



CHASE HOSPITALITY, L.L.C.

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March 27, 2014

VIA EMAIL & CERTIFIED MAIL

Certified #70131710000149872827

Ms. Marcie Diamond
Assistant Director of Planning
City of Coppell
265 Parkway Blvd
Coppell, TX 75019

RE: Case No. PD-237R5-HC/RBN, Trinsic, a zoning change request from A (Agriculture) to PD-237R5-HC/RBN (Planned Development-237-Revision 5-Highway Commercial/Residential Urban Neighborhood), to attach a Conceptual Plan for hotel, multifamily, retail and offices uses on 20.74 acres of property located on the eastside of South Belt Line Road between East Dividend and Chartwell Drive

RE: Case No. PD-237R7-HC, Springhill Suites, a zoning change request from A (Agriculture) to PD-237R7-HC (Planned Development-237 Revision 7-Highway Commercial), to attach a Detail Site Plan for a five-story, 120-room hotel with accessory uses including meeting rooms, pool, fitness center and bar on 2.7 acres of property located on the northeast corner of South Belt Line Road and Chartwell Drive, recommended for denial by the Coppell Planning & Zoning Commission (7-0) on Thursday, March 20, 2014

Dear Ms. Diamond,

Chase Hospitality, LLC ("Chase") is the applicant in the matters referenced above. Pursuant to Section 12-44-6.22 of the City's Zoning Ordinance, Chase is filing this letter with you to appeal to the City Council the recommendations of denial made by the Planning and Zoning Commission on March 20, 2014 on the above referenced cases.

Please also note our responses below in regards to the addition of the PD conditions as referenced in this Case No. PD-237R7-HC, by staff.

1. The addition of the following PD Conditions-
 - a. No building permit shall be issued for any high density residential development on Lot 2 until such time that this Hotel is under construction, including at a minimum, all underground utilities being installed and the slab has been poured.
Chase will comply.
 - b. The bar and the breakfast buffet are intended for guests only, and there shall be no outside signs or advertising of these accessory uses.
Chase will comply.

- c. Landscaping shall be permitted as indicated on the Landscape Plan.
Chase will comply.
 - d. Two monument signs being permitted, one-40 square foot sign on Belt Line Road and one-20 square foot sign on Chartwell. If the signs are compliant with the Zoning Ordinance they may be approved administratively.
 - i. Revise the word "Marquee" to monument on Sheet SP-1.
Chase will comply.
 - e. Prior to any development on this property, this property shall be platted.
Chase will comply.
 - f. Inclusion of operational methods to support the parking reduction (shuttle services, limitation on hours of operation on meeting room use capacities, banquet room capacities, etc.) to be added as PD conditions, if supported by the Planning and Zoning Commission.
Chase will comply.
2. There may be additional comments at the time of engineering review, including but not limited to the location of the driveway on Chartwell Drive.
Chase will comply.

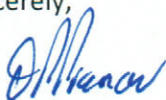
Additionally:

Chase will comply with the zoning ordinance requiring 1 parking space per 1 hotel room and 1 parking space per 100 sq. ft. of meeting space. The additional space on the first floor of the hotel will be reconfigured to expand the lobby space, exercise room, indoor pool room, relocate the kitchen, etc., where the building foot print, elevation and site plan will not change.

1. However, we are requesting that the City Council consider a parking variance for the hotel development. Currently we have approximately 6000 sq. ft. of meeting space requiring a 180 parking spaces in total, where 146 are provided. There are 120 parking space in total for hotel rooms and 26 for meeting space. Our request is for a variance of 14 parking spaces for 4000 sq. ft. of meeting space. We have lowered the meeting space total to address some of the concerns of P&Z and the ordinance but feel that our stated reasons will mitigate these issues.

Thank you for your consideration in advance. Please do not hesitate to contact me with any further questions or need for additional information.

Sincerely,



Dilip Pranav
President

CC: David Richardson
CC: Todd Jones