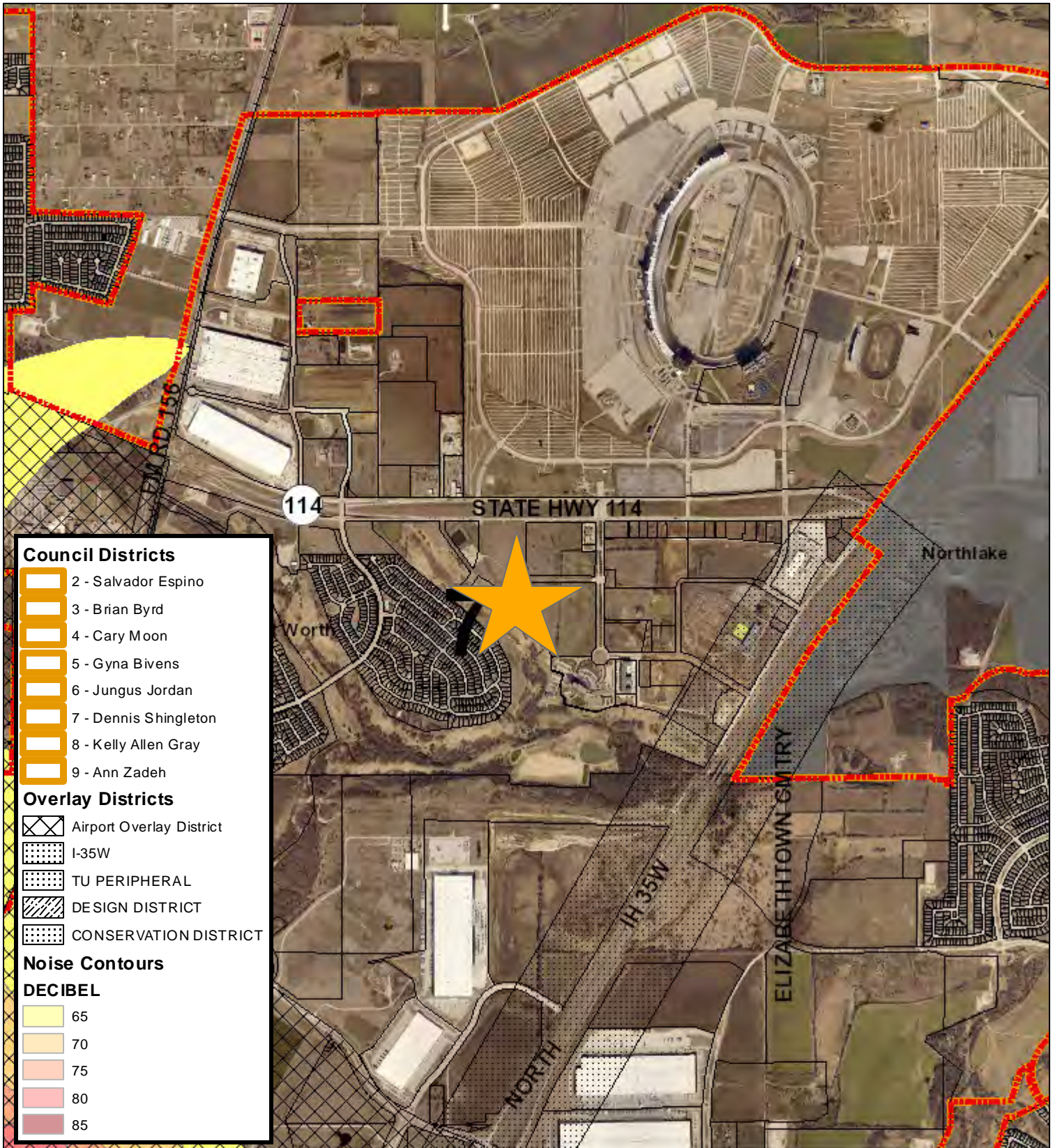
UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	BUILDING DIMENSIONS	QUANTITY
A1	748	1	1	28'x29'	46
A2	782	1	2	17'x28'	64
B1	476	2	2	17'x28'	72
B2	1114	2	2	28'x29'	38
B3	1124	2	2	28'x29'	28
C1-A	1273	3	2	28'x29'	21
C1-B	1217	3	2	29'x38'	7
TOTAL UNITS:					276
GSF:					227,784

PD SITE PLAN
TMS CHAMPIONS HAPT
ZONING CASE NUMBER: ZC-21-057
FORT WORTH, DENTON COUNTY, TEXAS

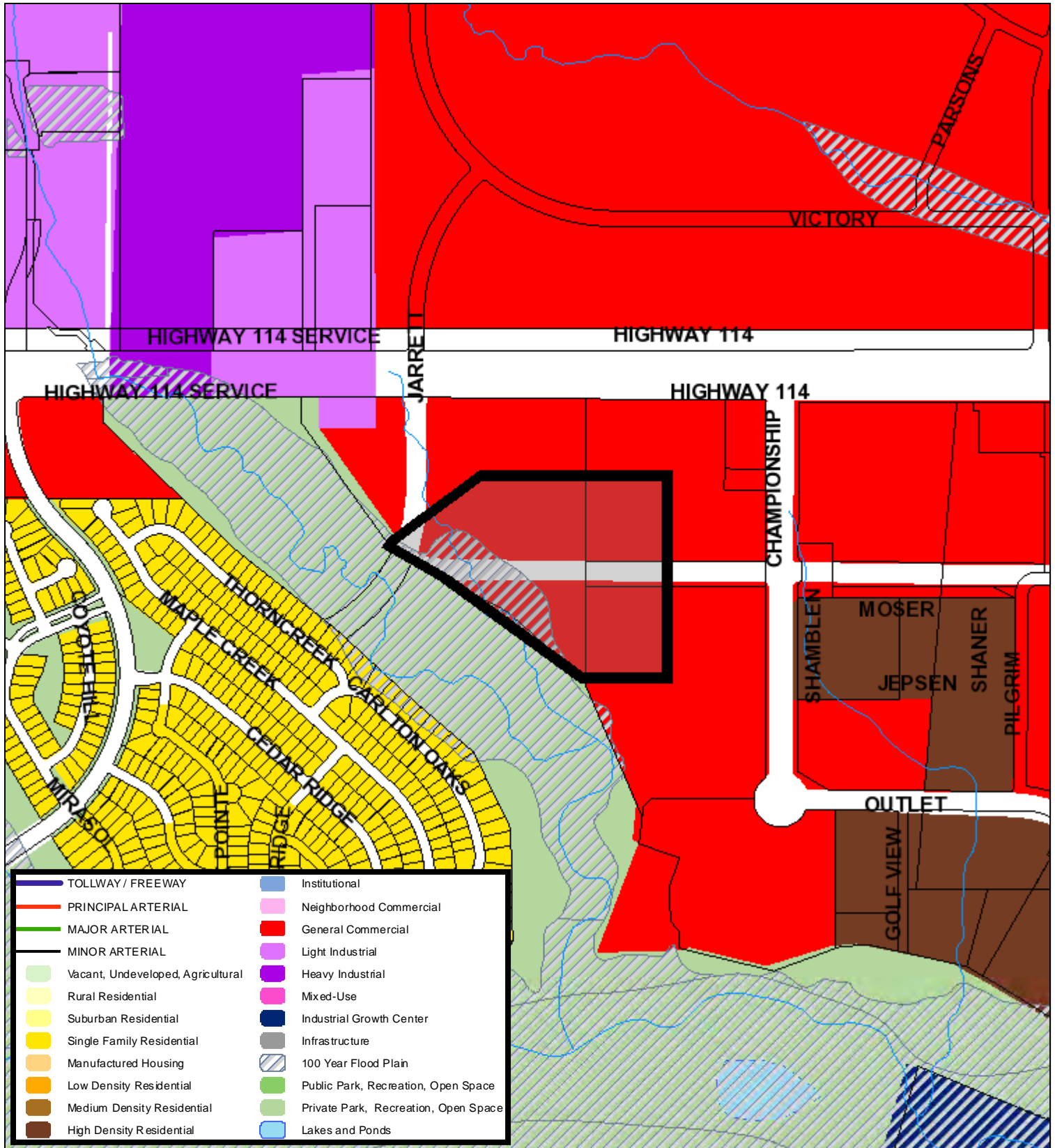
22.90 ACRE TRACT OF CALLED 67.33 ACRES (TRACT 1 - PARCEL 1)
ROANOKE 35/114 PARTNERS, L.P.
INST. NO. 2007-21421 & INST. NO. 2014-96174
O.P.R.D.C.T.

DATE: 5/4/2021

Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

670 335 0 670 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



0 412.5 825 1,650 Feet

