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**SPECIAL USE PERMIT (SUP)
 APPLICATION**

Owner/s (name):	Minhas Ladiwalla		
Company Name:	Nortex Hotel Group LLC		
Mailing Address:	3740 Josey Lane, Suite 145, Carrollton, Texas 75007		
Work #:	972-394-3350	Cell #:	
E-Mail:	mike@mid-continenthospitality.com		
Owner Signature (Owner Must Sign or Submit Letter of Authorization):	<i>Minhas Ladiwalla</i>		Date: 8-1-2019
Printed Name:	Minhas Ladiwalla		

Applicant/Agent (name):	Kiew Kam		
Company Name:	Triangle Engineering		
Mailing Address:	1784 W. McDermott Drive, Allen, Texas 75013		
Work #:	469-331-8566	Cell #:	
E-Mail:	kkam@triangle-engr.com		
Applicant/Agent Signature	<i>Kiew Kam</i>		Date: 8-1-2019
Printed Name:	Kiew Kam		

Current Zoning:	LIGHT INDUSTRIAL	Requested Zoning:	SUP	Acres:	2.50
Legal Description (Lot/ Block/Tract/Abstract):	LOT 10R-1 / BLOCK F (Abstract No. 1402)				
Address/Location:	ROCKBROOK DRIVE				

Application and Sign Fees:

	Less than 1/2 acre	\$ 150.00
	1/2 acre up to 4.99 acres	\$ 250.00
	5 acres up to 24.99 acres	\$ 400.00

	25 acres up to 49.99 acres	\$ 750.00
	50 acres up to 99.99 acres	\$1,000.00
	100 acres and more	\$1,500.00

Qty: <u>1</u>	SUP Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ <u>35</u>
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Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ <u>285</u>
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Planning | Civil Engineering | Construction Management
O: 1784 W. McDermott Drive Suite 110 | Allen, TX 75013
T: 469.331.8566 | F: 469.213.7145 | www.triangle-engr.com

September 12, 2019

Mr. Jason Moore
Director of Economic Development
City of Lewisville
151 Church Street
Lewisville, Texas 75057

RE: AVID HOTEL & STAYBRIDGE SUITES
Special Use Permit Request
(Triangle Engineering Job No. 066-18)

Mr. Moore:

Please accept this letter, on behalf of Avid Hotel and Staybridge Suites, as an explanation of the proposed Special Use Permit (SUP) Request for approximately 2 1/2 Acres of land located at the intersection of Rockbrook Drive and S.H. 121. The property is Lot 10R-1, Block F, of the Vista Ridge Addition and is currently zoned Light Industrial (LI).

There is currently a vacant lot (Lot 10R-1, Block F) that has a 24' wide driveway connecting Rockbrook Drive to the adjacent lot that will need to be removed and modified to work with an Extended Stay Hotel that is being proposed by Avid Hotel and Staybridge Suites. By removing this driveway and modifying it so it wraps around the proposed building will provide ample parking and landscaping on all sides. This site will provide a relaxing environment of an extended stay away from home for the high demand of people coming to North Dallas for work related reasons. Easy access to State Highway 121 makes it a great location for a project such as this.

Our Client is proposing to construct a new 4-story hotel with a total of 125 rooms which will have numerous guest services such as extended stay suites, a kitchen and laundry area, fitness facility, meeting room, outdoor atrium area, outdoor swimming pool and deck area with plenty of parking and landscaping. Access all around the site will be ADA compliant.

The purpose of the SUP Request is to allow the Staybridge Suites guest suites to be furnished with a cook top or oven. Section 6-182 (e) of the Code of Ordinances states that the construction or modification of a hotel, motel or extended stay facility with a cook top or oven in a guest room shall require the approval of a special use permit in accordance with the provisions of the zoning ordinance. Our client would like to furnish a cook top or oven in some of the Staybridge Suites so the guests can have the opportunities to prepare their own meals as in the comforts of their own home.

Additional requirements addressed are minimum room size of 325 sq. ft., all guest rooms or suites shall be accessible from a common interior corridor, staff on-site 24 hours a day 7 days a week, rooms fully

furnished with bed or beds, dresser drawers, night stand and television, 4 story minimum height with enhanced architectural standards.

The Development Plan shows the proposed 24' Fire Lane and Access Easement which will require a replat of Lot 10R-1, Block F and we will submit the replat application at another time.

We look forward to working on another project in the City of Lewisville. Any questions or concerns please feel free to contact us.

Sincerely,


