

November 22, 2016

**Public Hearing -** Frisco Station District C Addition, Block A Lots 1 & 3  
**Specific Use Permit:** (SUP16-0018)  
**Owner(s):** Frisco Station Partners, LP

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#### **DESCRIPTION:**

A request for a Specific Use Permit for a Residence Hotel (Extended Stay Hotel) on two lots on 3.8± acres on the west side of Frisco Green Avenue and 285± feet south of John Hickman Parkway. Zoned Planned Development-244-Retail/Office-2/Residential. Neighborhood #31. KM

#### **HISTORY:**

**Ordinance No. 88-10-04:** Zoned 387.4± acres to Planned Development for Office/Commercial/Retail/Business Center/Residential on October 18, 1988.

**Ordinance No. 99-03-13** – Zoned 1,178.3± acres from a Planned Development to Planned Development-111-Multifamily, Planned Development-118-Commercial-1, and Planned Development-30-Business Center on March 2, 1999.

**Ordinance No. 15-07-44:** Zoned 251.2± acres from Planned Development-111-Multifamily, Planned Development-118-Commercial-1, and Planned Development-30-Business Center to Planned Development-Office-2/Retail/Residential Use on July 1, 2015

#### **CASE OVERVIEW:**

The applicant is requesting a Specific Use Permit (SUP) for a Residence Hotel (Extended Stay) as outlined in the requirements of the Planned Development (PD). The Residence Hotel would be a part of a “Dual Brand” hotel concept, which is one mid-rise hotel structure that houses two different company brands. The dual brand hotel would be one-half traditional full service hotel which is permitted by right in the zoning, and the other half providing an extended stay component.

The extended stay hotel would provide for a different segment of the hotel market within the area. The hotel is located on the northern end of Frisco Station, adjacent to The Gate development, both of which feature office zoning that would be a compatible use for a hotel designed for short-term and long-term guests.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Planned Development-288-Retail/Office-2/Residential	Suburban Regional Activity Center
East	Vacant	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity Center
South	Vacant	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity Center
West	Vacant	Planned Development-244-Retail/Office-2/Residential	Suburban Regional Activity Center

**COMPATIBILITY CONSIDERATIONS:**

When considering an application for a SUP, the Planning & Zoning Commission may recommend and the City Council may establish conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the City. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the City. These conditions are either addressed per this application or will be addressed during the future Site Plan reviews.

**COMPREHENSIVE PLAN & ZONING:**

The Comprehensive Plan identifies this site as a Suburban Regional Activity Center (SRAC). The Comprehensive Plan states that primary land uses inside of a SRAC would include hotels and urban residences. The SRAC goes on to explain that although entertainment venues and lifestyle centers are the primary function of the Center, these uses will be supported by the retail, restaurant and residential uses.

The Planned Development states that a residence hotel shall meet the following conditions:

- a. Shall maintain laundry facilities on-site for guest use.
- b. Shall provide staff on-site 24 hours a day.
- c. Shall provide at least three amenities from the list below.
  - i. Indoor/Outdoor Pool
  - ii. Spa/Sauna
  - iii. Weight Room/Fitness Center
  - iv. Playground
  - v. Sports Court
  - vi. Plaza/Atrium
  - vii. Game Room

- viii. Jogging Trail
- ix. Conference Room (1,000 square foot minimum)
- x. Full Service Restaurant (minimum seating capacity of 35)
- d. A minimum of 50 percent of the room units shall contain kitchen facilities.
- e. Minimum of 100 feet away from all single-family residential detached dwelling units.

This development will comply with the conditions outlined in the Planned Development standards as outlined. The three amenities will be determined at time of site plan.

**PUBLIC INPUT:**

Staff has not received any comments or questions from the public regarding the SUP case.

**SUMMARY:**

Staff supports this request for an SUP for a Residence Hotel (extended stay) as it is an attached use to a full service hotel and does not negatively affect the surrounding uses. The SUP is also compatible with the Comprehensive Plan and meets the conditions of the Planned Development.

**RECOMMENDATION:**

Recommended for approval subject to:

1. The Residence Hotel shall have a maximum room capacity of 150;
2. The Residence Hotel complied with the conditions as outlined below:
  - a. Shall maintain laundry facilities on-site for guest use.
  - b. Shall provide staff on-site 24 hours a day.
  - c. Shall provide at least three amenities from the list below.
    - i. Indoor/Outdoor Pool
    - ii. Spa/Sauna
    - iii. Weight Room/Fitness Center
    - iv. Playground
    - v. Sports Court
    - vi. Plaza/Atrium
    - vii. Game Room
    - viii. Jogging Trail
    - ix. Conference Room (1,000 square foot minimum)
    - x. Full Service Restaurant (minimum seating capacity of 35)
  - d. A minimum of 50 percent of the room units shall contain kitchen facilities.
  - e. Minimum of 100 feet away from all single-family residential detached dwelling units.

3. The site plan shall conform to the site plan shown in Exhibit B.
4. Elevations shall conform the character elevations as shown in Exhibit C.