



CHASE HOSPITALITY, L.L.C.

8530 Esters Blvd., Irving, TX 75063
214.614.6040 • Fax 214.614.6041

March 12, 2014

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

RE: Project: PD-237R5-HC/RBN, Trinsic, PD-237R7-HC,
Springhill Suites and PD-237R6-RBN Trinsic-Aura

Dear Ms. Diamond,

Please see below the responses to the following letter dated February 27, 2014.

The owner/developer for the Springhill Suites is willing to provide a set of complete building plans for permit approval at which time Trinsic will be doing the same. The agreed condition is the Chase Hospitality/or their affiliate owner will pull the permit for construction first and then Trinsic, for this proposed development.

We are seeking a parking variance for the following reasons;

1. The proposed parking requirements will be mitigated due to the pattern of use of the meeting space and hotel. When general meeting space is in use it will be primarily marketed to business that have room nights components, with this use.
2. The demand for business related use of the meeting space will be approximately sixty percent hotel clients and forty percent demand from the City of Coppell and surrounding areas. The leisure component use of the meeting space generally will end by 5:00pm at which time there will be no overlap on parking space demand, for overnight guests, and will be managed accordingly by our sales staff.
3. As per our history with Airport Hotel/Properties, we have provided a courtesy shuttle van for guest needs for transportation to and from DFW Airport. Our research shows that approximately 15-18% of our guests are picked up on a daily basis from the airport that have no car or are not needed for their travel plans on an annualized basis. This will also help in the car parking space demand. In some of our Airport hotels we have used two and three courtesy Airport shuttle vans per property due to demand from airport related guests. These courtesy vans have a capacity for twelve passengers.

4. The breakfast bar is for hotel guests only and is provided as a complimentary amenity. In general the hotel bar will also be frequent for the majority of our hotel guests.
5. The City of Coppell requirement of one car parking space per 100 sq. ft. is higher than other cities we have developed hotels, which have been one car parking space per 200 sq. ft. which has worked well regarding the car parking demand.
6. There is no restaurant available in this hotel, only complimentary breakfast and a bar with limited bar menu for our hotel guests.

I have enclosed an exhibit of properties we have developed and managed to give some background to the request for a parking variance. Please note the first matrix is only a two week history in February, usually our slower month for occupancy. Please let me know if you have further questions or need more information. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Dilip Pranav", written in a cursive style.

Dilip Pranav

Exhibit A

Sample of Two Weeks for Courtesy Van Scheduled Pick Ups (2/19/14-3/4/14)

Property	14 Days	Daily Parking Spaces Not Used
Courtyard (Airport)	224	16
Comfort Inn (Airport)	107	7.6
Springhill Las Colinas (Airport)	92	7

Chase Hospitality Managed Properties

Hilton Garden Inn DFW Airport Hotel-Grapevine, TX

110 Rooms

4 Storey

82000 sq. ft. Building

2400 sq. ft. Meeting Space

40 seat restaurant and bar

124 Parking Spaces Provided

(2) 12 Passenger Courtesy Vans

Courtyard by Marriott DFW South Airport

154 Rooms

4 Storey

86731 sq. ft. Building

1250 sq. ft. Meeting Space

45 seat restaurant and bar

182 Parking Spaces Provided

(2) 12 Passenger Courtesy Vans

(1) 7 Passenger Courtesy Van

Comfort Inn DFW Airport North-Irving, TX

103 Rooms

3 Storey

45000 sq. ft. Building

2000 sq. ft. Meeting Space

No Bar or Restaurant

103 Parking Spaces Required

103 Parking Spaces Provided

(1) 12 Passenger Courtesy Van