



# Zoning Staff Report

**Date:** August 12, 2025

**Case Number:** ZC-25-101

**Council District:** 10

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Roanoke 35/114 Partners LP & Roanoke 35/114 O&G Partners LP / Winkelmann & Associates, Inc., Michael Clark / Grey Dove Investments, Doug Stratton

**Site Location:** 15888 Championship Parkway

**Acreage:** 6.74

### Request

**Proposed Use:** Multifamily

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

To: “PD/D” Planned Development for all uses in “D” High Density Multifamily excluding boarding home facility, fraternity or sorority house, group homes I and II with development standards for reduced open space, increase to 34 units per acre, reduced front yard setback 10 ft.; 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 7-0**

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## Project Description and Background

The subject property, encompassing 6.74 acres, is currently a vacant lot situated adjacent to “PD1170” and across the street from “PD1432”, both are planned developments for multifamily based on “C” Medium Density Multifamily and “D” High Density Multifamily. The applicant is requesting "PD/D" Planned Development for all uses in "D" High Density Multifamily excluding certain uses with development standards up to 34 units per acre, reduction in open space, and a front yard setback at 10 ft.; site plan included. Directly to the south of the property is a vacant lot, across Outlet Boulevard is multifamily. Directly to the west is proposed for multifamily and existing multifamily. Directly to the east is Tanger Outlet Mall.

The applicant proposes to construct a multifamily development, consisting of 269 units (34 units per acre), building height at 43 ft., open space at 23%, and a 10 ft. front yard setback, as stated in the zoning application. This development could serve as another catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

### DETAILED PROJECT DESCRIPTION

The project is a 4-story multifamily development with units fronting the perimeter streets and parking internalized. There will be a clubhouse with amenities as well as a small dog park. The facility will be gated with a single entry from Outlet Boulevard and a secondary exit on Championship Parkway. The buildings will be constructed of brick and stucco.

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

Standard	D Zoning	Proposed PD/D
Setback	Minimum front yard setback 20 ft.	Development Standard required (10 ft. along Championship and Outlet Boulevard)
Open Space	35% minimum	Development Standard required (23% provided)
Units per acre	32 maximum units per acre	Development Standard required 34 units per acre requested

Facing East



Facing South



### Recent Zoning History

North	“PD1170” Planned Development for “D” High Density Multifamily, height up to 45’, plus additional units; site plan approved / multifamily; Approved by Council 4/2018
East	“PD1170” Planned Development for “D” High Density Multifamily with height up to 45’ plus additional units; site plan approved / vacant; Approved by Council 4/2018
South	“PD1015” Planned Development for “MU-2” High Intensity Mixed-Use excluding detached single-family with waivers / multifamily; Approved by Council 7/2014
West	“PD1432” "PD/C" Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with development standards; site plan approved / vacant; Approved by Council 5/2025

## 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 June 27, 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 June 27, 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 consists of multifamily to the north and south, vacant, commercial and retail to the east, proposed multifamily to the west. The applicant seeks to rezone the property to build multifamily, the adjacent property is zoned “PD1170” Planned Development for a “C” multifamily and the nearest one-family zoning district is to the west of the site more than 250 feet away.

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

### Comprehensive Plan Consistency- FLU Map and Policies

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-D” **is consistent** with the Comprehensive Plan policies.

## Site Plan Comments

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### Zoning and Land Use Comments:

- \* Maximum units per acre is 32 (Waiver required for more units per acre)
- \* Minimum front yard setback is 20 ft. (Waiver required for less)
- \* Required Open Space is 35%. (Waiver required for less)
- ~~\* Fencing is not permitted in front of the building along Championship Parkway and Outlet Boulevard (Waiver required)~~
- ~~\* Along Outlet Boulevard there are two parking spaces in front of the building. Remove or relocate or a waiver will be required.~~
- \* Any gates proposed at the entrances needs to be indicated on the site plan.
- \* Any carports proposed need to be indicated on the site plan.

### Fire Department Comments:

#### Comments

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

Fire lanes, access, and fire lane/building hose lay shown as compliant.

Section 503.1.1 Buildings and Facilities

Section 503.1.6 Secondary Access

Section 503 Fire Lanes

Gates will required Knox keyed devices. Permit required for electrically operated gates.

Section 503.6 Security Gates

Availability of sufficient address numbers will determined need for named Emergency Access Easements.

Additional hydrants will be required to meet the following.

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line

Maximum of 500 ft. hose lay distance to all points of building.

Be mindful of the location of the Fire Dept Connection for the following:

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided: 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3)

#### General Comments

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>

#### Transportation Comments:

##### Comments

TDS (Stu Burzette, 817-392-2593, [stuart.burzette@fortworthtexas.gov](mailto:stuart.burzette@fortworthtexas.gov))

All comments FYI:

Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by Transportation Development Services, may be prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to TDS ([tds@fortworthtexas.gov](mailto:tds@fortworthtexas.gov)). Previous decisions regarding this need may apply.


Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for road improvements based on the site's impact on the roadway system prior to final platting of any phase. Previous assessments may apply.

Developer may be responsible for constructing a left turn lane in the median on Outlet Blvd

Sidewalks and street lights will be required on all street frontages if not currently existing

a. sidewalk width will likely need to match the surrounding developments

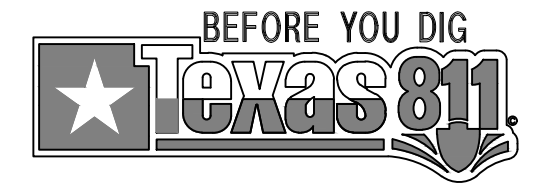
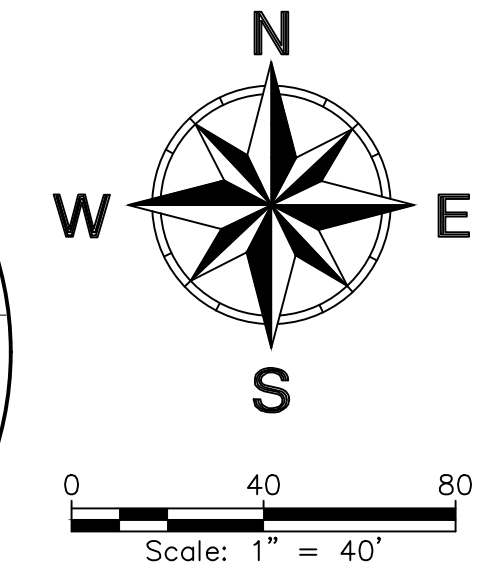
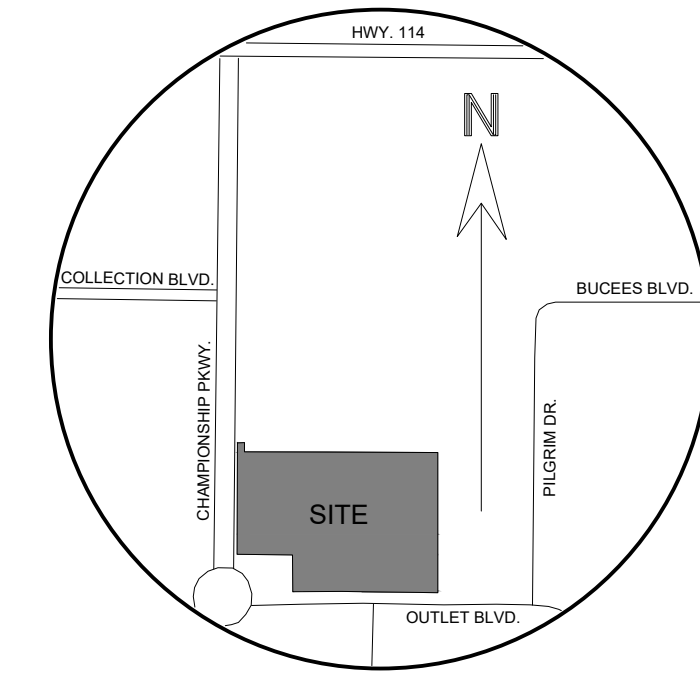
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***



CHAMPIONSHIP PARKWAY  
(120' right-of-way)  
CABINET PAGE 152

LAND USE: APARTMENT  
ZONING: PD-1170  
  
LOT 2R1, BLOCK 3  
CHAMPIONS CIRCLE  
ADDITION  
INST. NO. 2019-112  
ALTA CHAMPIONS CIRCLE,  
LP  
INST. NO. 2018-142184

LINE TABLE			CURVE TABLE						
LINE #	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B	
L3	S89°59'53"E	20.00'	C3	63°09'10"	20.00'	22.04'	20.95'	N58°25'31"W	
L4	S00°00'03"E	20.00'	C4	58°55'38"	20.00'	20.57'	19.67'	N29°27'52"W	



VICINITY MAP  
NOT TO SCALE

- NOTES:
1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.712 (D)(6).
  2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

SITE PLAN LEGEND

- ① NUMBER OF PARKING SPACES
- ♿ ACCESSIBLE PARKING SPACE
- ENTRANCE/EXIT FROM BUILDING
- ▭ PROPOSED FIRELANE

SITE DATA TABLE	
LOT 2R2	
EXISTING ZONING	K
PROPOSED ZONING	PD-D
LAND AREA	6.741 GROSS ACRES
BUILDING HEIGHT	43 FEET (4 stories)
APARTMENT BUILDINGS	77,420 SF
	269 UNITS
PARKING REQUIRED	
369 BEDROOMS	369 SPACES
5,250 SF AMENITY/250	21 SPACES
TOTAL PARKING REQUIRED	390 SPACES
PARKING PROVIDED	
SURFACE PARKING	368 SPACES
DETACHED GARAGE	24 SPACES
TOTAL PARKING PROVIDED	392 SPACES
PROVIDED PARKING RATIO	1.46 SPACES/UNIT
HANDICAP REQUIRED	8 SPACES
HANDICAP PROVIDED	14 SPACES
OPEN SPACE	1.638 ACRES (24%)

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

OPEN SPACE = 23%  
REQUEST WAIVER FOR MIN. 35% REQ.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

**PD SITE PLAN**  
**CIRCLE PARK APARTMENTS**  
**NEC OUTLET BLVD. & CHAMPIONSHIP PKWY**  
CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
6.741 ACRES  
ZONING CASE NUMBER: ZC-25-XXX  
DATE OF PREPARATION: APRIL 7, 2025

<b>DEVELOPER:</b> DOUG STRATTON GRAY DOVE INVESTMENTS 15921 CRANES MARSH CT. BABCOCK RANCH, FL 33982 (248) 761-6834	<b>OWNER:</b> ROANOKE 35/114 PARTNERS LP & ROANOKE 35/114 O&G PARTNERS LP 201 MAIN STREET, SUITE 2600 FORT WORTH, TX 76102
<b>ENGINEER:</b> MICHAEL CLARK WINKELMANN & ASSOC., INC. 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (214) 801-7216	<b>ARCHITECT:</b> XIWEI CHEN HUMPHREYS & PARTNERS ARCHITECTS 5339 ALPHA ROAD, SUITE 300 DALLAS, TX 75240 (214) 269-5162

LAND USE: GENERAL COMMERCIAL  
ZONING: K

REMAINING LOT  
1.125 AC.  
(49,007 S.F.)

PROPOSED LOT  
6.741 AC.  
(293,654 S.F.)

REMAINDER OF  
ROANOKE 35/114 PARTNERS LP  
& ROANOKE 35/114 O&G PARTNERS LP  
(TRACT 3)  
INST. NO. 2007-21421

LOT 1, BLOCK 3  
CHAMPIONS CIRCLE  
ADDITION  
INST. NO. 2019-112  
ALTA CHAMPIONS CIRCLE,  
LP  
INST. NO. 2018-142184

LAND USE: VACANT  
ZONING: PD

MINIMUM 6-FOOT  
PERIMETER FENCE

15' PRIVATE  
DRAINAGE EASEMENT  
INST. NO. 2018-142186

OPEN SPACE DIAGRAM - N.T.S.

OUTLET BOULEVARD  
(100' right-of-way)  
INST. NO. 2015-133

LAND USE: APARTMENT  
ZONING: PD

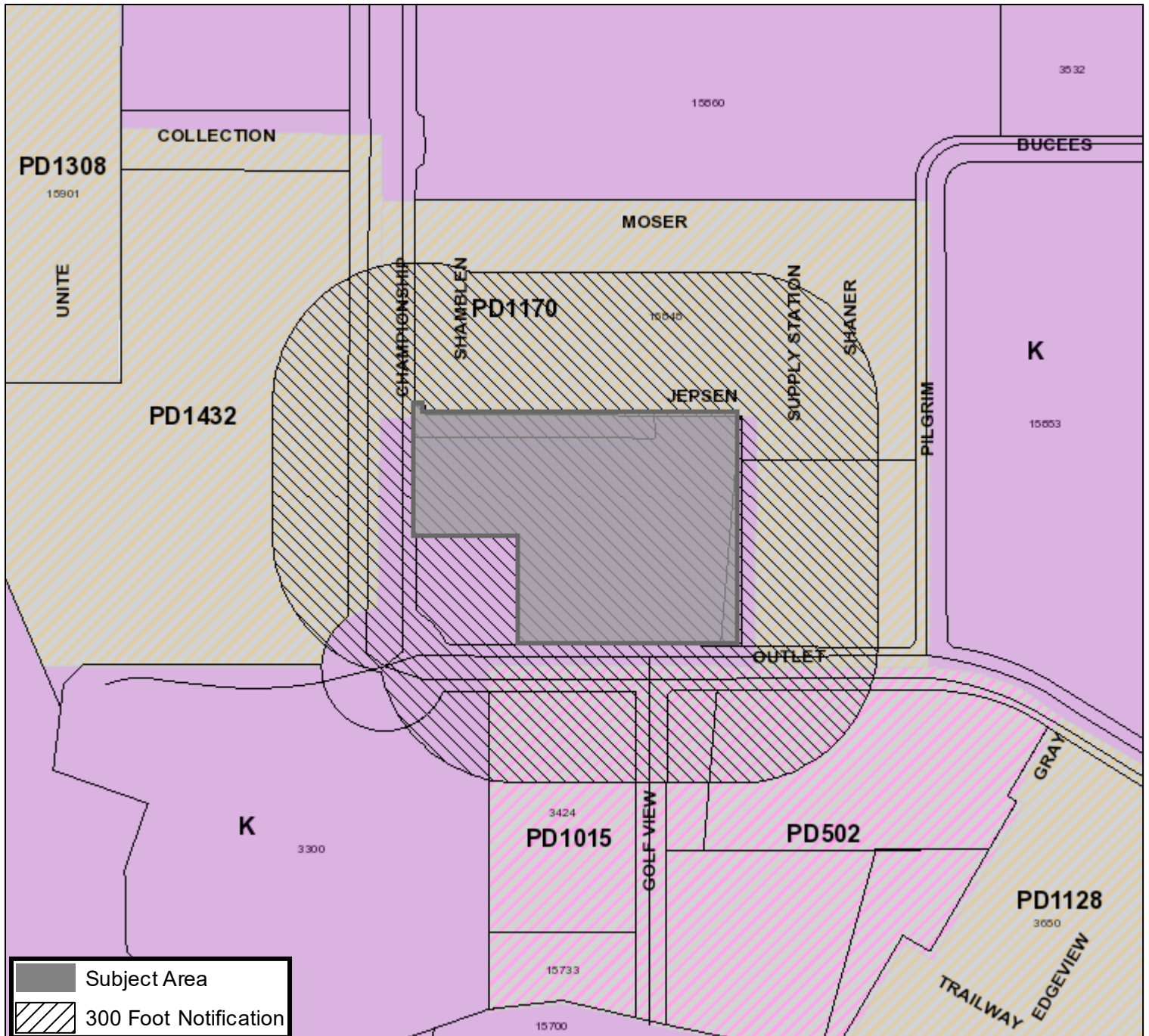




ZC-25-101

## Area Zoning Map

Applicant: Roanoke 35/114 Partners and O&G Partners  
Address: 15836 & 15888 Championship Parkway  
Zoning From: K  
Zoning To: PD for D uses with waivers to density, open space, setbacks, height, and fencing  
Acres: 6.741  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 7/9/2025  
Contact: 817-392-7869

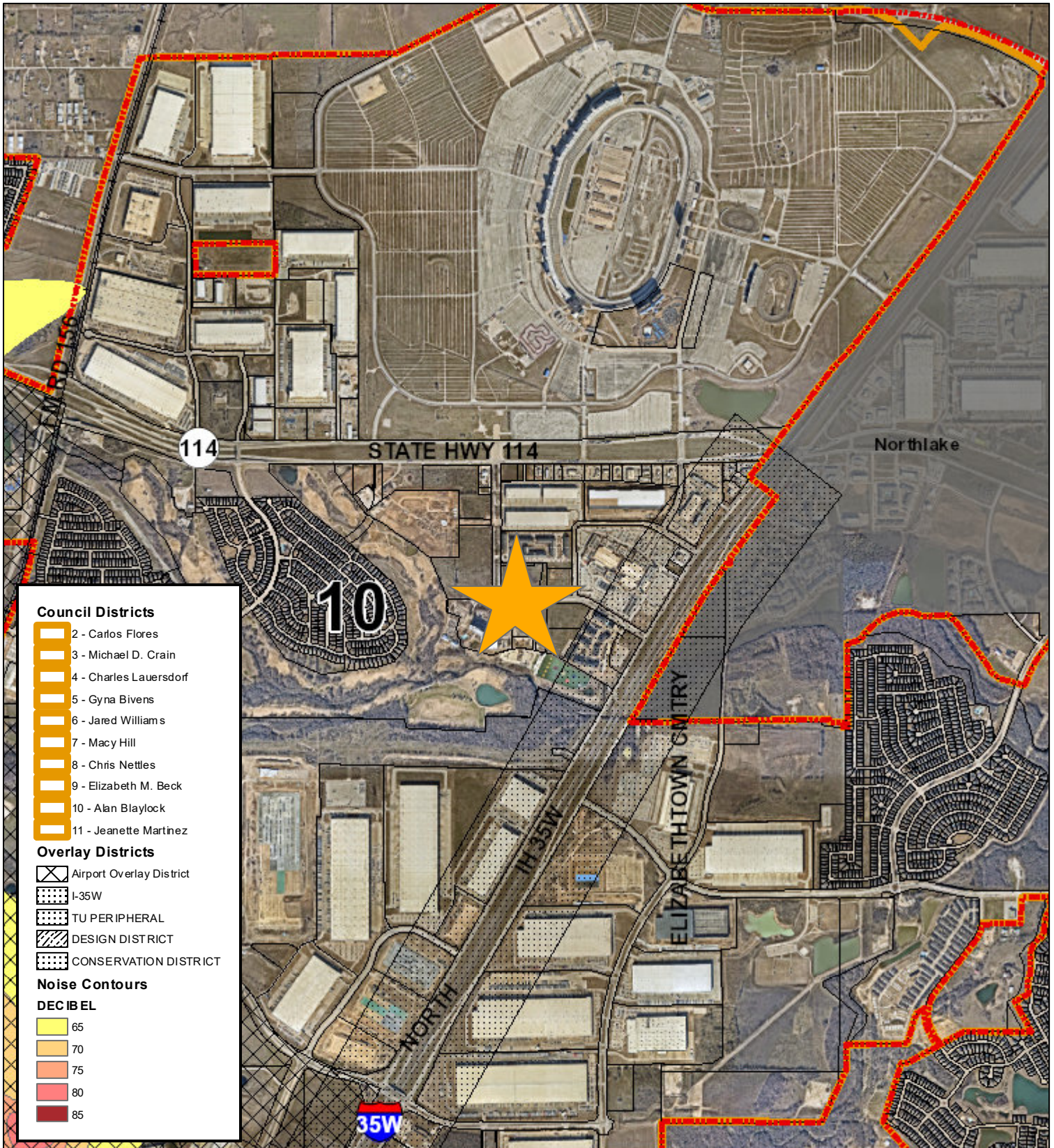


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### Area Map



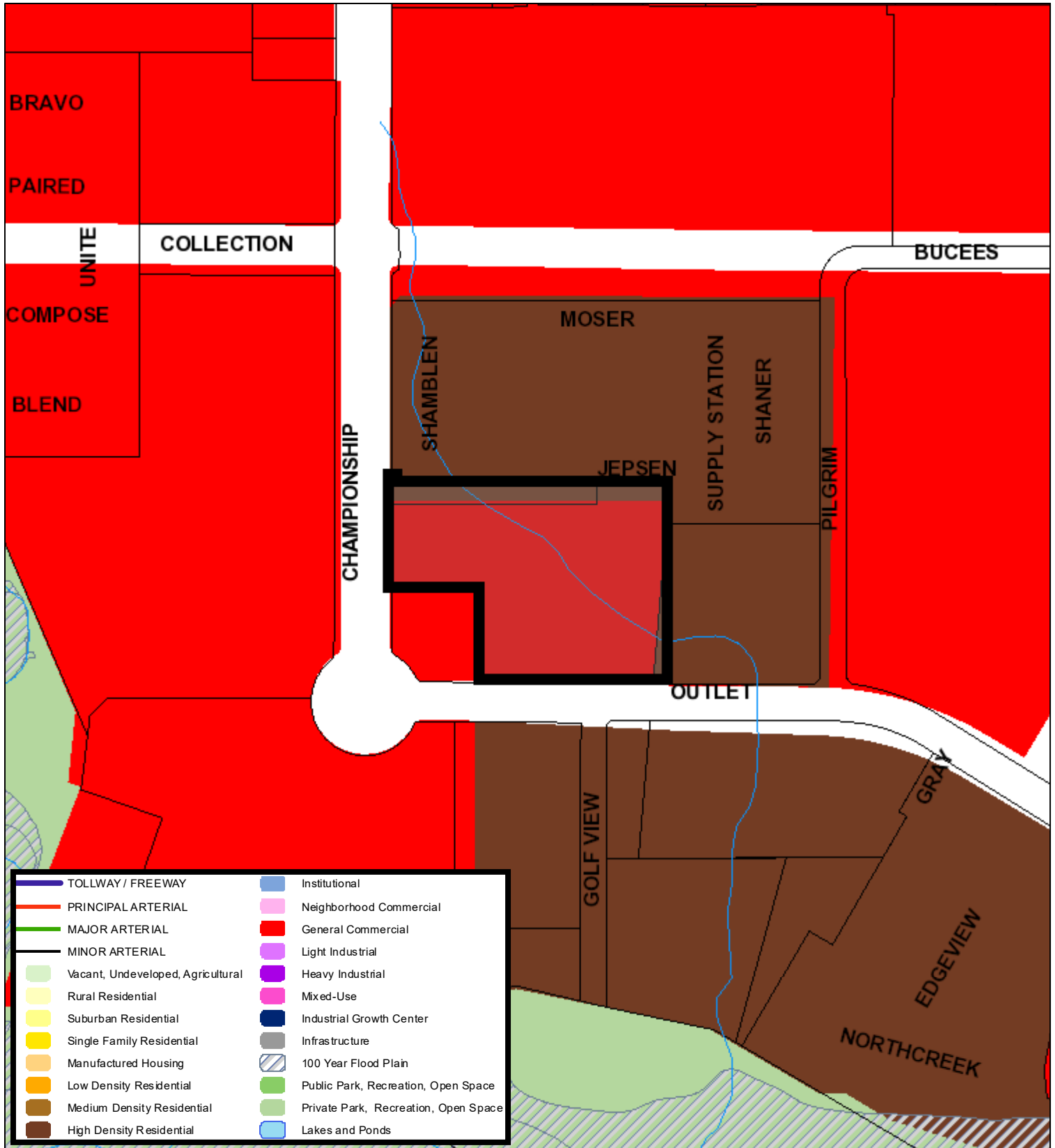
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ZC-25-101

## Future Land Use



330 165 0 330 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.







ZC-25-101

## Aerial Photo Map



0 212.5 425 850 Feet

