



# Zoning Staff Report

**Date:** August 9, 2022

**Case Number:** SP-22-011

**Council District:** 9

## Site Plan

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Westbend South LP / Chad Colley, Trademark Acquisition LP

**Site Location:** 1701 S. University Drive

**Acreage:** 3.33 acres

## Request

**Proposed Use:** Mixed-Use Residential and Commercial

**Companion Case:** ZC-22-029

**Request:** From: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included

To: Revise existing PD site plan to alter building layout

## Recommendation

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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## Project Description and Background

The subject site is at the northeast quadrant where University Drive crosses over the Clear Fork Trinity River. The site has over 500 feet along the riverbank trail. This location was previously occupied by Hawthorn Suites by Wyndam, but the structures were demolished more than a year ago.

The applicant had a previous case ZC-22-029 which went to Zoning Commission in March and City Council on April 12, 2022. City Council approved the case and associated site plan. The applicant is now revising the site plan due to construction cost increases. The original site plan and the new proposed site plan are both for mixed-use developments.

The applicant is not changing any requirements or development standards of the Planned Development established in April; only the site plan is being reconfigured. The site plan meets the development standards outlined in the Planned Development.

## Surrounding Zoning and Land Uses

North PD798 / retail, restaurant, hotel, office

East "A-5" One-Family / Forest Park

South Trinity River; across is "A-5" One-Family / Trinity River; across is Forest Park and the Fort Worth Zoo

West "G" Intensive Commercial / restaurants

"E" Neighborhood Commercial / parking for Trinity Trails

## Recent Zoning History

- ZC-22-029 From: "G" Intensive Commercial To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included; Approved by City Council 4/12/22; Ordinance 25462 has not been finalized yet as of 6/30/22.

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 26, 2022)

Organizations Notified	
Colonial Hills NA	University West NA
Park Hill NA	Mistletoe Heights NA
Berkeley Place NA	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

\* *Not located within a registered Neighborhood Association*

# Development Impact Analysis

## Site Plan Comments

### Zoning and Land Use

- Any encroachment into easements must provide approval letters from all easement holders.
- Landscaping and tree placements as shown on the site plan are allowed to be relocated in updated versions of site plan; the locations of plantings were not reviewed as part of this zoning case. Per development standard, the required landscaping will be per MU-1 requirements (street trees and pedestrian scaled lighting).
- Per the PD's development standard, the site will comply with MU-1 parking requirements. Commercial parking is as follows:

#### (e) **Off-Street Parking and Loading**

##### (1) Commercial and Mixed-Use Parking

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project not located within 250 feet of a one- or two family zoned property	None*	100 percent (%)
Project located within 250 feet of a one-or- two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,320 feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)

\*Residential uses as part of a mixed-use building shall provide required parking as listed in the residential parking table  
\*\* For mixed-use buildings and projects, the maximum parking requirement shall be the sum of the individual requirements for all uses.

It should be noted that the Trinity River, as well as the park and zoo across the river, are all zoned "A-5" One-Family. However, this will not necessitate minimum parking requirements for the commercial component of the site, as stated in (b)(1) of the 6.201(B) referenced section:

#### (b) *Required off-street parking.*

(1) *Minimum parking requirements.* The following table establishes the minimum parking requirements for uses located in residential zoned property or within 250 feet of one- or two-family zoned property. This regulation shall not include properties adjacent to one- or two-family districts that are used as utilities, waterways, railroad right-of-way or other nonresidential public use. When a property zoned and used for one- or two-family residential purposes is located within 250 feet but is separated by one of the above uses, parking is not required only if access is not possible to the residential area. For all other uses, no minimum parking spaces shall be required.

### Park and Recreation Department

- PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
- There is a required \$1225.50 fee due for each residential unit.
- All fees must be paid in full, at or before the time of applying for a building permit.

- No City permits will be issued until the PDP fees have been paid.
- Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

### **TPW Stormwater**

- Contact: sds@fortworthtexas.gov
- Site will require an accepted drainage study prior to final plat recording, final grading permit, and building permit issuance.

### **TPW Engineering**

- No comment

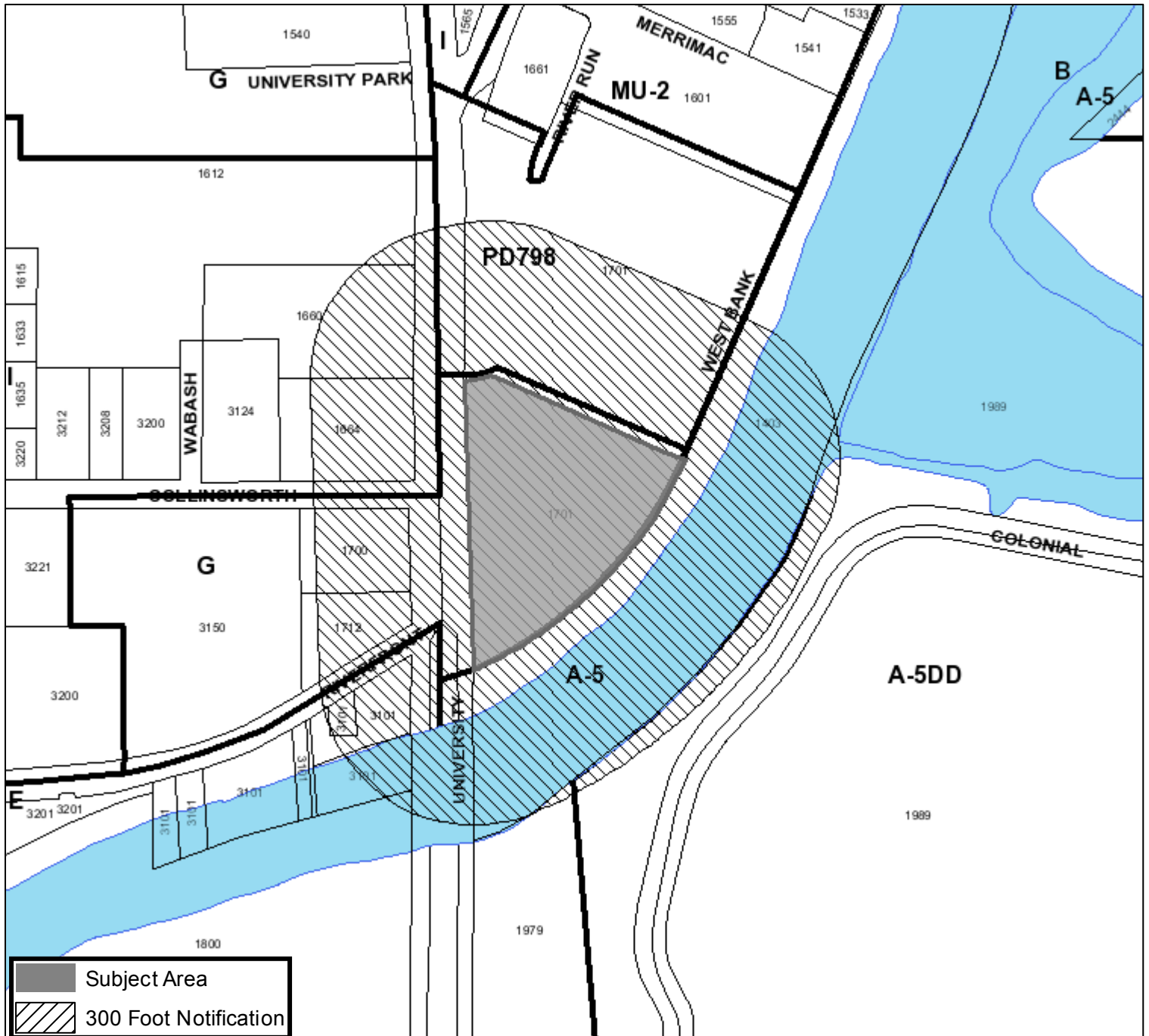
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*





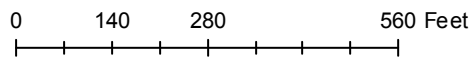


## Area Zoning Map

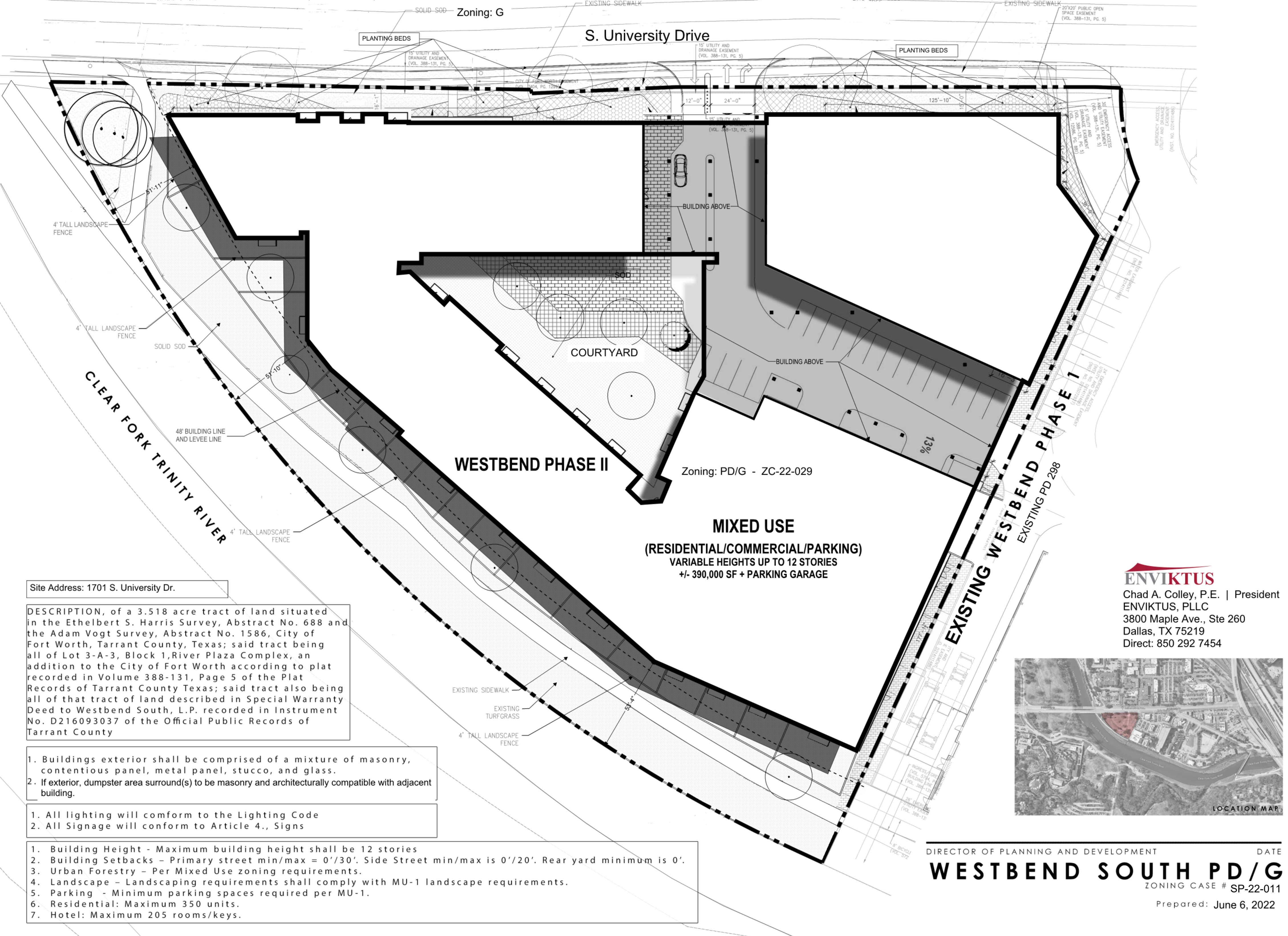
Applicant: Westbend South LP  
 Address: 1701 S. University Drive  
 Zoning From: G  
 Zoning To: PD for G uses plus multifamily and hotel  
 Acres: 3.33914528  
 Mapsco: 76N  
 Sector/District: TCU/W.cliff  
 Commission Date: 7/13/2022  
 Contact: 817-392-8012



 Subject Area  
 300 Foot Notification







Zoning: G

S. University Drive

PLANTING BEDS

PLANTING BEDS

4' TALL LANDSCAPE FENCE

4' TALL LANDSCAPE FENCE

SOLID SOD

48' BUILDING LINE AND LEVEE LINE

4' TALL LANDSCAPE FENCE

COURTYARD

BUILDING ABOVE

BUILDING ABOVE

WESTBEND PHASE II

Zoning: PD/G - ZC-22-029

MIXED USE

(RESIDENTIAL/COMMERCIAL/PARKING)  
 VARIABLE HEIGHTS UP TO 12 STORIES  
 +/- 390,000 SF + PARKING GARAGE

EXISTING WESTBEND PHASE I  
 EXISTING PD 298

Site Address: 1701 S. University Dr.

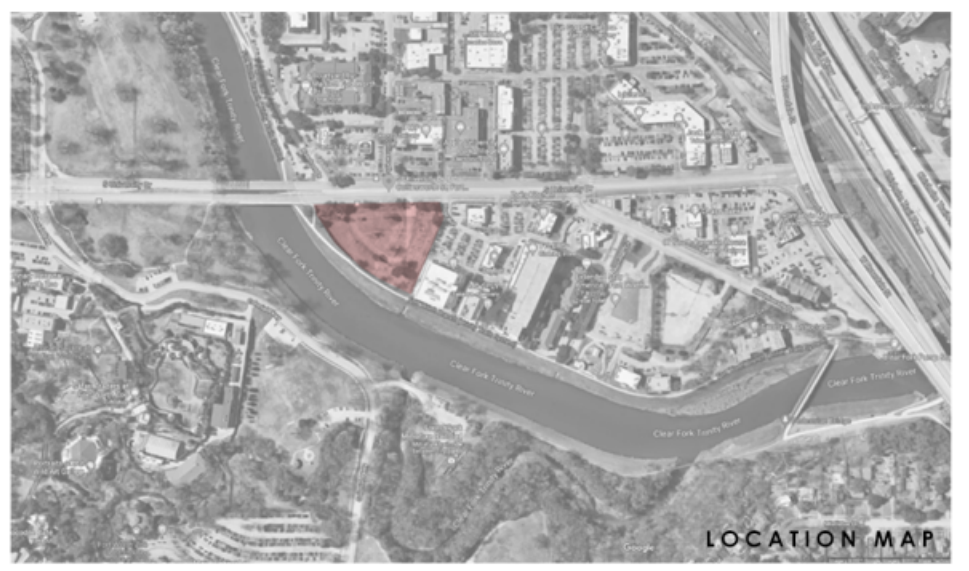
DESCRIPTION, of a 3.518 acre tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688 and the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to plat recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County Texas; said tract also being all of that tract of land described in Special Warranty Deed to Westbend South, L.P. recorded in Instrument No. D216093037 of the Official Public Records of Tarrant County

1. Buildings exterior shall be comprised of a mixture of masonry, contentious panel, metal panel, stucco, and glass.
2. If exterior, dumpster area surround(s) to be masonry and architecturally compatible with adjacent building.

1. All lighting will conform to the Lighting Code
2. All Signage will conform to Article 4., Signs

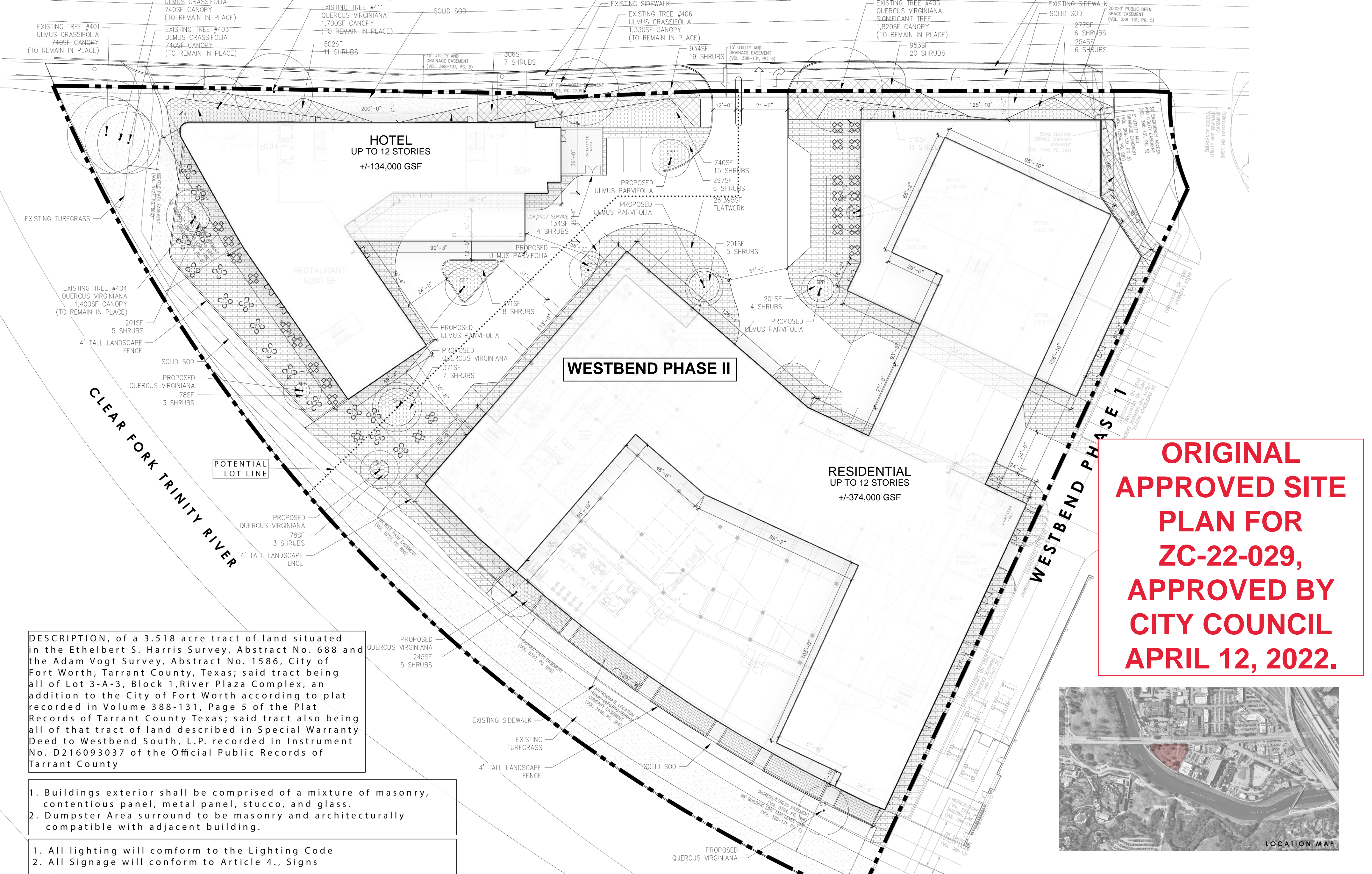
1. Building Height - Maximum building height shall be 12 stories
2. Building Setbacks - Primary street min/max = 0'/30'. Side Street min/max is 0'/20'. Rear yard minimum is 0'.
3. Urban Forestry - Per Mixed Use zoning requirements.
4. Landscape - Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1.
6. Residential: Maximum 350 units.
7. Hotel: Maximum 205 rooms/keys.

**ENVIKTUS**  
 Chad A. Colley, P.E. | President  
 ENVIKTUS, PLLC  
 3800 Maple Ave., Ste 260  
 Dallas, TX 75219  
 Direct: 850 292 7454



DIRECTOR OF PLANNING AND DEVELOPMENT DATE  
**WESTBEND SOUTH PD/G**  
 ZONING CASE # SP-22-011  
 Prepared: June 6, 2022





**WESTBEND PHASE II**

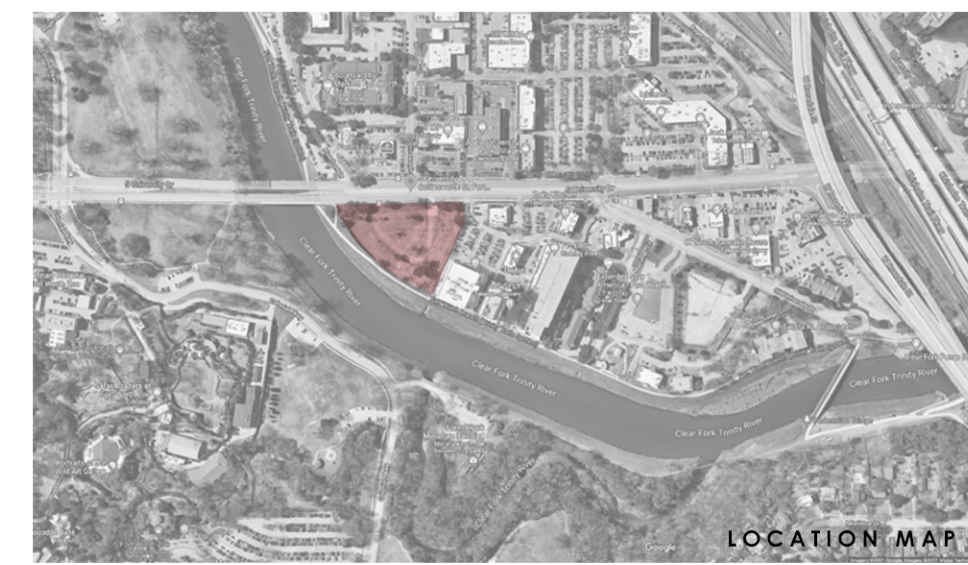
**ORIGINAL  
APPROVED SITE  
PLAN FOR  
ZC-22-029,  
APPROVED BY  
CITY COUNCIL  
APRIL 12, 2022.**

DESCRIPTION, of a 3.518 acre tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688 and the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to plat recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County Texas; said tract also being all of that tract of land described in Special Warranty Deed to Westbend South, L.P. recorded in Instrument No. D216093037 of the Official Public Records of Tarrant County

1. Buildings exterior shall be comprised of a mixture of masonry, contentious panel, metal panel, stucco, and glass.
2. Dumpster Area surround to be masonry and architecturally compatible with adjacent building.

1. All lighting will conform to the Lighting Code
2. All Signage will conform to Article 4., Signs

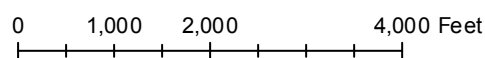
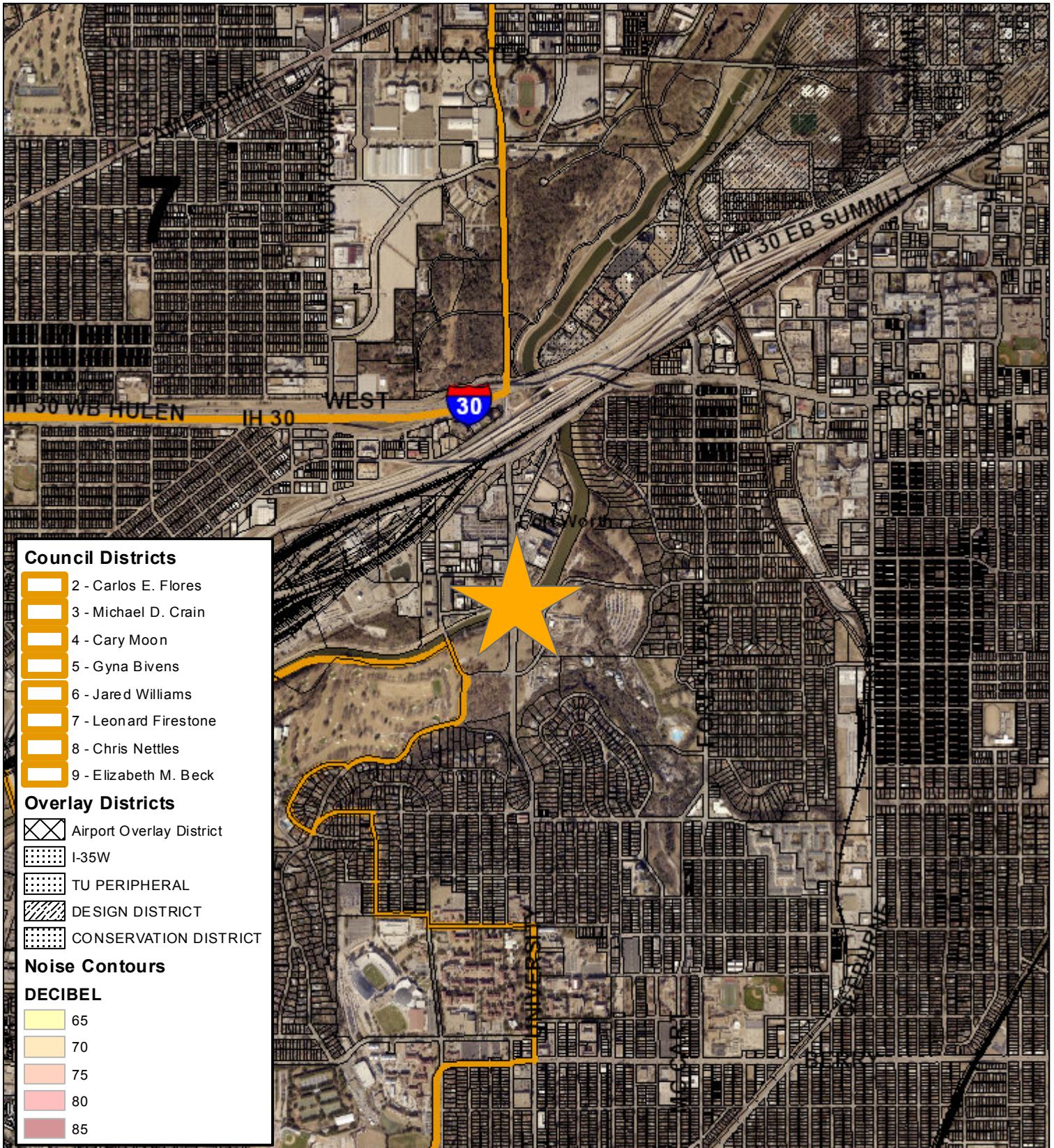
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6. Residential: Maximum 350 units.
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DIRECTOR OF PLANNING AND DEVELOPMENT DATE  
**WESTBEND SOUTH PD/G**  
ZONING CASE # ZC-22-029  
Prepared: March 2, 2022

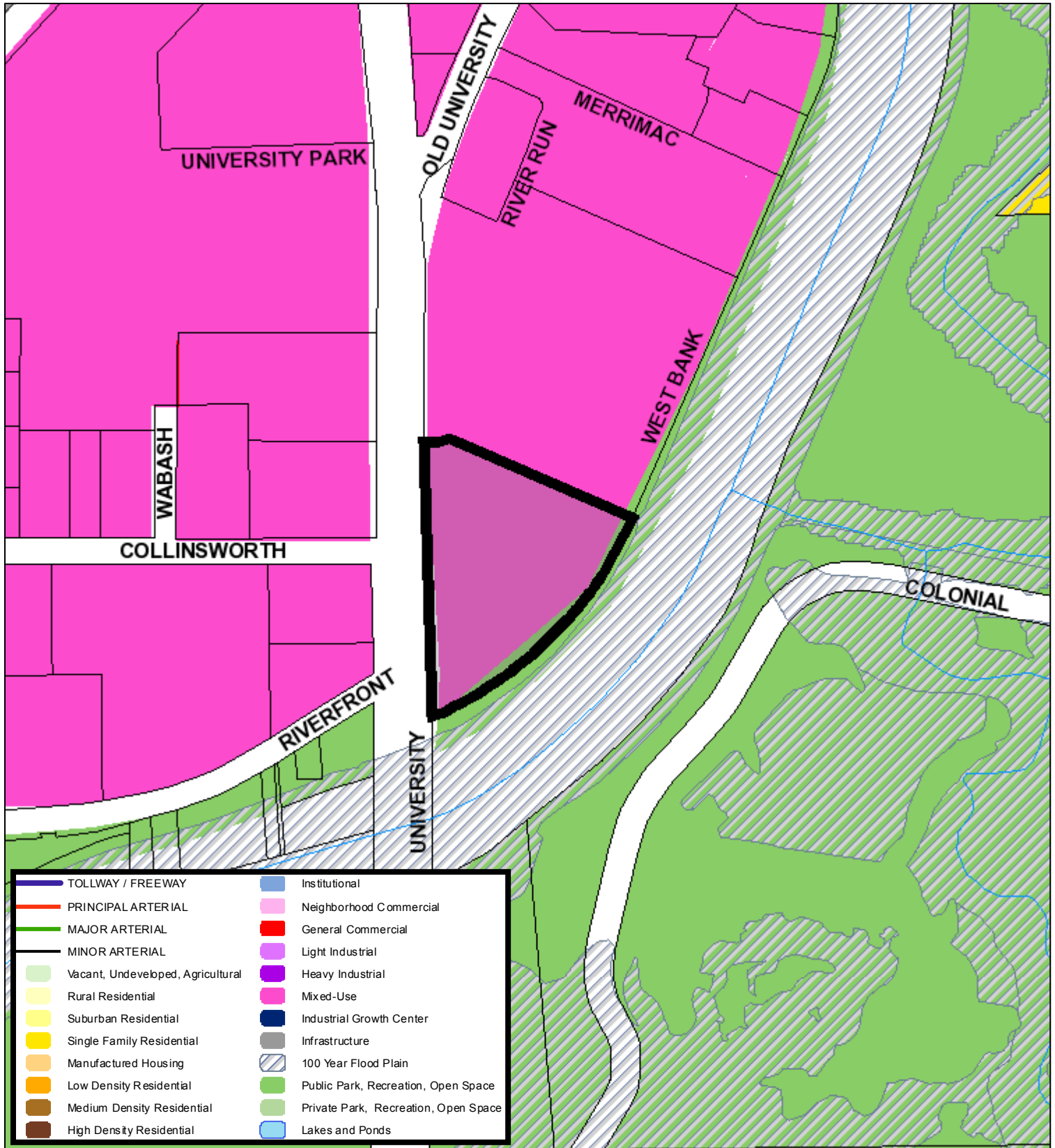


## Area Map





### Future Land Use



270 135 0 270 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



0 170 340 680 Feet

