

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: February 17, 2020
SUBJECT: **PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit and two Associated Variance Requests to Section 6-6-98(d)(2) and Section 6-182(b)(1) for a Hotel With Rooms Containing a Cooktop or Oven; on Approximately 2.50 Acres, Legally Described as Lot 10R-1, Block F, Vista Ridge Addition, Zoned Light Industrial District (LI) and Located on the Northeast Corner of Rockbrook Drive and East State Highway 121 Bypass; as Requested by Kiew Kam, Triangle Engineering, on Behalf of Nortex Hotel Group LLC, the Property Owner. (Case No. 19-12-10-SUP).**

BACKGROUND:

Nortex Hotel Group LLC is looking to construct a new hotel on Rockbrook Drive, off State Highway 121. This proposed hotel will contain two InterContinental Hotels Group (IHG) brands: Avid Hotel and Staybridge Suites. The Staybridge Suites brand is an extended stay hotel that features rooms with kitchenettes. The Special Use Permit (SUP) regulations adopted in 2013 require that all hotels with rooms containing a cooktop or oven require the approval of an SUP. The Planning and Zoning Commission recommended unanimous approval (5-0) of the Special Use Permit on January 21, 2020

ANALYSIS:

Site

The proposed four-story hotel will feature 125 rooms. Fifty-five rooms in the Avid brand, and seventy rooms with cooktops in the Staybridge Suites brand. Lewisville's hotel regulations require that a hotel provide a variety of amenities chosen from two different menus of options. From the first menu of options, the applicant is only required to choose two items. As a part of this SUP, Nortex Hotel Group has chosen three options: to provide a fitness facility, to provide an outdoor plaza with seating, and to provide an outdoor pool. On the second menu of options, the applicant has proposed to meet the standard requirement by choosing the following two options: to provide a meeting room and to provide enhanced (30% more) landscaping.

Elevation

The proposed hotel is meeting all elevation requirements set forth by Lewisville's Hotel Ordinance. These requirements include the use of 80% brick or stone for each elevation. The hotel is using a combination of brick, stone, porcelain stone tile and stucco to create variation in the building form. All signage is located on the building itself, there no free-standing signage is proposed.

Landscaping

The applicant is providing enhanced landscaping per the Hotel Ordinance with a 30% increase to the required landscaping. This has resulted in 17 street trees, where only 13 were required and 11 parking lot trees, where only 9 were required. Each of these trees are 3-inch caliber, where only 2.5-inch caliber is required. Additional landscaping is also provided surrounding the pool and courtyard.

Requested Variances

The applicant is requesting two variances as a part of this SUP:

- a) to allow pavement over a grass-only waterline easement

Section 6-98(d)(2) of the Land Development Regulations (Regarding Water Line Requirements) requires that all public water lines outside of a street or utility right-of-way shall be placed in a 15-foot wide grass-only water line easement. The applicant is proposing to construct a parking lot over a portion of the existing public water line. Approximately 96 feet of the existing public water line will be under pavement. Due to the constraints of the site, it is not feasible to relocate the parking lot to avoid the water line easement. Similar variances were approved by the City Council for Lewisville Town Square restaurants and the Brownstones on West Walters. As a condition for this variance request, the owner will be responsible for any and all pavement repairs required due to maintenance or repair of the City water main performed by City crews or by the City's contractor. Staff has no objection to the variance request.

- b) to waive the minimum 325 square-foot room floor area requirement for 49 rooms with the condition that the average room size be greater than 325 square feet.

Section 6-182(b)(1) of the Land Development Regulations (Hotel/motel/extended stay facilities) requires that a minimum guest room or suite size shall be 325 square feet. The proposed hotel has two different brands in one building. The extended stay brand contains 70 room with sizes ranging from 441 to 564 square feet, all exceeding the code requirement. The other brand contains 55 rooms with sizes ranging from 240 to 399 square feet. Though these rooms do not meet the code requirement, the hotel is providing additional amenities and meeting space than what is required. This also reflects a current trend in the hotel industry for smaller rooms and more communal spaces. Staff has no objection to this request as the average room size is 395 square feet, larger than the code requirement of 325 square feet.

Security

The Lewisville Police Department partners use Flock Safety to reduce crime. The Integrated Camera Utilization (ICU) Program is a venture that allows businesses and neighborhoods to purchase cameras and share the footage with the police department. The footage is permanently deleted after 30 days and Flock Safety will not share, sell, or access the data. The cost of the program is \$2,000 per camera, per year. Installation, maintenance, and upkeep are included in the cost. The City of Lewisville is requiring all new hotels and apartment complexes to participate in the ICU Program. A camera must be installed in a manner to capture vehicle license plates at all egresses and ingresses.

Summary

The proposed hotel contains two separate IHG brands: Avid and Staybridge Suites. The Staybridge Suites portion of the hotel contains 70 rooms with cooktops, requiring approval of a Special Use Permit. As a part of this request, this hotel is providing a fitness facility, an outdoor plaza with seating, and an outdoor pool which exceeds the two amenities required for hotels in Lewisville and additionally is providing enhanced building materials.

RECOMMENDATION:

That the City Council approve the ordinance and the two associated variance requests as set forth in the caption above with the conditions that: the owner will be responsible for any and all pavement repairs required due to maintenance or repair of the City water main performed by City crews or by the City's contractor; Flock Safety cameras be installed at every entrance into the property; and an access easement be provided between the subject property and the property to the north.