



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: February 9, 2016

Reference: Work Session discussion on proposed revisions to Hotel Regulations

2030: **Business Prosperity**

Introduction:

The regulations on hotels and motels were substantially revised approximately 10 years ago in response to the new hotel products being developed in the metroplex. As of this time, there is a 157-room hotel substantially complete (Four Points by Sheraton with conference center) on S. Belt Line Road and a 95-room Fairfield Inn on S.H. 121 and Northpoint which is anticipated to start construction first quarter of 2016. Once again, the hotel market and products have changed, and re-visiting these regulations is appropriate.

It is anticipated that applications for two hotels in close proximity to the Four Points, and a hotel on the east side of Belt Line Road will be submitted on February 22nd for the March Planning and Zoning Commission meeting. An application for two hotels, at Northpoint and SH 121, which was submitted for the February Planning and Zoning meeting is being postponed until the March meeting. On tonight's Council Agenda is a PD request at Belt Line and I-635, which includes a Concept Plan for two additional hotels. Staff also has had preliminary discussions on two hotels on Freeport Parkway and SH 121, among others. With a potential for **nine** new hotels in Coppell, staff felt it would be prudent to provide development standards to assure these hotels will be of the high quality envisioned for Coppell.

Staff visited with local hotel developers and architects, surveyed surrounding cities and incorporated the applicable provisions into these proposed ordinance amendments. As detailed in the attached, the draft regulations include mandating items such as minimum number of rooms, size of rooms, interior corridors, increased size of the lobby/atrium areas, meeting space, restaurant (full or limited service), requires a porte-cochere and minimum lot size of 2 acres. In addition, the hotel must include 3 of 7 optional amenities. Residence hotels are recommended to have the same requirements, plus the existing requirements of: a maximum of 22 room units per acre; open space in sufficient size to meet parking requirements if it converts to multi-family; and a minimum separation of 1,500 feet from any other residence hotel property.

Analysis:

On January 21st the Planning and Zoning Commission discussed the attached draft text amendment and provided input including adding minimum size and additional regulations on amenities, revisiting the definitions and discussed concerns with combining two hotels on one lot to meet minimum standards.

Since that time, staff has received input from several more hotel developers, with additional comments and meetings anticipated prior to the February 9th Work Session. The input received will be summarized and made part of the staff's Work Session presentation.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department will incorporate comments from City Council, as well as input from hotel developers and architects, into the presentation to the Planning and Zoning Commission scheduled for February 18, 2016.

Attachments:

Staff Report presented to Planning and Zoning Commission on January 21, 2016, with the following attachments:

Attachment "A" – Existing Regulations

Attachment "B" – Redlined Regulations

Attachment "C" – Proposed Regulations

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**TEXT AMENDMENT: Sec. 12-30-18 - Hotel, Motel & Residence Hotel
And Sec. 42-1 – Definitions**

P & Z HEARING DATE: January 21, 2016

C.C. HEARING DATE: February 9, 2016

STAFF REP.: Marcie Diamond, Assistant Director of Planning

REQUEST: Consider approval of text amendments to the *Coppell Zoning Ordinance* to revise definitions and regulations for hotels, motels and residence hotels.

HISTORY: In 2006, Council approved text amendments which significantly revised the regulations for hotels and motels. Prior to 2006, hotels and motels were permitted in most non-residential zoning districts (O, R, C and HC) by Special Use Permit, and by right in the H (Historic) District. At that time, the only regulation of this use was the amount of parking required. The 2006 text amendment enhanced the regulations to include the following:

- Revised the definitions of hotel and motel;
- Added a definition of residence hotel;
- Deleted “motor hotel” and “tourist court”;
- Allowed a hotel, motel and residence hotel by Special Use Permit in “HC” and “H” districts;
- Deleted these uses by Special Use Permit from the “O”, “R” and “C” districts;
- Deleted hotel and motel as permitted in the “H” district, (allowed by S.U.P.), and
- Required a minimum four (4) acres, for hotels, unless revised by City Council, and
- Provided development standards for these uses, as detailed in Attachment “A” – Existing regulations, including requiring a minimum of three amenities from the list of ten.

DISCUSSION: As noted above, the regulations on hotels and motels were substantially revised approximately 10 years ago in response to the new hotel products being developed in the metroplex. Since that time, there have been many discussions with potential hoteliers and several rezonings in the city of Coppell for various hotel products. As of this time, there is a 157-room hotel substantially complete (Four Points by Sheraton with conference center) on S. Belt Line Road and a 95-room Fairfield Inn on S.H. 121 and Northpoint which is anticipated to start construction first quarter of 2016.

Once again, the hotel market and products have changed, and re-visiting these regulations is appropriate. The purpose and intent of the 2006, as well as current revisions, is to assure that the hotels built in Coppell are of the quality envisioned for this community. Staff visited with local hotel developers and architects, surveyed surrounding cities and incorporated the applicable provisions into these proposed ordinance amendments. The revisions to the regulations are detailed in the attachments to this staff report. Attachment “A” is the Existing Regulations, Attachment “B” is a Red-lined Version, and Attachment “C” is the Proposed Revised Ordinance.

The current regulations focus on addressing quality of a hotel based on providing three of a list of ten potential amenities, and prescribing a four-acre minimum for each hotel site. The proposed regulations will *mandate*:

- minimum of 125 rooms
- minimum room size of 300 square feet
- interior corridor
- increased the size of the lobby/waiting/atrium areas
- minimum of 5,000 sq. ft. meeting space
- Restaurant (full or limited service)
- porte-cochere or other covered area
- minimum of 2 acres
- **and** a choice of three of the seven listed amenities:
 1. Indoor/outdoor pool.
 2. Spa/sauna.
 3. Weight room/fitness center.
 4. Playground.
 5. Sports court.
 6. Jogging trail.
 7. Full service restaurant (minimum seating capacity of 35) open to the general public serving breakfast, lunch and dinner.

In addition to the above regulations, Residence Hotels will also be required to provide: not more than 22 room units per acre; open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences; and a minimum separation of 1,500 feet from any other Residence Hotel property.

Finally, staff reviewed the Definition Section (12-42-1) of the *Zoning Ordinance*, and is recommending that “*motel*” as defined in this section be deleted. The motel use has also been deleted from the SUP section which regulates use. Motel use as described in the definition section, would not be permitted. Similarly the Residence Hotel definition has been amended to delete the words “external doorways into room units” as this would no longer permitted.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the following text amendments:

- **Sec. 12-30-18 – Hotel, Motel and Residence Hotel** be deleted in its entirety, and replaced with the revised wording as attached as Attachment “C”.
- **Sec. 12-42-1, Special Definitions** deleting motel and revising existing definitions of residence hotel;

ALTERNATIVES

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date.

ATTACHMENTS:

1. Attachment “A” – Existing Regulations
2. Attachment “B” – Redlined Regulations
3. Attachment “C” – Proposed Regulations

Existing Regulations:

Sec. 12-30-18. - Hotel, motel and residence hotel.

A special use permit for a hotel, motel or residence hotel use may be approved only when there is a finding and determination by the city council, following a favorable recommendation by the planning and zoning commission, that the type of hotel, motel or residence hotel proposed is compatible and consistent with and will have no adverse affect on existing uses in the area, that the proposed use is equal to or exceeds development standards of other uses and that the proposed use will not adversely affect the ability to locate, in the future, additional uses that are allowed within the zoning district of the area.

1. Hotel and motel developments shall be subject to the following development standards:
 - a. A minimum lot size for a hotel or motel development shall be no less than four acres, with the exception that a lot size less than four acres may be permitted provided the city council, following a favorable recommendation by the planning and zoning commission, and after review of submitted data and facts, finds and determines that such facility is an appropriate use, design and lay-out for the site and area. Under no circumstance shall a lot of less than two acres be utilized for this use.
 - b. Shall provide staff on-site 24-hours a day;
 - c. Shall contain a lobby with a minimum of 150 square feet;
 - d. Shall provide a minimum of three amenities from the list below:
 1. Indoor/outdoor pool.
 2. Spa/sauna.
 3. Weight room/fitness center.
 4. Playground.
 5. Sports court.
 6. Plaza/atrium.
 7. Game room.
 8. Jogging trail.
 9. Conference room (1,000 square foot minimum).
 10. Full service restaurant (minimum seating capacity of 35).
2. *Residence hotel developments shall be subject to the following development standards:*
 - a. Not more than 22 room units per acre;
 - b. Shall contain a lobby with a minimum of 150 square feet;
 - c. Shall maintain laundry facilities on-site for guest use;
 - d. Shall provide staff on-site 24-hours a day;
 - e. Shall provide a minimum of three amenities from the list below:

1. Indoor/outdoor pool.
 2. Spa/sauna.
 3. Weight room/fitness center.
 4. Playground.
 5. Sports court.
 6. Plaza/atrium.
 7. Game room.
 8. Jogging trail.
 9. Conference room (1,000 square foot minimum).
 10. Full service restaurant (minimum seating capacity of 35).
- f. Shall maintain a minimum separation of 1,500 feet measured linearly from property line to property line from any other hotel, motel or residence hotel property.
 - g. All of the room units shall contain kitchen facilities.
 - h. Open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences (two spaces per unit).

(Ord. No. 91500-A-434, § 3, 6-13-06)

Proposed Revisions:

Sec. 12-30-18. - Hotel,~~motel~~ and residence hotel.

A special use permit for a hotel,~~motel~~ or residence hotel use may be approved only when there is a finding and determination by the city council, following a favorable recommendation by the planning and zoning commission, that the type of hotel,~~motel~~ or residence hotel proposed is compatible and consistent with and will have no adverse affect on existing uses in the area, that the proposed use is equal to or exceeds development standards of other uses and that the proposed use will not adversely affect the ability to locate, in the future, additional uses that are allowed within the zoning district of the area.

1. Hotel ~~and motel~~ developments shall be subject to the following development standards:

~~a. A minimum lot size for a hotel or motel development shall be no less than four acres, with the exception that a lot size less than four acres may be permitted provided the city council, following a favorable recommendation by the planning and zoning commission, and after review of submitted data and facts, finds and determines that such facility is an appropriate use, design and lay-out for the site and area. Under no circumstance shall a lot of less than two acres be utilized for this use.~~

a. A minimum lot size for a hotel or motel development shall be no less than two acres

b. There shall be a minimum of 125 guest rooms

c. Shall provide staff on-site 24-hours a day;

d. All units shall be accessed from a common interior corridor, except for first floor units which may have direct access from an interior courtyard or swimming pool area in addition to hallway access.

e. Each questroom shall be a minimum of 300 square feet.

~~b.—~~

f. Shall ~~contain~~ provide a lobby waiting/atrium areas with a minimum of ~~450~~ 750 square feet; or five (5) square feet per guest room, whichever is greater, with a maximum of 1,500 square feet, Lobbies/waiting/atrium areas and/or other open space area may be counted towards fulfilling this requirements if seating is provided.

g. Conference room/meeting space a minimum of 5,000 square feet.

h. Limited or full service* restaurant

i. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk with an area for temporary parking of at least two vehicles underneath the covered area for the guests checking in or out.

j. A minimum lot size for a hotel or motel development shall be no less than two acres.

~~e.—~~

~~d-k.~~ In addition to the above, there ~~Shall shall be~~ provided a minimum of three amenities from the list below:

1. Indoor/outdoor pool.
2. Spa/sauna.
3. Weight room/fitness center.
4. Playground.
5. Sports court.

~~6. Plaza/atrium.~~

~~7. Game room.~~

~~8. 6.~~ Jogging trail.

~~9. Conference room (1,000 square foot minimum).~~

~~710.~~ *Full service restaurant (minimum seating capacity of 35) open to the general public serving breakfast, lunch and dinner.

2. Residence hotel developments, as defined in Section 12-42-1 of this Ordinance, shall be subject to the following development standards:

a. A minimum lot size for a hotel or motel development shall be no less than two acres.

b. There shall be a minimum of 125 guest rooms

~~a-c.~~ Not more than 22 room units per acre;

d. Shall provide a lobby/waiting/atrium areas with a minimum of 750 square feet or five (5) square feet per guest room, whichever is greater, with a maximum of 1,500 square feet. Lobbies/waiting/atrium areas and/or other open space area may be counted towards fulfilling this requirements if seating is provided.

~~b.~~ Shall contain a lobby with a minimum of 150 square feet;

~~e-e.~~ Shall maintain laundry facilities on-site for guest use;

f. Shall provide staff on-site 24-hours a day;

g. All units shall be accessed from a common interior corridor, except for first floor units which may have direct access from an interior courtyard or swimming pool area in addition to hallway access.

h. Conference room/meeting space a minimum of 5,000 square feet.

i. Limited or full service* restaurant

~~d-i.~~ A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk with an area for temporary parking of at least two vehicles underneath the covered area for the guests

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1. Indoor/outdoor pool.
2. Spa/sauna.
3. Weight room/fitness center.
4. Playground.
5. Sports court.

~~6. Plaza/atrium.~~

~~7. Game room.~~

~~8-6.~~ Jogging trail.

~~9.~~ Conference room (1,000 square foot minimum).

~~7.~~ Full service restaurant (minimum seating capacity of 35). *Full service restaurant (minimum seating capacity of 35) open to the general public serving breakfast, lunch and dinner.

~~10.~~

~~f.i.~~ Shall maintain a minimum separation of 1,500 feet measured linearly from property line to property line from any other ~~hotel, motel or~~ residence hotel property.

~~g.m.~~ All of the room units shall contain kitchen facilities.

~~h.n.~~ Open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences (two spaces per unit).

Sec. 12-42-1. - Definitions.

Hotel: An establishment offering lodging to the traveling public for compensation. A hotel is distinguished from a motel in that access to the majority of the guest rooms is through a common entrance and lobby. The establishment furnishes customary hotel services and may contain a restaurant, club, lounge, banquet hall and/or meeting rooms. A hotel is a non-residential use.

~~*Motel:* An establishment offering to the traveling public the use of guest rooms or sleeping accommodations for compensation. Such an establishment consists of a group of attached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby. The establishment furnishes customary hotel services and may contain a restaurant, club, lounge, banquet hall and/or meeting rooms. A motel is a non-residential use restaurant, club, lounge, banquet hall and/or meeting rooms. A hotel is a non-residential use.~~

Residential hotel: A multi-dwelling, extended stay lodging facility consisting of efficiency units or suites with a complete kitchen, suitable for long-term occupancy. Customary hotel services such as linens, maid service and telephone are provided. Financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities and two-story design, ~~and external doorways into room units.~~ This definition shall not include other dwelling units as defined by this article

Proposed Revised Ordinance

Sec. 12-30-18. - Hotel and residence hotel.

A special use permit for a hotel or residence hotel use may be approved only when there is a finding and determination by the city council, following a favorable recommendation by the planning and zoning commission, that the type of hotel or residence hotel proposed is compatible and consistent with and will have no adverse effect on existing uses in the area, that the proposed use is equal to or exceeds development standards of other uses and that the proposed use will not adversely affect the ability to locate, in the future, additional uses that are allowed within the zoning district of the area.

1. Hotel developments shall be subject to the following development standards:
 - a. A minimum lot size for a hotel development shall be no less than two acres.
 - b. There shall be a minimum of 125 guest rooms
 - c. Shall provide staff on-site 24-hours a day;
 - d. All units shall be accessed from a common interior corridor, except for first floor units which may have direct access from an interior courtyard or swimming pool area in addition to hallway access.
 - e. Each guestroom shall be a minimum of 300 square feet.
 - f. Shall provide a lobby waiting/atrium areas with a minimum of 750 square feet; or five (5) square feet per guest room, whichever is greater, with a maximum of 1,500 square feet, Lobbies/waiting/atrium areas and/or other open space area may be counted towards fulfilling this requirements if seating is provided.
 - g. Conference room/meeting space a minimum of 5,000 square feet.
 - h. Limited or full service* restaurant
 - i. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk with an area for temporary parking of at least two vehicles underneath the covered area for the guests checking in or out.
 - j. A minimum lot size for a hotel or motel development shall be no less than two acres.
 - k. In addition to the above, there shall be provided a minimum of three amenities from the list below:
 1. Indoor/outdoor pool.
 2. Spa/sauna.
 3. Weight room/fitness center.
 4. Playground.
 5. Sports court.
 6. Jogging trail.
 7. *Full service restaurant (minimum seating capacity of 35) open to the general public serving breakfast, lunch and dinner.

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2. Residence hotel developments, as defined in Section 12-42-1 of this Ordinance, shall be subject to the following development standards:

- a. A minimum lot size for a hotel development shall be no less than two acres.
- b. There shall be a minimum of 125 guest rooms
- c. Not more than 22 room units per acre;
- d. Shall provide a lobby/waiting/atrium areas with a minimum of 750 square feet or five (5) square feet per guest room, whichever is greater, with a maximum of 1,500 square feet, Lobbies/waiting/atrium areas and/or other open space area may be counted towards fulfilling this requirements if seating is provided.
- e. Shall maintain laundry facilities on-site for guest use;
- f. Shall provide staff on-site 24-hours a day;
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- h. Conference room/meeting space a minimum of 5,000 square feet.
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 - 7. *Full service restaurant (minimum seating capacity of 35) open to the general public serving breakfast, lunch and dinner.
- l. Shall maintain a minimum separation of 1,500 feet measured linearly from property line to property line from any other residence hotel property.
- m. All of the room units shall contain kitchen facilities.
- n. Open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences (two spaces per unit).

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Hotel: An establishment offering lodging to the traveling public for compensation. A hotel is distinguished from a motel in that access to the majority of the guest rooms is through a common entrance and lobby. The establishment furnishes customary hotel services and may contain a restaurant, club, lounge, banquet hall and/or meeting rooms. A hotel is a non-residential use.

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