



Zoning Staff Report

Date: June 09, 2026

Case Number: SP-26-006

Council District: 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Roanoke 35/114 Partners, LP

Applicant: Cerco Development, Inc., Zach Johnson / KFM Engineering & Design, David Pitcher

Site Location: 15801 Championship Parkway

Acreage: 17.12 ac

Request

Proposed Use: Multifamily

Request: To: Amend “PD1432” site plan to remove detached multifamily dwelling units

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 10-0

Project Description and Background

The subject property is located at the northwest corner of Outlet Boulevard and Championship Parkway. The subject property is zoned “PD1432” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with development standards for reduction in open space, reduction in parking, increase in height, existing tree preservation, MFD submittal waived; site plan approved. The applicant is requesting to amend the site plan to build traditional multifamily units and adhere to the development standards for parking at 1.5, if over parked they will plant additional trees, existing tree preservation and MFD submittal waiver, previously approved by City Council.

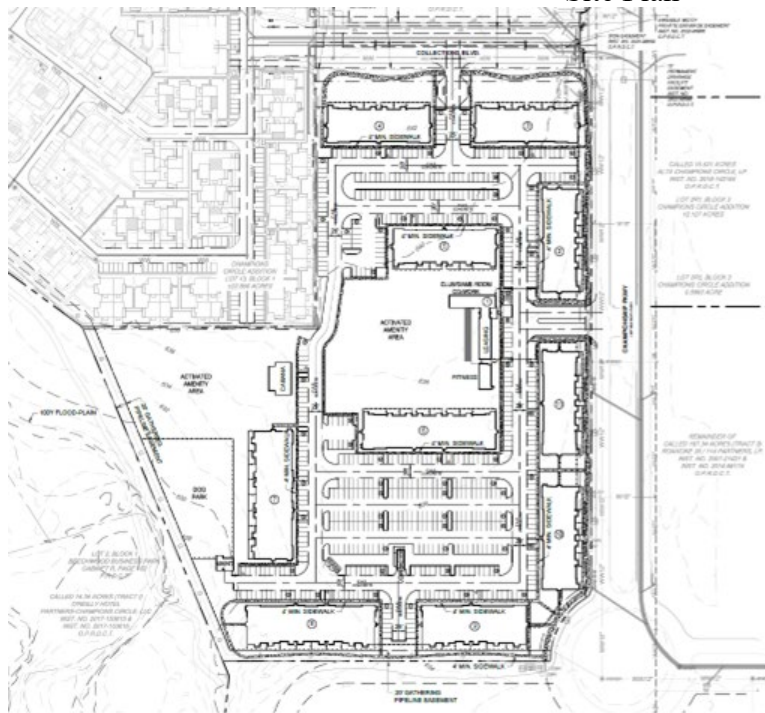
The applicant provided the following project description:

THE PREVIOUS PD SITE PLAN WAS A SPECIFIC PLAN BASED ON A PREVIOUS DEVELOPER WHO DID NOT MOVE FORWARD WITH THE PROJECT. IN ORDER FOR THE CURRENT DEVELOPER TO MOVE FORWARD WITH THE PROJECT, THE PD SITE PLAN MUST BE REVISED TO REFLECT THE CURRENT DEVELOPER'S PRODUCT AND AMENITY PACKAGE. THE FOLLOWING LIST IS A SUMMARY OF CHANGES MADE TO THE PREVIOUS PD SITE PLAN:

- TOTAL MULTIFAMILY BUILDING AREA INCREASED FROM 347,183 SF TO 355,836 SF
- TOTAL BEDROOMS DECREASED FROM 636 TO 534
- TOTAL UNITS INCREASED FROM 282 TO 396
- COTTAGE-STYLE UNITS REMOVED, ALL MF BUILDINGS ARE 3-STORY WALK-UP

ALL PREVIOUS PD WAIVERS ARE MAINTAINED FROM PREVIOUS SITE PLAN, NO ADDITIONAL WAIVERS REQUESTED

Site Plan



SITE DATA SUMMARY TABLE

SITE AREA	17.02 AC (2,175,517 SF)
UNIT DENSITY	23.00 UNITS PER ACRE (24 MAX)
GOP RESIDENTIAL	36,454 SF
GOP CLUBHOUSE	4,807 SF
PARKING SPACES	13 SPACES PER UNITS/18 SPACES PER 200 SF OF COMMON AREA/28 SPACES TOTAL
MINIMUM PAVES	402 SPACES (12 ADA)
PARKING PROVIDED	443 SPACES (12 ADA)
COLUMBARIUM	18 SPACES (12 ADA)
TOTAL PROVIDED	461 SPACES (12 ADA)
PARKING STALLS DEMONSTRATED	2416 - (STANDARD)
OPEN SPACE REQUIRED	48,017 SF (1.40 AC)

SECTION 4 (7)(1)(D) ENHANCED LANDSCAPING

STREET TREES	NA
PODS	4 FT2
DOG WASH	5 FT2

BUILDING GROSS AREA (SQUARE FEET)

FLOOR	ONE	TWO	THREE	TOTAL
BUILDING 1 - CLUB	4,807			4,807
BUILDING 2 - BT10	12,040			12,040
BUILDING 3 - BT10	12,040	11,626	11,626	35,286
BUILDING 4 - BT10	12,040	11,626	11,626	35,286
BUILDING 5 - BT10	12,040	11,626	11,626	35,286
BUILDING 6 - BT10	12,040	11,626	11,626	35,286
BUILDING 7 - BT10	12,040	11,626	11,626	35,286
BUILDING 8 - BT10	12,040	11,626	11,626	35,286
BUILDING 9 - BT10	12,040	11,626	11,626	35,286
BUILDING 10 - BT10	12,040	11,626	11,626	35,286
BUILDING 11 - BT10	12,040	11,626	11,626	35,286
BUILDING 12 - GARAGE	700			700
BUILDING 13 - GARAGE	2,346			2,346
TOTAL	144,202	118,206	118,206	380,614

KFM
ENGINEERING & DESIGN

ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPIUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: DAVID FITCHER, PE
PHONE: 488-888-0536

DEVELOPER:
ENDAVOR REAL ESTATE GROUP
500 W 5TH STREET
SUITE 700
AUSTIN, TEXAS 78701
CONTACT: ZACH JOHNSTON
PHONE: (817) 707-8164

ARCHITECT:
STENBERG DICKY COLLABORATIVE
8105 WASHINGTON AVE.
SUITE 250
HOUSTON, TEXAS 77067
CONTACT: KAYOTTE WINTERS
PHONE: (713) 553-1777

RESIDENTIAL UNIT SUMMARY TABLE

UNIT TYPE	TOTAL UNITS	TOTAL # OF BEDS	AVG. SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE
STUDIO	258	258	479	123,582
2BD/2BA	138	276	41,171	142,202
TOTAL	396	534	490	365,784

- GENERAL NOTES:**
1. PERMITTED DEVELOPMENT FOR ALL USES BY CITY ZONING REGULATIONS.
 2. UNITS OF THIS PLAN AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL UNITS SHALL BE CONSTRUCTED TO MEET THE CITY OF AUSTIN REQUIREMENTS FOR EXTERIOR WALL MATERIALS AND COLORS. THE PROJECT SHALL COMPLY WITH SECTION 12.11 LANDSCAPING AND SECTION 12.12 EXTERIOR WALL MATERIALS AND COLORS. THE PROJECT SHALL PROVIDE ARCHITECTURAL, SAFETY, ACCESSIBLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
 3. ALL EXTERIOR WALL MATERIALS AND COLORS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL UNITS SHALL BE CONSTRUCTED TO MEET THE CITY OF AUSTIN REQUIREMENTS FOR EXTERIOR WALL MATERIALS AND COLORS. THE PROJECT SHALL PROVIDE ARCHITECTURAL, SAFETY, ACCESSIBLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
 4. THE BUILDING IS TO HAVE AN AUTOMATIC SPRINKLER SYSTEM COMPLIANT WITH THE CITY OF AUSTIN REQUIREMENTS FOR EXTERIOR WALL MATERIALS AND COLORS. THE PROJECT SHALL PROVIDE ARCHITECTURAL, SAFETY, ACCESSIBLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
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 7. THE PROJECT SHALL PROVIDE ARCHITECTURAL, SAFETY, ACCESSIBLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.

DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

PD SITE PLAN
CHAMPIONS CIRCLE MF
ZONING CASE NUMBER: PD-1432
PORT NORTH, DENTON COUNTY, TEXAS
17.021 ACRE TRACT

Source: Google Maps subject property facing west



Source: Google Maps subject property facing south



Surrounding Zoning and Land Uses

- North “K” Heavy Industrial / commercial development, vacant land
- East “PD1170” Planned Development for “D” High Density Multifamily, “PD1451” Planned Development for “D” High Density Multifamily with development standards / multifamily, vacant land
- South “K” Heavy Industrial / hotel
- West “A-5” One-Family and “K” Heavy Industrial / single family, golf course

Recent Zoning History

ZC-25-101, PD1451 “PD/D” Planned Development for all uses in “D” High Density Multifamily excluding certain uses with development waivers to open space, maximum units per acre, reduced front yard setback site plan approved; approved, August 12, 2025, subject property to the east.

ZC-25-026, PD1432 “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with development standards for reduction in open space, reduction in parking, increase in height, no urban forestry for existing preservation, MFD site plan waived; site plan approved; Approved April 8, 2025, subject property.

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. FYI: Additional tree planting will be required if parking exceeds the maximum of 125%.

(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.)

Stormwater

No Comment

Fire

Comments

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

FYI comments for MFD:

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplattng@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

Two points of access are required from projects having more than 100 units.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.

Hydrant requirements:

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

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

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

DSD Transportation

No Comment

DSD Water Engineering

No Comment

PARD Department

Comments

The Neighborhood and Community Park Dedication Policy (PDP) will apply to this development; fees in lieu of parkland dedication will be required. Fees are building permit year dependent. All fees must be paid in full, at or before the time of applying for a final inspection/certificate of occupancy; no CO will be issued until the PDP fees have been paid. A copy of the policy and fee task sheet can be found in the 'documents' tab. For questions, please contact:

Jeremy Williams

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 1, 2026**.

Posted Notice

A sign was erected on the property on **May 1, 2026**.

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 **May 1, 2026**:

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

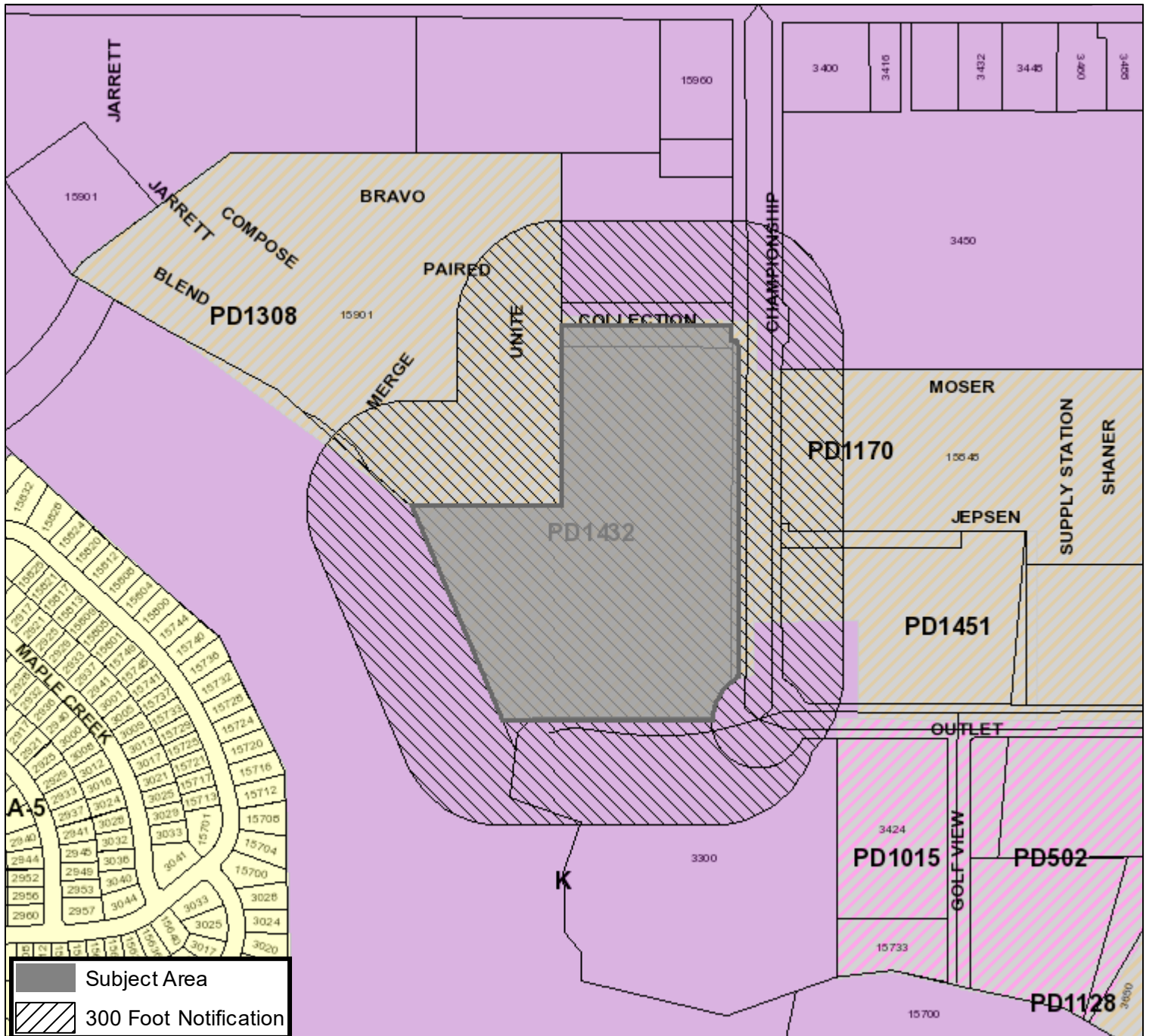
**Closest registered Neighborhood Association*

Sign posted on May 1, 2026

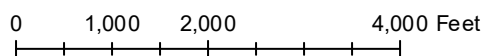
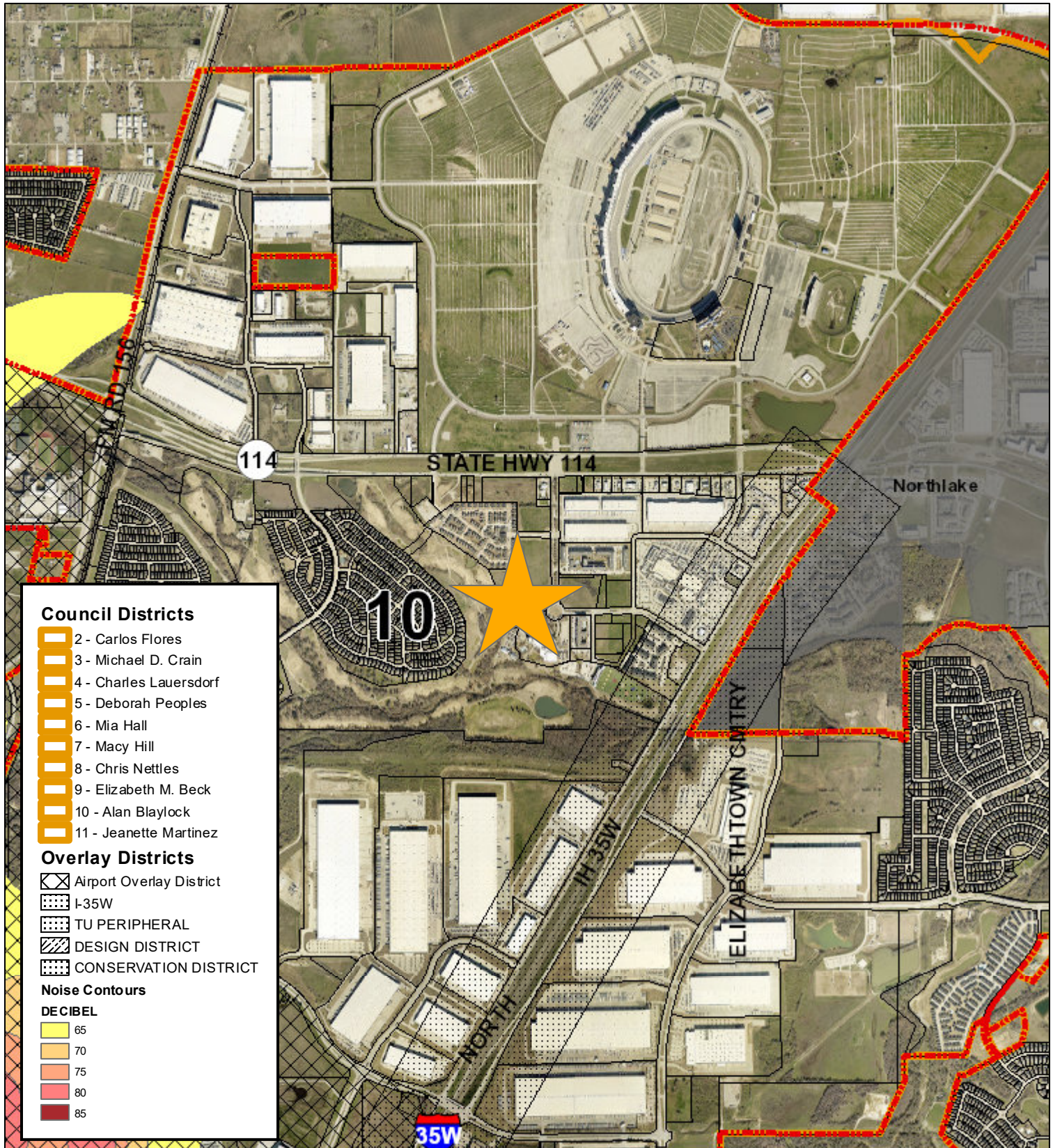


Area Zoning Map

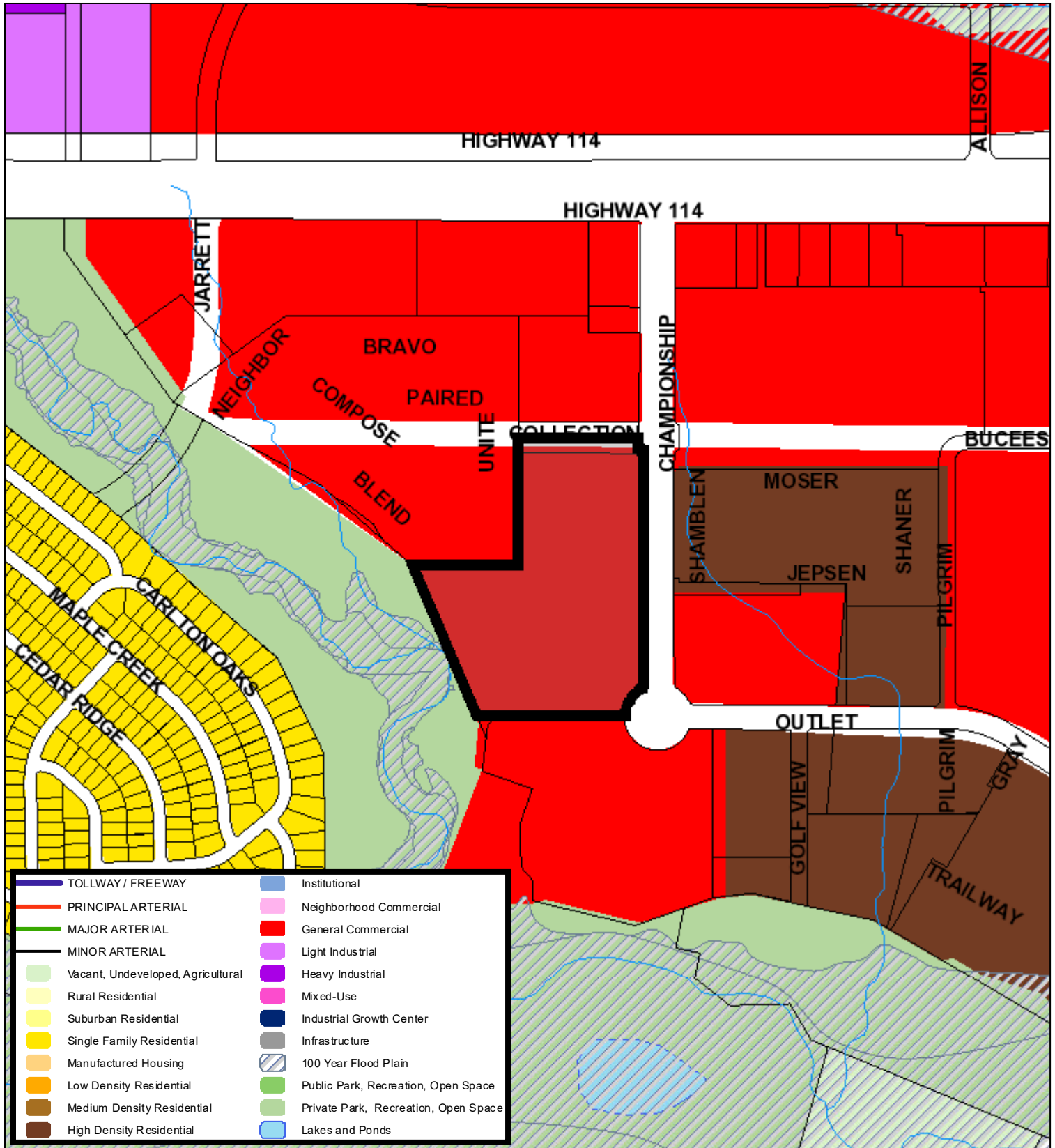
Applicant: Roanoke 35/114 Partners/Cerco Devlpmt/KFM Engineer
 Address: 15801 Championship Parkway
 Zoning From: PD 1342 for "C" uses plus cottage community
 Zoning To: Amend PD site plan to remove cottages and increase parking
 Acres: 17.12
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 5/13/2026
 Contact: 817-392-7869



Area Map



Future Land Use



540 270 0 540 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



0 335 670 1,340 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

