

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 7, 2014

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
 Case Manager Stephen Murray
 Surplus Yes ___ No X
 Council Initiated Yes ___ No X

Owner / Applicant: FW River Plaza, LP/West Bend

Site Location: 1701 River Run Mapsco: 76N &P

Proposed Use: Amend "PD-798" site plan to change the location, size and type of buildings proposed

Companion Cases: ZC-07-216; SP-07-059

Background:

The applicant has applied to amend the previously approved site plan SP-07-059 to reduce the size, height and uses for two buildings. The underlying zoning for the site is "PD/G" Planned Development for all uses in "G" Intensive Commercial with the development standards. The proposed site plan meets the "G" standards but a site plan is required as part of the PD. The following table describes the proposed development standards and proposed changes to the existing site plan:

Building E Current Approved Site Plan	Building E Proposed Site Plan
4 floors	1 floor
Retail-9,960 sf	Restaurant-5,500 sf
Office-28,880 sf	

Building G Current Approved Site Plan	Building G Proposed Site Plan
5 floors	4 floors
Retail-13,940 sf	Retail/Restaurant-24,976 sf
Restaurant-17,150 sf	Office-20,095 sf
Hotel (1-2 floors)-29,530 sf	
Hotel (3-5 floors)-70,980 sf	

Currently, the property is served by one traffic light to the north on Merrimac Dr. The development does not have direct access to the street but must access the light through an easement. The developer has been working with Wells Fargo to purchase part of the property and reconfigure direct access for the West Bend development. There is also discussion with the city about installing a light at River Run.

Part of this reconfiguration will require purchase of existing right-of-way from the city. The developer has submitted required documents and is awaiting direction from the city for next steps. This acquisition is necessary to remedy the access issues. The developer also prefers that one of the pylon signs are located in this area. A future site plan amendment will be necessary for this movement once the acquisition is complete.

Site Information:

Owner: FW River Plaza, LP
 1701 River Run, Suite 500
 Fort Worth, TX 76107
 Agent: Michael Bennett
 Acreage: 6.75 ac.
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / Hotel
 East "A-5" One-Family / Trinity River, Forest Park
 South "G" Intensive Commercial / Hotel
 West "I" Light Industrial; "G" Intensive Commercial / Commercial

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-216 from G to PD/G with development standards, site plan required; approved 1-29-08
 SP-07-059 site plan for ZC-07-216 (administratively amended 4/19/10)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Drive	Principal Arterial	Principal Arterial	No
River Run	Residential	Residential	No

Public Notification:

The following Organizations were notified:

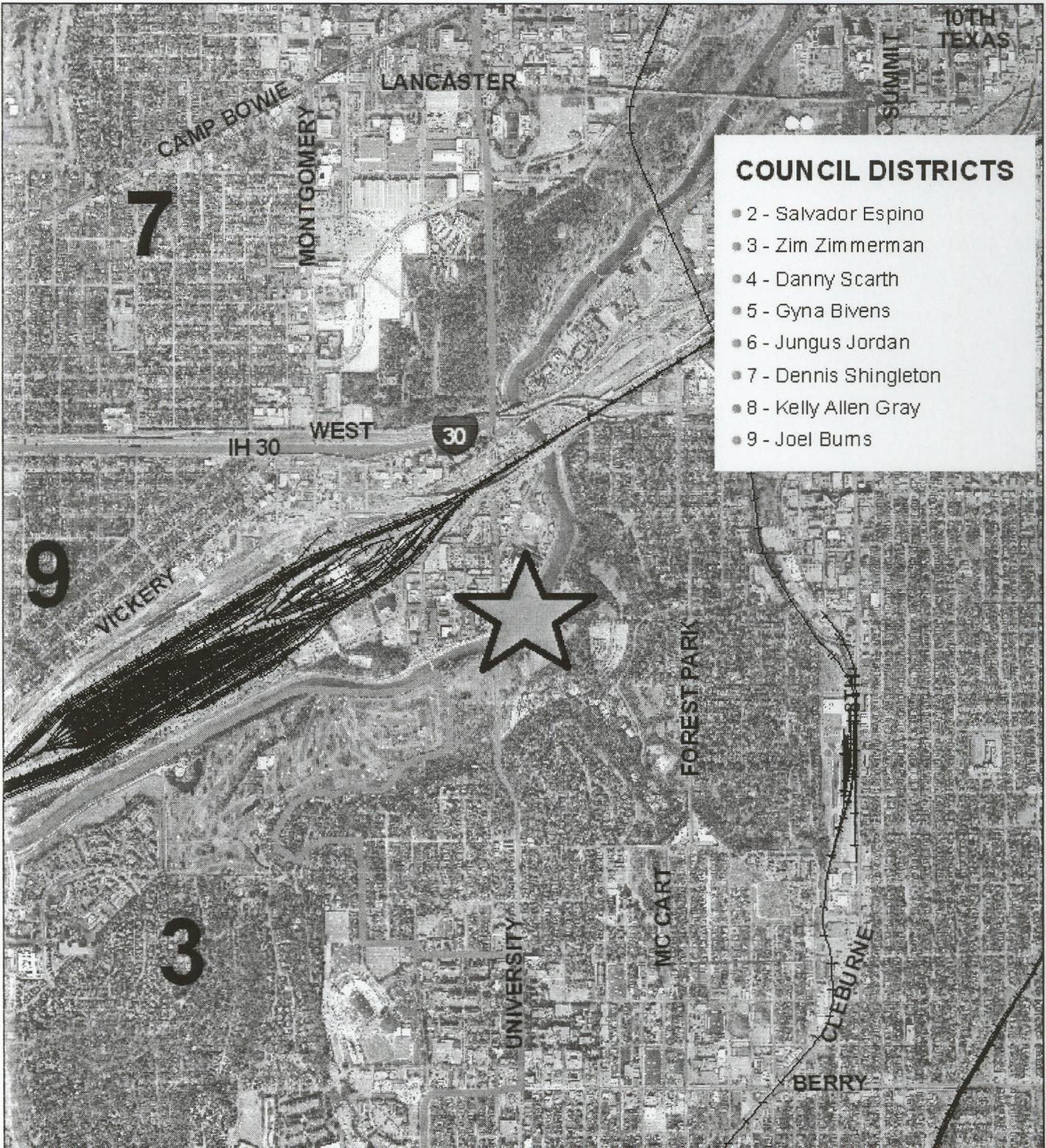
Organizations Notified	
Mistletoe Heights*	Fort Worth ISD
Streams & Valleys, Inc.	

*closest registered neighborhood association

Attachments:

- Location Map
- Area Zoning Map
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





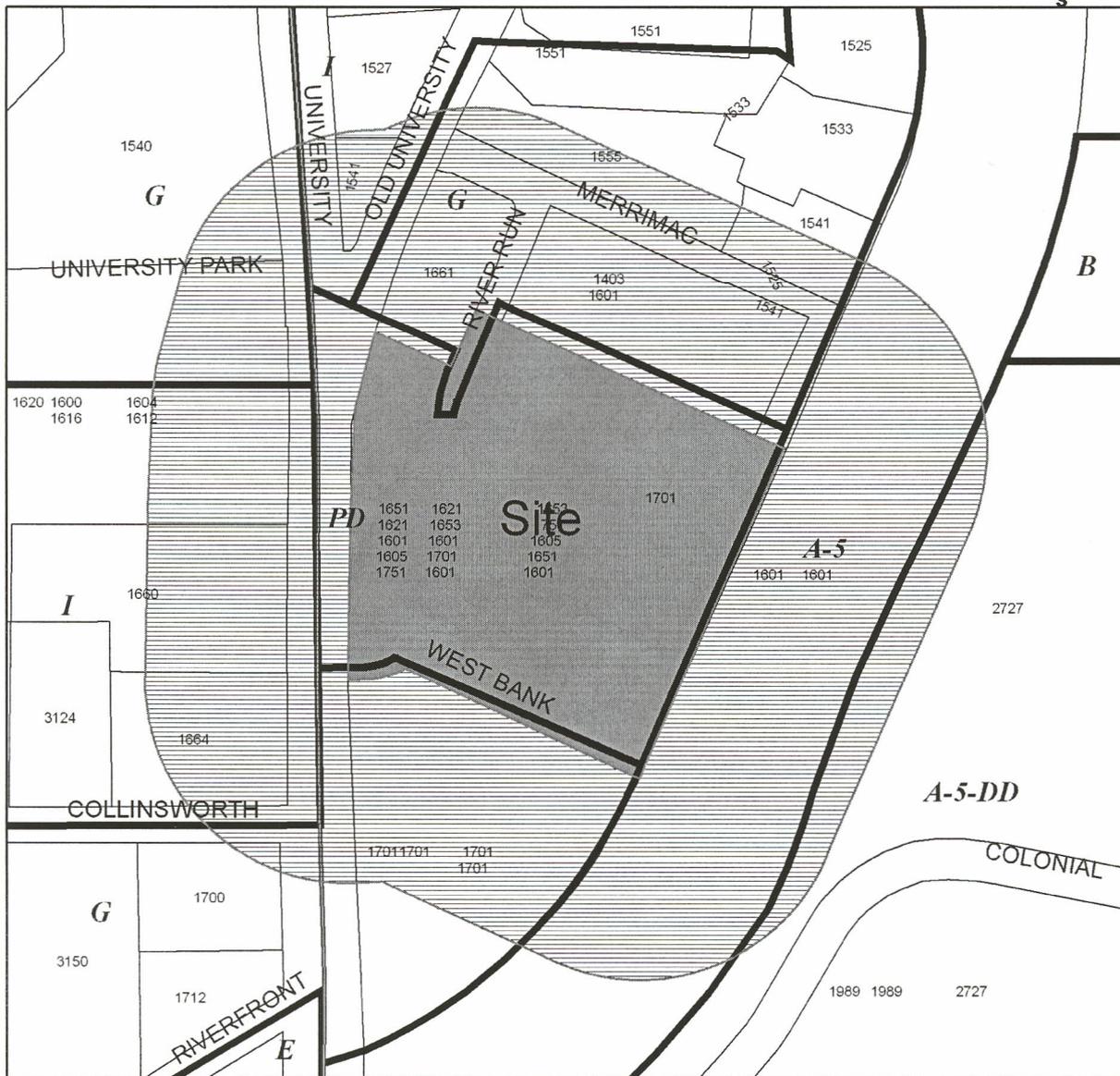
SP-13-012

Area Zoning Map

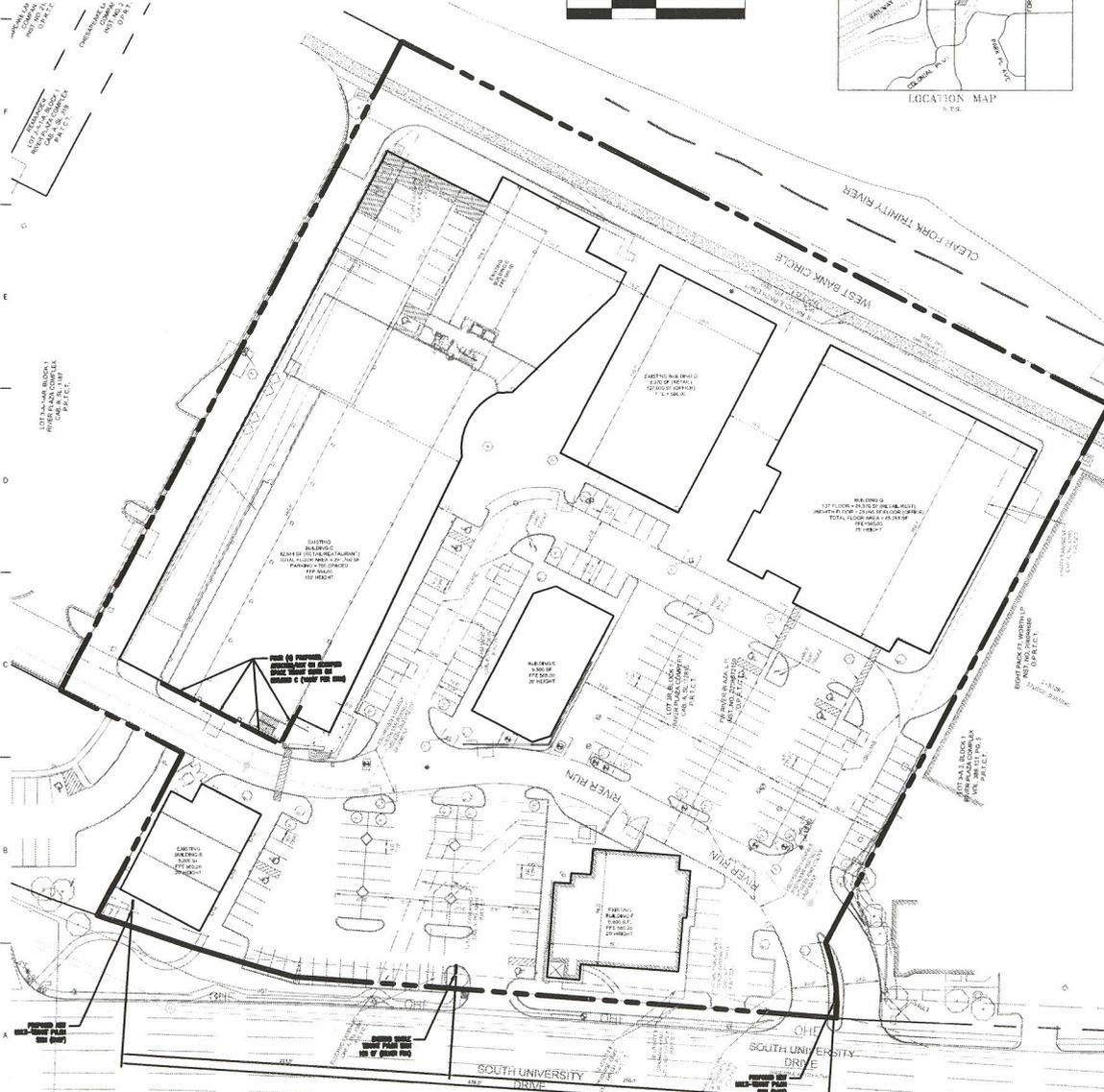
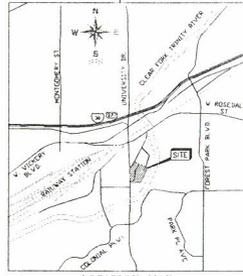
Applicant: FW River Plaza LP
 Address: 1701 River Run
 Zoning From: PD 798 for West Bend development
 Zoning To: Amend Site Plan for new buildings and signs
 Acres: 6.79904256
 Mapsco: 76NP
 Sector/District: Arlington Heights
 Commission Date: 12/11/2013
 Contact: 817-392-8043



300 Ft. Buffer



**RECOMMENDED
FOR APPROVAL**



BUILDING DATA	ORIGINAL	REVISION #1 03/26/08	REVISION #2 09/15/08	REVISION #3 04/05/10	REVISION #4 12/02/13
BUILDING B (EXISTING) (1 FLOOR)					
RESTAURANT - GROSS FLOOR AREA	5,200 SF	5,200 SF	5,200 SF	5,300 SF	5,200 SF
BUILDING C (EXISTING) (7 FLOORS)					
RETAIL RESTAURANT - GROSS FLOOR AREA	41,880 SF	42,844 SF	42,844 SF	42,844 SF	42,844 SF
PARKING GARAGE - GROSS FOUR AREA	242,392 SF	248,856 SF	248,856 SF	248,856 SF	248,856 SF
TOTAL	284,272 SF	291,700 SF	291,700 SF	291,700 SF	291,700 SF
BUILDING D (EXISTING) (11 FLOORS)					
RETAIL - GROSS FLOOR AREA	8,970 SF	8,970 SF	8,970 SF	8,970 SF	8,970 SF
OFFICE - GROSS FLOOR AREA	127,050 SF	127,050 SF	127,050 SF	127,050 SF	127,050 SF
TOTAL	136,020 SF	136,020 SF	136,020 SF	136,020 SF	136,020 SF
BUILDING E (4 FLOOR)					
RETAIL - GROSS FLOOR AREA	9,960 SF	9,960 SF	11,142 SF	11,142 SF	9,960 SF
OFFICE - GROSS FLOOR AREA	29,880 SF	29,880 SF	33,615 SF	33,615 SF	29,880 SF
TOTAL	39,840 SF	39,840 SF	44,757 SF	44,757 SF	39,840 SF
BUILDING F (EXISTING) (1 FLOOR)					
RESTAURANT - GROSS FLOOR AREA	6,600 SF	6,600 SF	6,600 SF	6,600 SF	6,600 SF
BUILDING G (5 FLOORS)					
RETAIL - GROSS FLOOR AREA	13,940 SF	13,940 SF	13,940 SF	13,940 SF	-
RESTAURANT - GROSS FLOOR AREA	17,150 SF	17,150 SF	17,150 SF	17,150 SF	-
HOTEL (1-2 FL) - GROSS FLOOR AREA	29,530 SF	29,530 SF	29,530 SF	29,530 SF	-
HOTEL (3-5 FL) - GROSS FLOOR AREA	70,960 SF	70,960 SF	70,960 SF	70,960 SF	-
TOTAL	131,600 SF	131,600 SF	131,600 SF	131,600 SF	-
BUILDING G (4 FLOORS)					
RETAIL RESTAURANT - GROSS FLOOR AREA	-	-	-	-	24,976 SF
OFFICE - GROSS FLOOR AREA	-	-	-	-	20,095 SF
TOTAL	-	-	-	-	45,071 SF
GRAND TOTAL	603,532 SF	610,960 SF	615,877 SF	615,977 SF	593,431 SF
REVISION #1 INCREASE = 7,428 SF (1.231%)					
REVISION #2 INCREASE = 4,917 SF (0.816%)					
REVISION #3 INCREASE = 100 SF (0.0002%)					
REVISION #4 DECREASE = 92,546 SF (17.881%)					

TOTAL LAND AREA = 6.75 ACRES

FOR PARKING CALCULATIONS SEE
APPENDIX B, "PARKING PLANNERS STUDY"

LANDSCAPE DATA	
LANDSCAPE:	
LANDSCAPE REQUIRED (10% OF NET AREA)	18,900 SF
LANDSCAPE PROVIDED	26,000 SF
*WILL COMPLY WITH LANDSCAPE/URBAN FORESTRY	

SIGNAGE DATA	
NUMBER OF SIGNS	
No. of detached signs allowed per zoning (6.409)	5
No. of permitted detached signs base on U.S.A.	2 (300ft min apart)
No. of signs provided based on U.S.A.	3
SIGN SQUARE FOOTAGES	
Silver Fox Sign (existing detached)	100 SF
Two (2) New Proposed Tenant Pylon Signs (84SF each)	168 SF
Total	268 SF
Total Area Permitted by U.S.A. (principle arterial street)	
West and South Elevations of BLDG. C	400 SF
Four signs @ 100SF each	400 SF

**PROPOSED ADDITIONAL ATTACHED/
NOT ON OCCUPIED SPACE SIGNAGE**

NOTES

- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.

OWNER/DEVELOPER:
FW RIVER PLAZA LP
1701 RIVER RUN
SUITE 500
FORT WORTH, TEXAS 76107
CONTACT: WESTON GRAVES
PHONE: (817) 810-6319

ARCHITECT/REPRESENTATIVE:
BENNETT BENNER PETTIT
509 WEST 7TH STREET
SUITE 1400
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817) 335-4991

KEY NOTES

- RETAINING WALL
- HANDICAP RAMP WITH HANDRAILS
- PEDESTRIAN CROSSWALK
- LANDSCAPING
- BARRIER FREE HANDICAP RAMP
- PEDESTRIAN SIDEWALK
- FIRE HYDRANT

1701 RIVER RUN, SITE 500
FORT WORTH, TX 76107
**WESTBEND
DEVELOPMENT**

HAWLE-HORN & ASSOC., INC.
801 CHERRY ST., UNIT 11, STE. 906
FORT WORTH, TX 76102
817.335.0531
TALLEY ASSOCIATES
1000 W. 19TH ST., SUITE 400
DALLAS, TX 75201
214.671.1300
5123 BEE CAVE RD SUITE 105
AUSTIN, TX 78746
SUWANT CONSULTANTS, INC.
1300 SUMMIT AVE. STE 500
FORT WORTH, TX 76102
817.578.6202



BENNETT BENNER PETTIT
ARCHITECTS + PLANNERS
509 West Seventh Street, Suite 1400
FORT WORTH, TEXAS 76102
PH: 817.335.4991 FAX: 817.335.4981
www.bbpi.com

Project No: 13121.00
Issue Date: 03 DECEMBER 2013
Rev. Description Date

SP-13-01A

PLANNED
DEVELOPMENT
SITE PLAN
ZC-07.216-SP-13-012

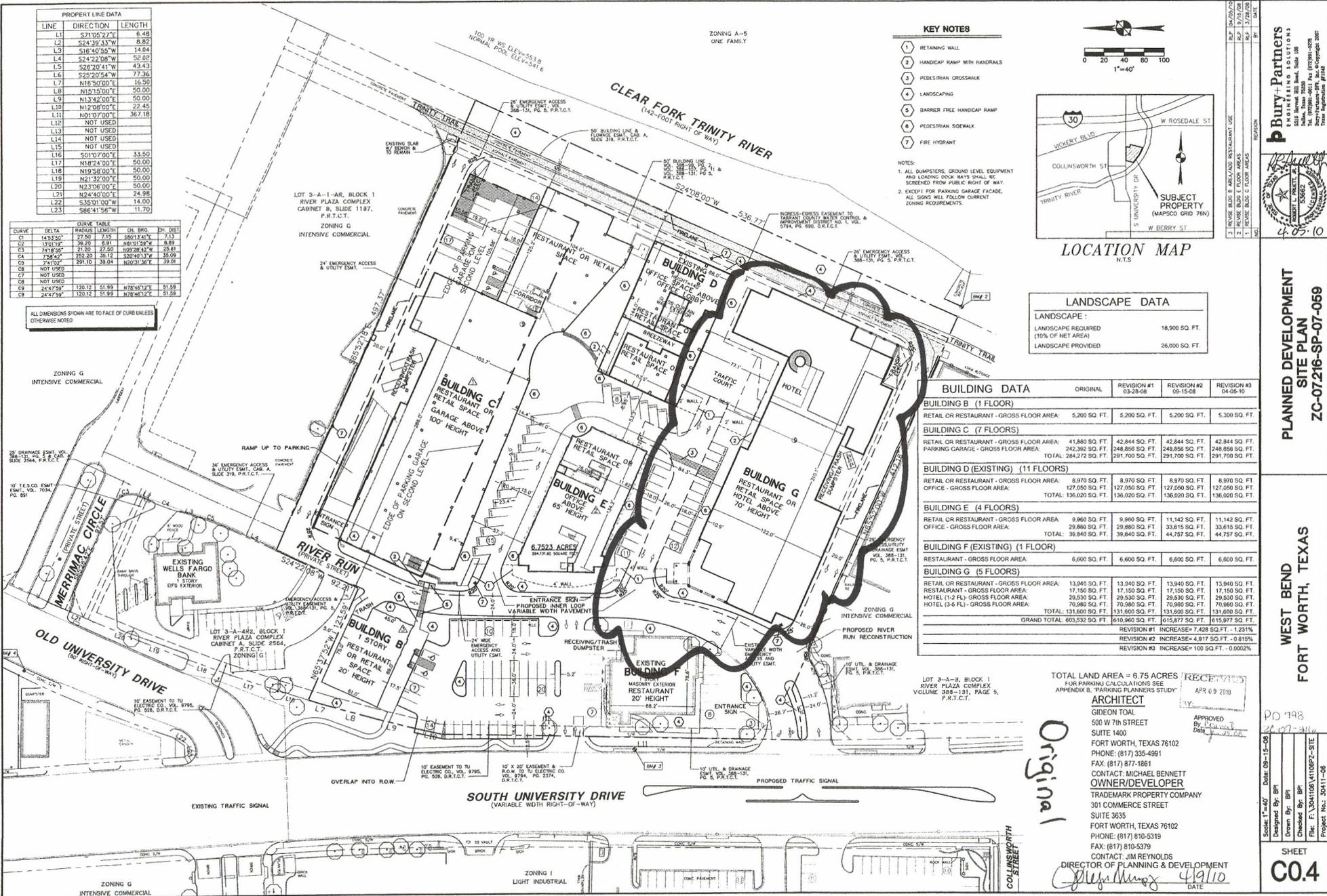
C-02

Plot: Dec 03, 2013, 7:22am, 1-sheet
Last Save: Dec 03, 2013, 7:13pm
File: E:\13\1321.00 West Bend\04 Regulatory\04.01 City\Revised zoning PD\LD-05 to West Bend.dwg

LINE	DIRECTION	LENGTH
L1	S71°05'27"E	6.48
L2	S24°39'43"W	8.82
L3	S16°40'58"W	14.84
L4	S24°22'08"W	52.02
L5	S28°20'41"W	43.43
L6	S25°20'54"W	77.36
L7	N18°50'00"E	18.50
L8	N15°15'00"E	50.00
L9	N13°42'00"E	50.00
L10	N12°08'00"E	25.45
L11	N01°37'00"E	36.718
L12	NOT USED	
L13	NOT USED	
L14	NOT USED	
L15	NOT USED	
L16	S01°07'00"E	33.50
L17	N18°24'00"E	50.00
L18	N19°28'00"E	50.00
L19	N01°32'00"E	50.00
L20	N23°06'00"E	50.00
L21	N24°40'00"E	24.98
L22	S35°01'00"W	14.00
L23	S86°41'56"W	11.70

CURVE	DELTA	RADIUS	LENGTH	CH. BEG.	CH. END
C1	139.326°	27.50	7.15	8601.341'	7.13
C2	139.316°	79.22	6.91	8610.527'	8.89
C3	74.818°	21.30	27.50	8602.842'	25.81
C4	74.842°	25.81	38.12	8610.527'	38.99
C5	241.502°	291.10	39.04	NAD(11)M.F.	39.01
C6	NOT USED				
C7	NOT USED				
C8	NOT USED				
C9	242.452°	130.12	01.99	N18°46'12"E	01.98
C10	242.452°	130.12	01.99	N38°46'12"E	01.99

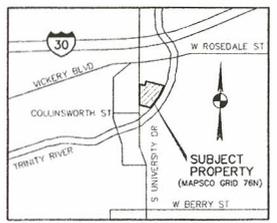
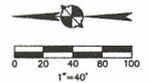
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED



KEY NOTES

- 1 RETAINING WALL
- 2 HANDICAP RAMP WITH HANDRAILS
- 3 PEDESTRIAN CROSSWALK
- 4 LANDSCAPING
- 5 BARRIER FREE HANDICAP RAMP
- 6 PEDESTRIAN SIDEWALK
- 7 FIRE HYDRANT

NOTES:
 1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC VIEW OF WAY.
 2. EXCEPT FOR PARKING GARAGE FACADE, ALL SIGNS WILL FOLLOW CURRENT ZONING REQUIREMENTS.



LANDSCAPE DATA	
LANDSCAPE:	
LANDSCAPE REQUIRED (10% OF NET AREA)	18,900 SQ. FT.
LANDSCAPE PROVIDED	26,000 SQ. FT.

BUILDING DATA

	ORIGINAL	REVISION #1 03-28-08	REVISION #2 05-15-08	REVISION #3 04-05-10
BUILDING B (1 FLOOR)				
RETAIL OR RESTAURANT - GROSS FLOOR AREA:	5,200 SQ. FT.	5,200 SQ. FT.	5,200 SQ. FT.	5,300 SQ. FT.
BUILDING C (7 FLOORS)				
RETAIL OR RESTAURANT - GROSS FLOOR AREA:	41,880 SQ. FT.	42,884 SQ. FT.	42,884 SQ. FT.	42,884 SQ. FT.
PARKING GARAGE - GROSS FLOOR AREA:	242,392 SQ. FT.	248,858 SQ. FT.	248,858 SQ. FT.	248,858 SQ. FT.
TOTAL:	284,272 SQ. FT.	291,700 SQ. FT.	291,700 SQ. FT.	291,700 SQ. FT.
BUILDING D (EXISTING) (11 FLOORS)				
RETAIL OR RESTAURANT - GROSS FLOOR AREA:	8,970 SQ. FT.	8,970 SQ. FT.	8,970 SQ. FT.	8,970 SQ. FT.
OFFICE - GROSS FLOOR AREA:	127,050 SQ. FT.	127,050 SQ. FT.	127,050 SQ. FT.	127,050 SQ. FT.
TOTAL:	136,020 SQ. FT.	136,020 SQ. FT.	136,020 SQ. FT.	136,020 SQ. FT.
BUILDING E (4 FLOORS)				
RETAIL OR RESTAURANT - GROSS FLOOR AREA:	9,960 SQ. FT.	9,960 SQ. FT.	11,142 SQ. FT.	11,142 SQ. FT.
OFFICE - GROSS FLOOR AREA:	29,860 SQ. FT.	29,860 SQ. FT.	33,615 SQ. FT.	33,615 SQ. FT.
TOTAL:	39,840 SQ. FT.	39,840 SQ. FT.	44,757 SQ. FT.	44,757 SQ. FT.
BUILDING F (EXISTING) (1 FLOOR)				
RESTAURANT - GROSS FLOOR AREA:	6,600 SQ. FT.	6,600 SQ. FT.	6,600 SQ. FT.	6,600 SQ. FT.
BUILDING G (5 FLOORS)				
RETAIL OR RESTAURANT - GROSS FLOOR AREA:	13,940 SQ. FT.	13,940 SQ. FT.	13,940 SQ. FT.	13,940 SQ. FT.
RESTAURANT - GROSS FLOOR AREA:	17,150 SQ. FT.	17,150 SQ. FT.	17,150 SQ. FT.	17,150 SQ. FT.
RESTAURANT - GROSS FLOOR AREA:	29,530 SQ. FT.	29,530 SQ. FT.	29,530 SQ. FT.	29,530 SQ. FT.
HOTEL (3-5 FL) - GROSS FLOOR AREA:	70,980 SQ. FT.	70,980 SQ. FT.	70,980 SQ. FT.	70,980 SQ. FT.
TOTAL:	131,600 SQ. FT.	131,600 SQ. FT.	131,600 SQ. FT.	131,600 SQ. FT.
GRAND TOTAL:	603,532 SQ. FT.	615,877 SQ. FT.	615,877 SQ. FT.	615,877 SQ. FT.
		REVISION #1 INCREASE= 7,428 SQ. FT. - 1.231%		
		REVISION #2 INCREASE= 4,917 SQ. FT. - 0.815%		
		REVISION #3 INCREASE= 100 SQ. FT. - 0.0002%		

TOTAL LAND AREA = 6.75 ACRES
 FOR PARKING CALCULATIONS SEE APPENDIX B, "PARKING PLANNERS STUDY" APR 09 2010

ARCHITECT
 GIDEON TOAL
 500 W 7th STREET
 SUITE 1400
 FORT WORTH, TEXAS 76102
 PHONE: (817) 335-4991
 FAX: (817) 877-1861
 CONTACT: MICHAEL BENNETT
 OWNER/DEVELOPER
 TRADEMARK PROPERTY COMPANY
 301 COMMERCE STREET
 SUITE 3635
 FORT WORTH, TEXAS 76102
 PHONE: (817) 810-5319
 FAX: (817) 810-5379
 CONTACT: JIM REYNOLDS
 DIRECTOR OF PLANNING & DEVELOPMENT
 DATE: 4/9/10

Bury+Partners
 ARCHITECTS & PLANNERS
 1000 W. 10th Street, Suite 1000
 Fort Worth, Texas 76102
 Phone: (817) 335-4991
 Fax: (817) 877-1861
 www.burypartners.com

**PLANNED DEVELOPMENT
 SITE PLAN
 ZC-07-216-SP-07-059**

**WEST BEND
 FORT WORTH, TEXAS**

Scale: 1" = 40'	Date: 08-11-08
Designed By: BPI	
Drawn By: BPI	
Checked By: BPI	
File: F:\3041008\1110092-SITE	
Project No.: 30411-05	

SHEET
C0.4

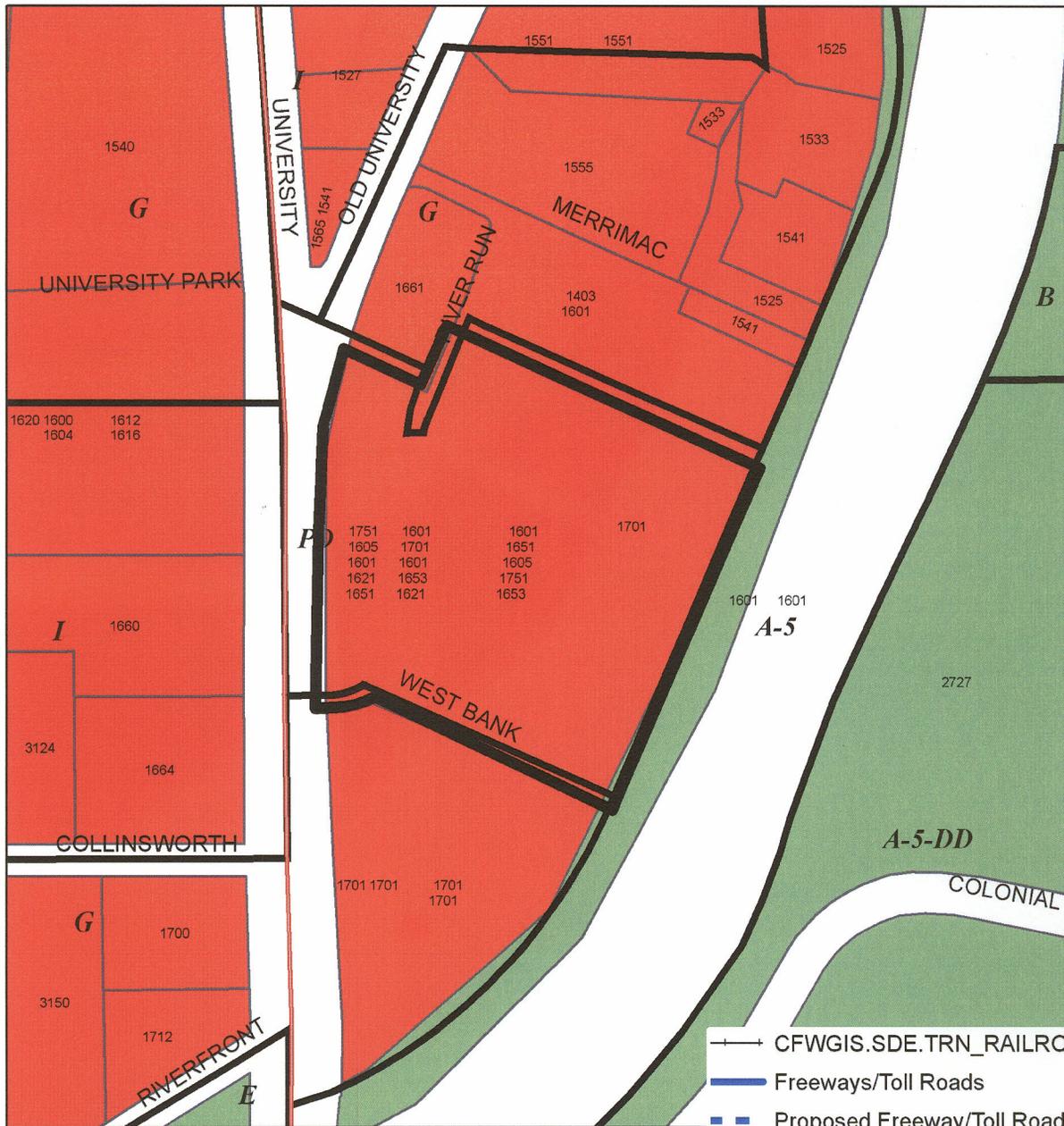
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1701 River Run

Future Land Use

SP-13-012



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
 - Freeways/Toll Roads
 - Proposed Freeway/Toll Road
 - Principal Arterial
 - Proposed Principal Arterial
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



Gwen Brandholder	2308 Carleton Ave	In	Opposition		Sent letter in
James Walker	4528 Pershing Ave	Out	Opposition		Sent letter in

13. SP-13-012 FW River Plaza LP/West Bend (CD 9) – 1701 River Run (River Plaza Complex, Block 1, Lot 3R, 6.79 Acres): to Amend “PD-798” site plan to change the location, size and type of buildings proposed

Michael Bennett, 2429 Rogers Avenue, Fort Worth, Texas representing FW River Plaza/West Bend explained to the Commissioners the parking garage south of the existing office building is planned for a high end grocery store about 20,000 square feet with three levels of office above. Mr. Bennett mentioned the fire lane that runs along the back property adjacent to the river will be eliminated to allow more area for restaurants. They have an agreement with Streams and Valleys that there has to be a certain percentage of transparency along the river. Mr. Bennett mentioned they reached out to Mistletoe Heights neighborhood.

Mr. West asked about the parking situation. Mr. Bennett mentioned the building houses about 750 parking spaces which is a parking deck above the retail. When the grocer is built there will be an additional 80 parking spaces.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

14. ZC-13-181 City of Fort Worth Planning & Development (CD All) –Text Amendment: Fairmount Southside Historic District Standards (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:

- **Chapter 4 “Zoning Districts” Article 4 “Overlay Districts”, Section 4.401, “Historic Preservation Overlay Districts (“HSE”, “HC”, “DD”) to revise in its entirety the design guidelines for the Fairmount Southside Historic District**

Sevanne Steiner, Senior Planner, City of Fort Worth explained to the Commissioners the changes to the text amendment for the proposed Fairmount Southside Historic District.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**Meeting adjourned: 12:58 p.m.
12/11/13**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair