



PLANNING

To: Mayor and Town Council

From: Alex Glushko, AICP, Planning Manager

Through: Harlan Jefferson, Town Manager
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services
Khara Dodds, AICP, Director of Development Services

Re: Town Council Meeting – March 29, 2022

Agenda Item:

Conduct a public hearing and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards. (Z22-0001).

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

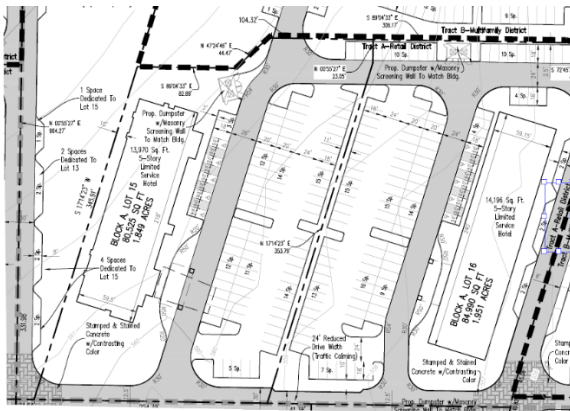
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-94	Undeveloped	US 380 District
North	Agricultural and Planned Development-40-Single Family	Glenbrook Subdivision and Undeveloped	Medium Density Residential
East	Planned Development-40-Single Family	Undeveloped (floodplain)	US 380 District
South	Town of Little Elm	Undeveloped and Holt Cat Equipment Sales	Town of Little Elm
West	Denton County	Undeveloped, Savannah Subdivision, and Valero Gas Station	Denton County

Requested Zoning – In 2018, Planned Development-94 was approved for the Westside development, which was intended to be a mixed-use development including various uses, including, but not limited to multifamily, indoor commercial amusement, limited-service hotel, restaurant, retail, convenience store with gas pumps, and open space. At the time of approval, it was anticipated the limited-service hotel would be a La Quinta or a comparable hotel. Since

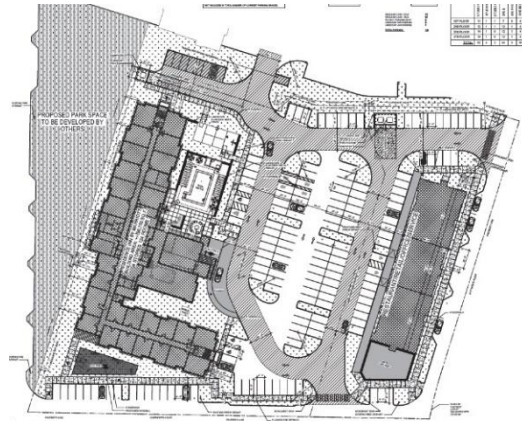
approval of the zoning, the development has been sold to another developer, and the current owner is working with a different type and brand of hotel, an extended-stay hotel, as opposed to a limited-service hotel, which is currently intended to be a Residence Inn by Marriott. The purpose of the proposed PD amendment is to update the PD with regard to the type of hotel, layout, elevations, and parking to accommodate the proposed hotel. Details about the proposed amendment are outlined below.

- *Permitted Uses* – The current PD allows for two (2) limited-service hotels. The proposed PD has been modified to allow for one (1) extended stay hotel.
- *Layout* – To accommodate the new hotel, the proposed layout has been modified, as shown below, by removing the two (2) limited-service hotels and depicting one (1) extended stay hotel. The proposed hotel is four-stories, 96,750 square feet, with 124 rooms. In place of the second hotel, the applicant has included a 10,858-square-foot retail/office/restaurant multitenant building. For comparison purposes, the limited service hotels previously proposed in PD-94 were approximately 80,000 square feet with 113 rooms, and 85,000 square feet with 117 rooms, respectively.

Current Layout



Proposed Layout



- *Parking* – In conjunction with the layout change, the applicant is proposing a modification to the parking regulations for hotel. The zoning ordinance currently requires one parking space per room; however, the applicant is proposing to allow for one parking per 75% of the rooms. The applicant has stated that hotels generally maintain 75-80% occupancy, and that not all guests drive to hotels. Further, the applicant is proposing to allow for the sharing of parking spaces between the hotel and multitenant building, provided all minimum parking requirements are met. In general, the overall Westside development is overparked by over 300 parking spaces with nearby parallel parking spaces to be provided in the future. Staff is supportive of this request.
- *Architecture* – The PD amendment proposes to replace the hotel elevations. The proposed extended-stay hotel will be constructed primarily of brick and stone, as shown below.



No other aspect of the proposed PD related to other uses or provisions are proposed to be modified with this amendment. Staff recommends approval of this request as presented.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District for the property. The request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property is adjacent to US 380, a future six-lane divided major thoroughfare and FM 1385 a future six-lane divided major thoroughfare.

Parks – This property is not needed for the development of a public park. Hike and bike trails are required in conjunction with development of the property in accordance with the Hike and Bike Trail Map of the Parks Master Plan.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed PD Exhibits
3. Proposed Exhibit C Redlines

Planning & Zoning Commission Recommendation:

At their March 1, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 7-0, subject to an amendment to the existing Development Agreement.

Staff Recommendation:

Staff recommends approval of the request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards, subject to an amendment to the existing Development Agreement.

Proposed Motion:

I move to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards, subject to an amendment to the existing Development Agreement.