



Zoning Staff Report

Date: March 8, 2022

Case Number: SP-21-029

Council District: 5

Site Plan

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Eastchase Hospitality, LP / Mason Lepak

Site Location: 1251 Little Cina Lane

Acreage: 2.86 acres

Request

Proposed Use: Hotel

Companion Case: ZC-17-067

Request: From: “PD1134” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved
To: Amend hotel site plan to modify building orientation, increase building area and number of guest rooms, and modify parking layout for PD1134

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 8-0

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Project Description and Background

The subject property is located along the east side of Little Cina Lane, northeast of the intersection of East Freeway (IH-30) and Eastchase Parkway. This site was rezoned in 2017 from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel (case ZC-17-067). Hotel is an allowed land use in “G” Intensive Commercial zoning, but a PD is required for sites located within 1,000 feet of a one or two-family district. The majority of land surrounding this property is zoned for commercial or multifamily use, but there is an area of “A-5” One-Family zoning to the east. However, that site is covered almost entirely by floodplain making future residential development unlikely. The only other single-family district in proximity to this site is located north of John T White Road, more than 1,000 feet away.

A site plan was approved with the original zoning change request in 2017 depicting a four-story hotel with 88 guest rooms and 92 parking spaces. No waivers or development standards were requested for this site plan, as it complied with all development requirements for “G” Intensive Commercial zoning. In March 2020, an administrative site plan amendment was approved to allow minor changes to the site (increase of 17 square feet of building area, one additional guest room). The applicant is now proposing additional site changes that fall slightly outside of the 5% threshold that can be approved administratively. The site plan still complies with all development requirements for “G” Intensive Commercial zoning and supplemental standards for hotels. No waivers or development standards are requested. Below is a summary of changes proposed with this site plan:

- Building orientation shifted so that the pool and courtyard area are located on the west side of the building rather than east.
- Increase in building area from 14,142 square feet to 16,490 square feet (15.3% increase)
- Increase in number of guest rooms from 88 to 109 (21.3% increase).
- Modified parking layout, with an increase in total number of spaces from 92 to 100 (8.3% increase).
- No change proposed to building height (four stories).

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant (floodplain), Lowe’s Home Improvement located to northeast
East “PD 1223” Planned Development for “G” Intensive Commercial uses plus hotel / vacant
South “PD 1223” and “G” Intensive Commercial / vacant
West “G” Intensive Commercial / vacant

Recent Zoning History

- ZC-17-067: Rezoned the subject property from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved (approved 6/6/2017).
- ZC-18-159: Rezoned property immediately to the east from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved (approved 11/13/2018).

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

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

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T White NA*	Far East Fort Worth HOA
Bentley Village-Waterchase NA	East Fort Worth, Inc
Streams and Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Arlington ISD
Fort Worth ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

Fire Department

FYI COMMENTS:

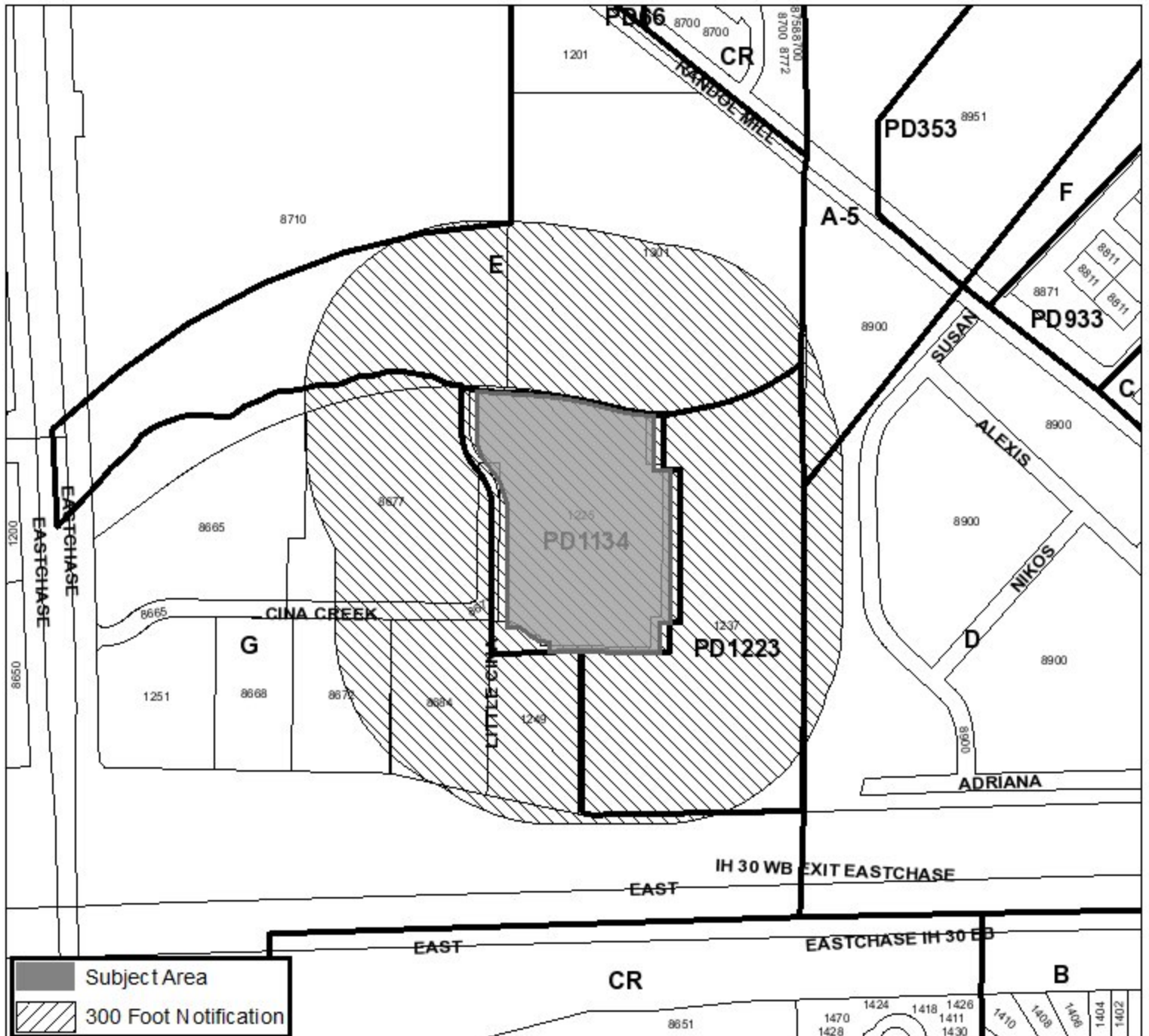
- Platted 24' Emergency Access Easement shown on site plan. Access is compliant with Fire Code.
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

(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.)

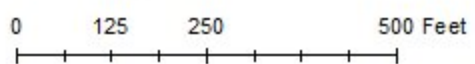


Area Zoning Map

Applicant: Eastchase Hospitality, LLC
 Address: 1251 Little Cina Lane
 Zoning From: PD 1134 for G uses plus hotel
 Zoning To: Amend Site Plan for hotel
 Acres: 2.85621528
 Mapsco: 67Y
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact:



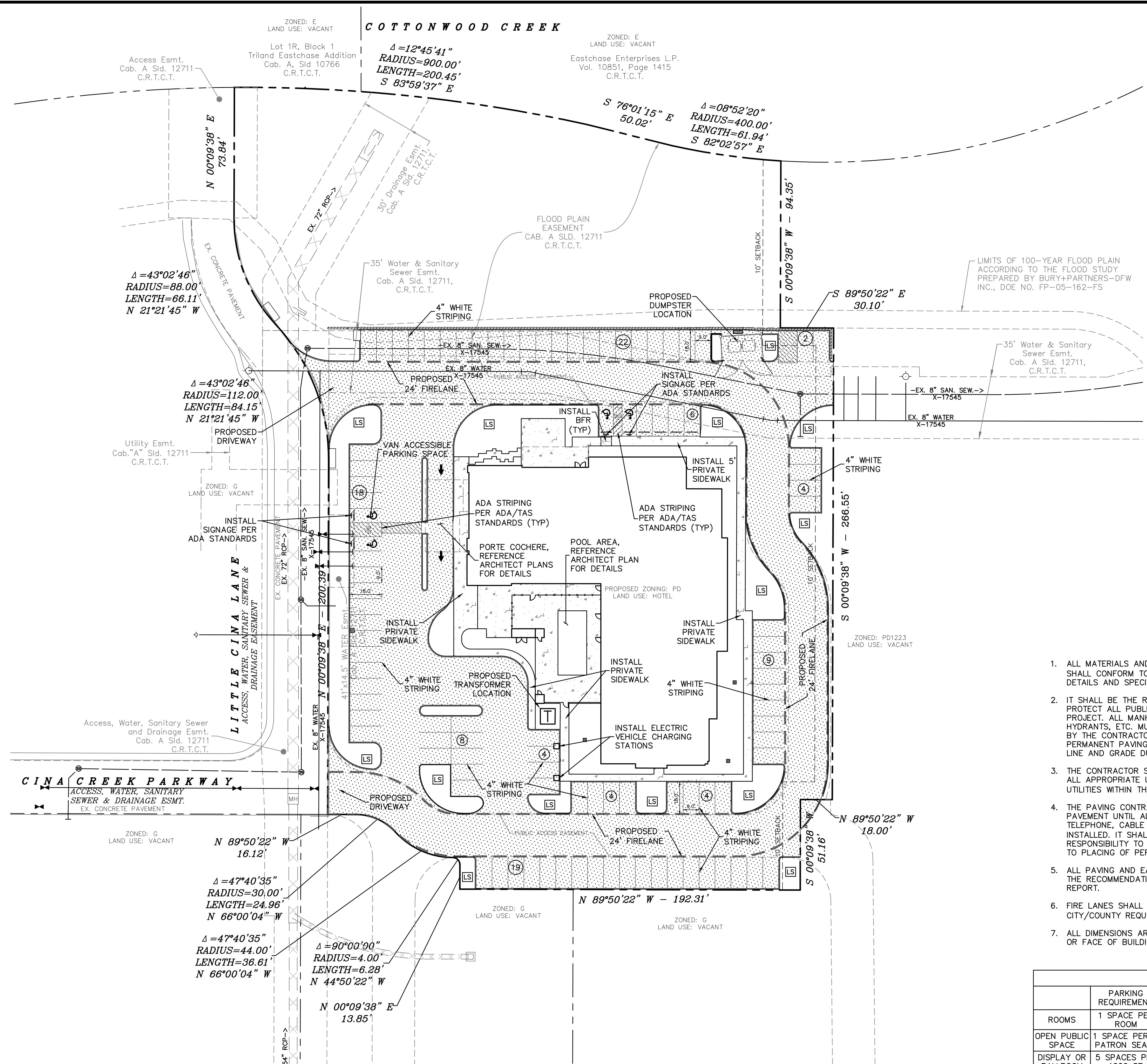
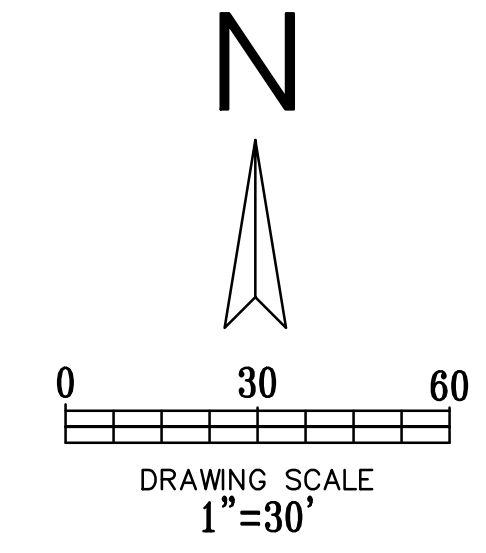
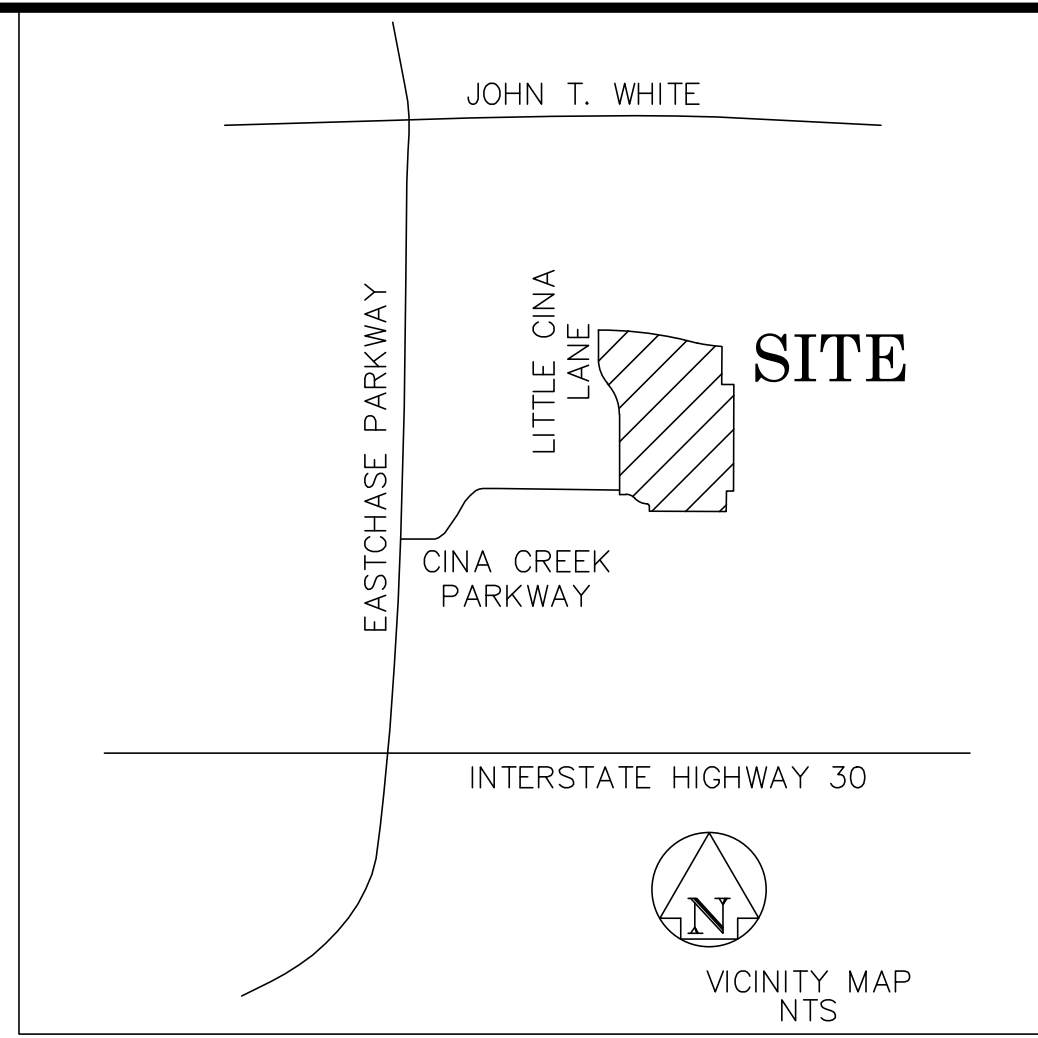
	Subject Area
	300 Foot Notification



FOR REVIEW, NOT FOR CONSTRUCTION
 THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 01/28/22.

SITE PLAN
 EASTCHASE HOTEL
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

PLOT DATE	01/28/22
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD21025
SHEET NUMBER	SP



LEGEND

- EXISTING CURB
- PROPOSED CURB
- Ⓟ PROPOSED PARKING SPACES IN A ROW
- LS PROPOSED LANDSCAPING AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT

SITE DATA TABLE

ZONING:	PD 1134
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	HOTEL
SITE ACREAGE:	2.856 ACRES
BUILDING FLOOR AREA:	16,490 SF
GROSS FLOOR AREA:	64,142 SF
BUILDING HEIGHT/NUMBER OF STORIES:	52' / 4-STORY
NUMBER OF GUEST ROOM	109
PERVIOUS AREA:	52,790/124,417 : 42%
IMPERVIOUS AREA:	71,627/124,417 : 58%
PARKING PROVIDED:	100 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED:	1 SPACE

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
 - THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
 - FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
 - ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL CURB RADII ARE 1.5' UNLESS OTHER WISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
 - CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 - CONTRACTOR SHALL INSTALL RETAINING WALL AND RAILING PER THE PLANS AND DIRECTION OF THE STRUCTURAL ENGINEER AND ARCHITECT.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - THE MINIMUM PARKING SPACE SIZE SHALL BE 9'x18'.
 - THE EXTERIOR CONSTRUCTION MATERIAL OF BUILDING SHALL CONSIST OF EIFS AND BRICK.

PARKING ANALYSIS

	PARKING REQUIREMENT	UNIT OR SF	PARKING REQUIRED	PARKING PROVIDED
ROOMS	1 SPACE PER ROOM	109	109	100
OPEN PUBLIC SPACE	1 SPACE PER 4 PATRON SEATS	0	0	0
DISPLAY OR BALLROOM	5 SPACES PER 1000 SF	0	0	0
TOTAL			109	100

CITY OF FORT WORTH, TEXAS

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

!!! CAUTION !!!
 UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

SURVEYOR:
 A&W SURVEYORS
 2220 CUS THOMASSON
 BDC, A, STE. C
 MESQUITE, TEXAS 75150
 TELEPHONE: 972.681.4975

ARCHITECT:
 TYPE-SIX DESIGN AND
 DEVELOPMENT SERVICES
 920 S. MAIN ST. STE 150,
 GRAPEVINE, TX 76051
 TELEPHONE: 972.677.9075

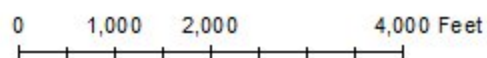
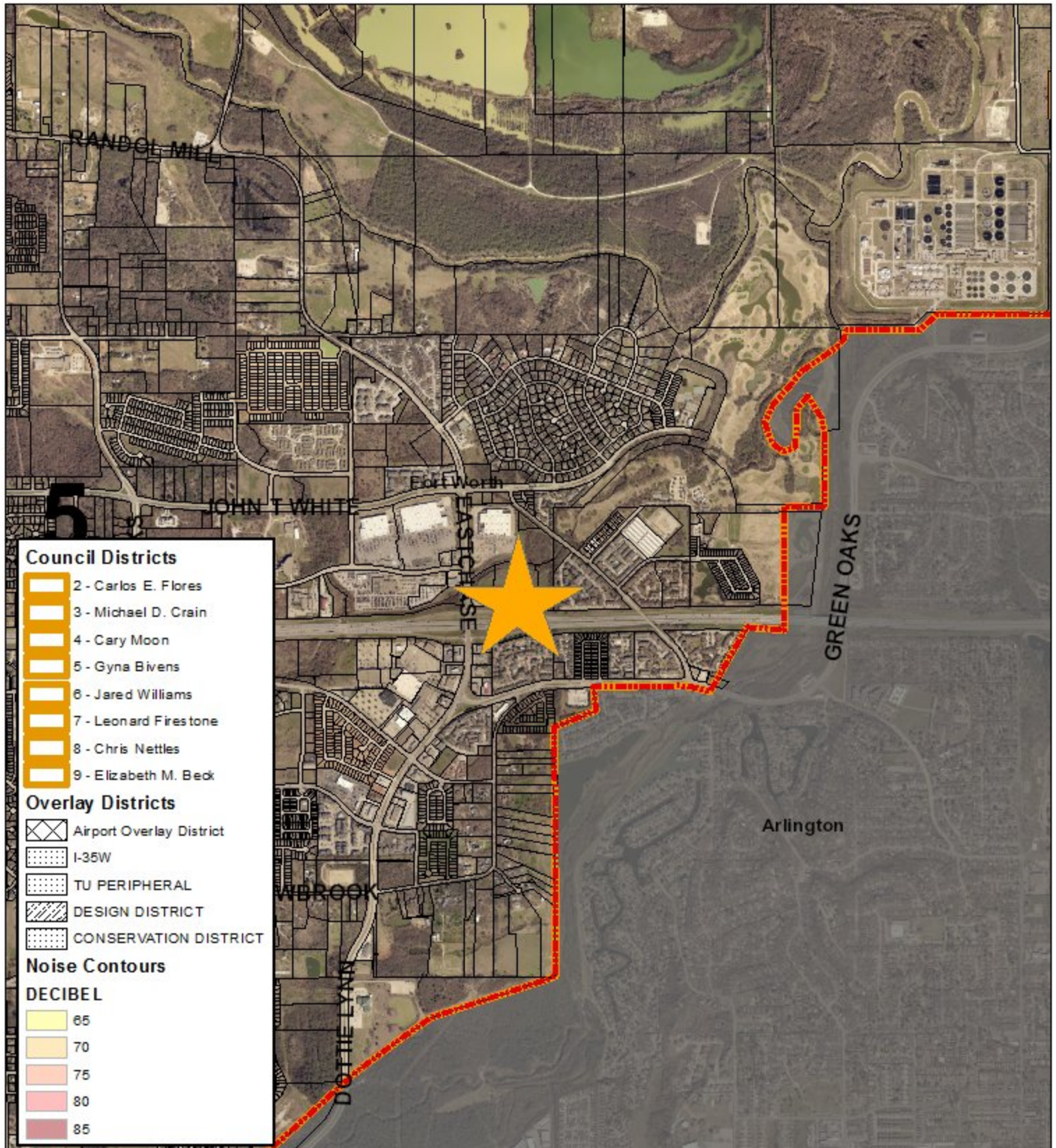
PROPERTY OWNER:
 EASTCHASE HOSPITALITY, LLC
 1200 WALNUT HILL LANE, #2525
 IRVING, TEXAS 75038
 TELEPHONE: 972.600.8162

PLAN PREPARED BY:
 CUMULUS DESIGN
 P.O. BOX 2119
 EULESS, TX 76039
 TELEPHONE: 214.235.0367
 FAX: 214.235.0547

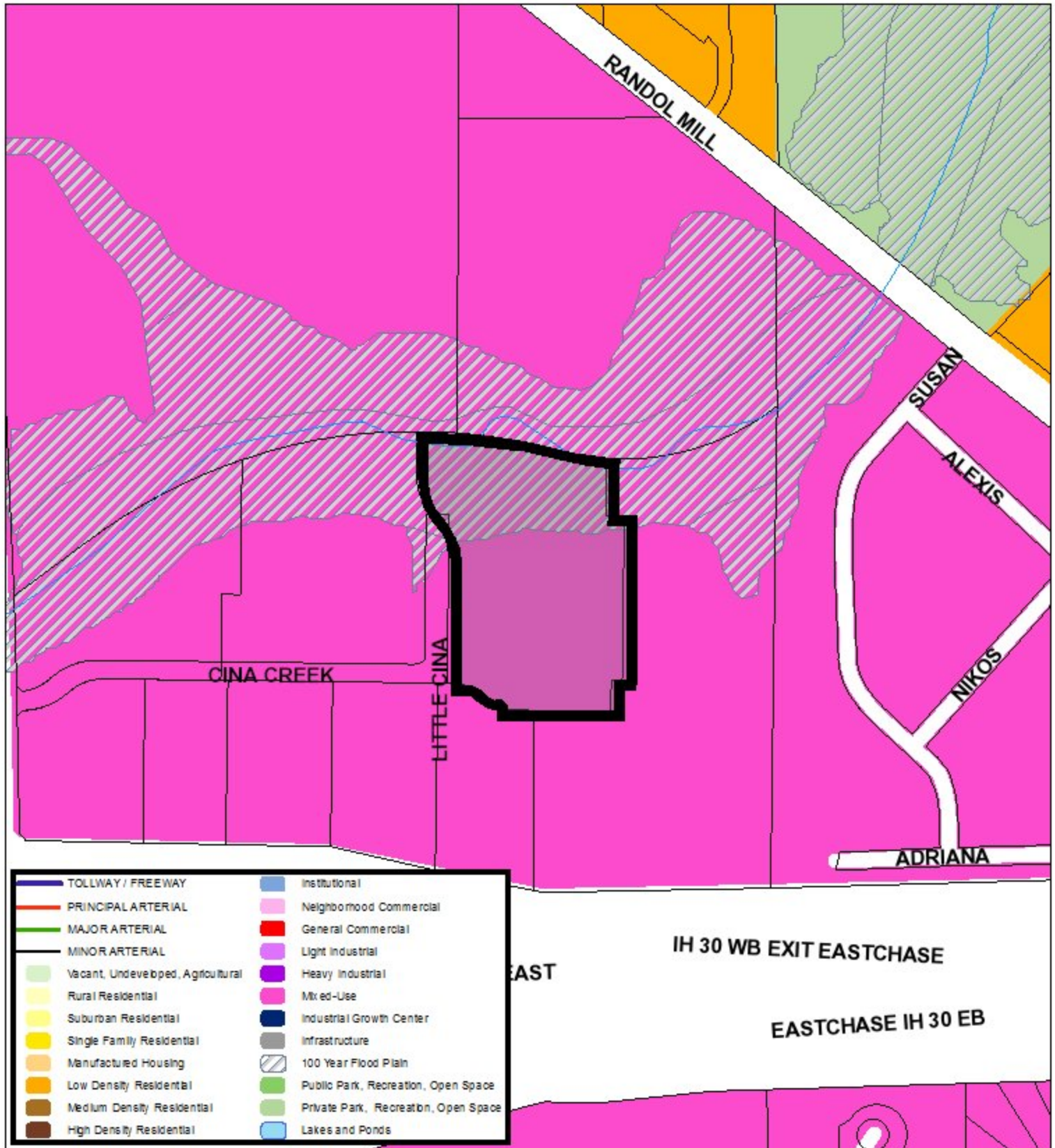
REVISION DATE:
 JANUARY 2022

EASTCHASE HOTEL
 LOT 8R1, BLOCK 1
 TRILAND EASTCHASE ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 SP-21-029 (PD1134)

Area Map



Future Land Use



210 105 0 210 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



0 137.5 275 550 Feet

