

FILE NO.: Z0118-0019

P&Z HEARING DATE:

March 26, 2018

COUNCIL DATE:

April 2, 2018

GENERAL INFORMATION

APPLICANT: Chetan Patel, RK Patel Design & Planning, LLC

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow a Limited Service Hotel

LOCATION: 100 Grand Junction Blvd

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The subject property includes approximately 2.051 acres of land (89,331 sq. ft.) and is currently undeveloped.

SURROUNDING LAND USE AND ZONING (see attached map): The subject property is surrounded by undeveloped land zoned "C," Commercial to the north and south under common ownership. The property to the west, also zoned "C" is developed with a motel; Motel 6. East of the property is IH-635 and further east is undeveloped land.

ZONING HISTORY: 1951: Annexed and zoned "R" Single Family Residential
1955: Zone change to "C" Commercial
1959: "Special Permit" approved for Brickyard
1969: Zone change to "I" Industrial
1985: Zone change to "C" Commercial

PLATTING: The request includes two platted lots within the Grand Junction Addition; being all of Lot 10 and a portion of Lot 11; Block 3. If approved, a replat will be required to combine Lot 10 and a portion of Lot 11 into one lot.

GENERAL: The applicant is requesting a Conditional Use Permit (CUP) to allow a "Limited Service Hotel;" Home 2 Suites, within the "C," Commercial Zoning District. The proposed 4-story hotel will include approximately 13,652 square feet and 91 guest rooms with primary access through internal hallways. According to the floor plan submitted by the applicant, the hotel will include a lobby, outdoor patio and an outdoor pool.

REQUEST FOR ZONING RECLASSIFICATION

A “General Service Hotel” is permitted by right in the “C” Zoning District and requires a minimum of 150 guest rooms. Additionally, the following design standards of Section 3-506 of the Mesquite Zoning Ordinance are required for “General Service Hotels”:

- Internal hallways;
- Meeting room and business center;
- Recreational facility;
- Restaurant; and
- All elevations are considered primary facades for the purposes of the Community Appearance Manual.

A hotel that does not meet the minimum requirements for a “General Service Hotel” as referenced above is defined as a “Limited Service Hotel” which requires a CUP when located within the “C” Zoning District. The proposed hotel does not meet the definition of a “General Service Hotel,” as a meeting room and business center are not proposed; the hotel does not have a restaurant component; the number of guest rooms does not meet the minimum; and all elevations do not meet the requirements of the CAM, as it relates to principal facades.

Currently, there are 22 hotels located within the City of Mesquite, plus one under construction located near the City’s Convention Center. Based on the 2016 *Texas Hotel Performance Factbook*, there are 1,624 hotel rooms within the City with an overall occupancy rate of 71.7%.

STAFF COMMENTS

Mesquite Comprehensive Plan

The subject property is located within the *Regional Retail and Entertainment* future land use designation of the Comprehensive Plan. The Regional Retail and Entertainment designation incorporates the core of the regional business corridor along LBJ Freeway (Interstate I-635). According to the Plan, the core is suitable for large-scale, high intensity business uses focusing on retail, office and compatible entertainment uses. The Plan recommends restrictions on specific uses which have been identified as potentially problematic. These uses include outdoor storage yards, motor freight and trucking operations, wholesale trade, warehousing, major automobile repair or collision services, trade and construction contractors, service-related businesses (exterminators, refrigeration repair, welding, carpet cleaning, etc.), used merchandise sales, mini warehouses, and outdoor sales/display lots.

REQUEST FOR ZONING RECLASSIFICATION

Mesquite Zoning Ordinance Sec. 5-303- Review Criteria for a Conditional Use Permit

Existing Uses

The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

It is not anticipated that the Conditional Use will be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate area.

Vacant Properties

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Adjacent properties to the north and south are currently undeveloped and are under common ownership as the subject property. The owner of the subject property owns multiple adjacent lots on Grand Junction Blvd. The property is zoned for commercial uses as is adjacent properties. Development of the site may lead to development of adjacent undeveloped land.

Services

Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Adequate utilities, access roads and drainage facilities exist or will be provided as part of the development of the site. Staff will ensure that services are sufficient for accommodating the demands associated with the proposed use.

Parking

Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.

Parking for a hotel is based on a ratio of 1 parking space for each sleeping unit, plus specified requirements for restaurants, meeting rooms and related facilities. Based on 91 guest rooms, 91 parking spaces are required and are shown on the concept plan. A restaurant is not proposed.

Performance Standards

Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

REQUEST FOR ZONING RECLASSIFICATION

The property is surrounded by similar uses and/or zoning districts and undeveloped land to the north and south under common ownership. Staff does not anticipate any nuisances or other disturbances to nearby properties.

Analysis

According to the Mesquite Comprehensive Plan, the future land use designation for the property is Regional Retail and Entertainment. The Plan recommends large scale, regional retail, service, office and entertainment uses serving customers from the entire City and beyond. The location of the hotel will offer regional services to travelers through the area. The proposed limited service hotel, if approved, will be required to comply with all current development regulations including the Community Appearance Manual.

RECOMMENDATION

Staff recommends approval of the CUP to allow a “Limited Service Hotel” with the following stipulation.

1. Development of the limited service hotel shall conform generally to the concept plan, attached hereto as Exhibit “A,” and subject to the City’s environmental and site development regulations.
2. A minimum of 91 guest rooms shall be provided.

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, one notice was returned in opposition to the request.

ATTACHMENTS


- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Application and Supporting Materials
- 5 – Site Photos

Aerial Map

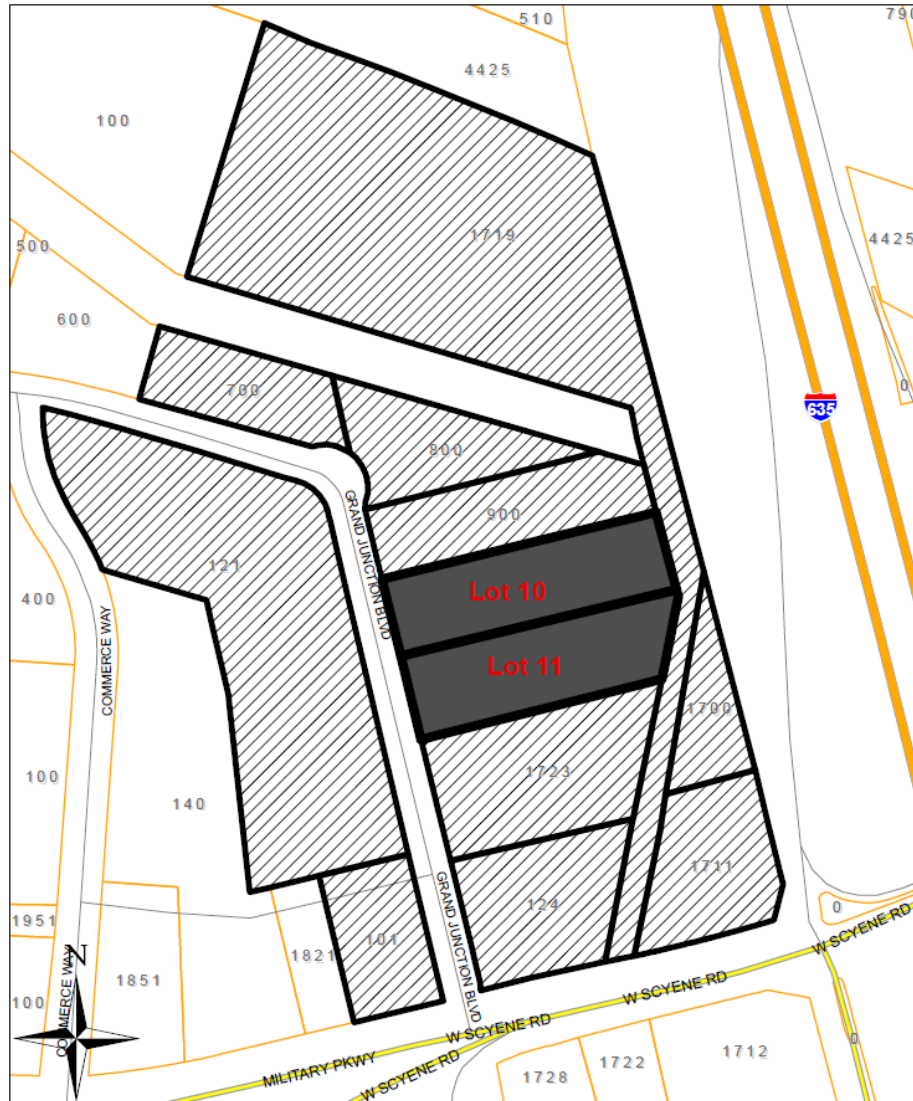


Request: CUP to allow a Limited Service Hotel
on Lot 10 and a portion of Lot 11
Applicant: Chetan Patel
Location: 100 Grand Junction Blvd.

Legend



 Subject Property

Notification Map

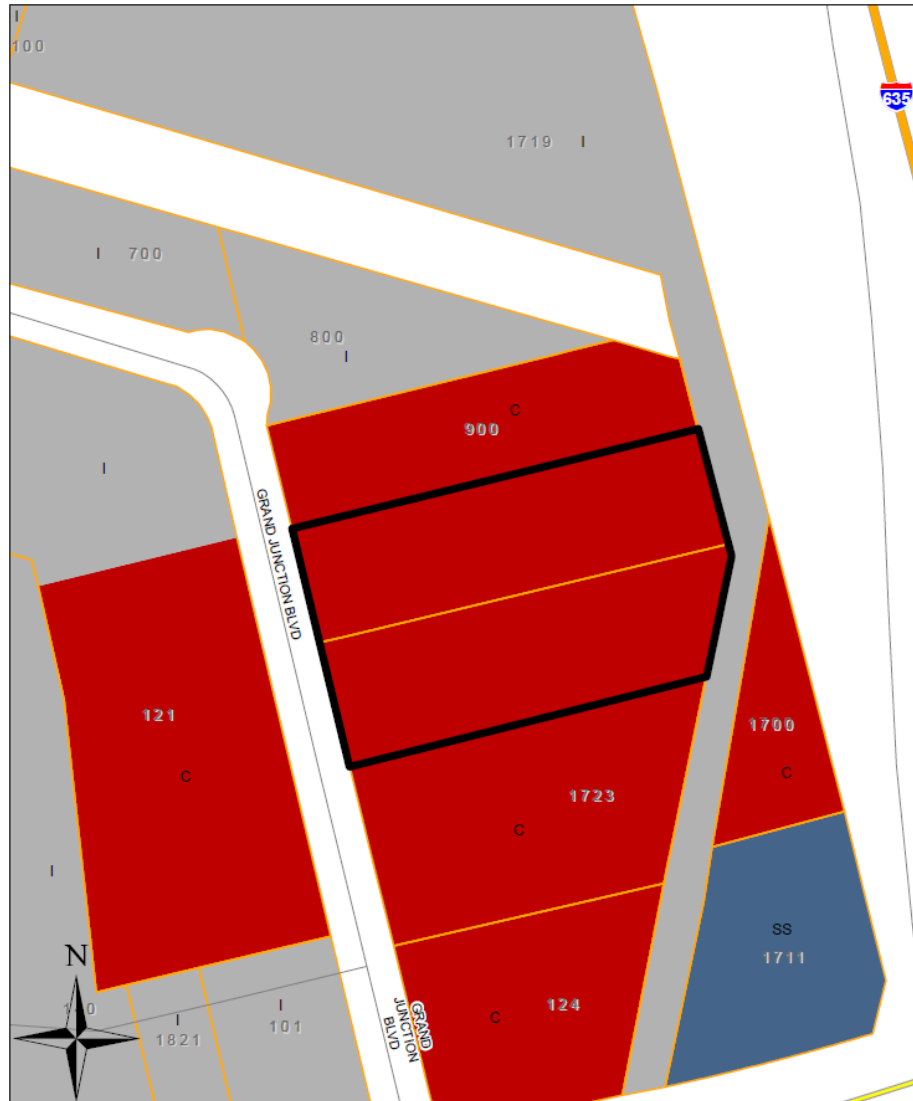


Request: CUP to allow a Limited Service Hotel
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Legend


-  Subject Property
-  Noticed Properties

Zoning Map



Request: CUP to allow a Limited Service Hotel
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 Subject Property

**REQUEST FOR ZONING
RECLASSIFICATION**



ATTACHMENT 4: APPLICATION

CITY OF MESQUITE ZONING APPLICATION	Receipt No.		Date Stamp:
	Fee:		
	Case Manager:		

REQUESTED ACTION:

Change District Classification to: <u>Cup for Limited Service Hotel</u>	Conditional Use Permit for: _____	Amend Special Conditions of Ordinance # _____ <small>(Explain Below)</small>
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Additional explanation of requested action:

We are requesting Cup for Limited Service Hotel under existing commercial zoning

SITE INFORMATION/GENERAL LOCATION:

LOCATION/LEGAL DESCRIPTION:

Current Zoning Classification: <u>C-commercial</u>	Complete one of the following:
Site Size: <u>2.05</u> (Acres or Square Feet)	1. Platted Property
Address (if available): _____	Addition: <u>Grand Junction Addition</u>
General Location Description: <u>North of Taco Bueno on Grand Jet Blvd and military Pkwy</u>	Block: <u>3</u> Lot: <u>10 of 11</u>
	2. Unplatted Property:
	Abstract: _____ Tract: _____

APPLICANT INFORMATION:

Contact: <u>Chetan Patel</u>	Phone: <u>(682) 365-0300</u>
Company: <u>RK Patel Design & Planning</u>	Fax: () _____
Address: <u>5544 Greenview Ct</u>	E-mail: _____ <small>(Required)</small>
<u>10RM TX-76148</u>	
Signature: <u>[Signature]</u>	Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input type="checkbox"/>

OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:

1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. 2. I hereby designate the person named above as applicant. If other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application. 3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.	
Owner: <u>Afzal I. Noor</u>	Phone: <u>(817) 320-6324</u>
Address: <u>730 Cameron Ct</u>	Fax: () _____
<u>Coppell, TX 75019</u>	E-mail: <u>afzalinoor@gmail.com</u>
Signature: <u>[Signature]</u>	

100 GRAND JUNCTION

Being a all of Lot 10 and part of Lot 11, Block 3, of Grand Junction, an Addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 85197, Page 3506, Map Records, Dallas County, Texas, and being part of the same tract of land described in deed to Grand Junction Partners, LLC, recorded in Instrument No. 201300314436, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the Northeast line of Grand Junction Boulevard, a 65' right-of-way, at the common Westerly corner of Lot 9, and said Lot 10, Block 3;

Thence North 76°38'21" East, a distance of 429.31' to a point for corner in the Southwesterly line of Lot 1, of Speed Addition, an Addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80087, Page 2216, Map Records, Dallas County, Texas, and being at the common Easterly corner of said Lots 9 and 10;

Thence South 14621'47" East, along said Westerly line, a distance of 145.76' to a point for corner;

Thence South 11°35'24" West, along said Westerly line, a distance of 65.30' to a point for corner;

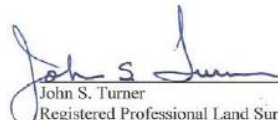
Thence South 76°37'41" West, a distance of 364.27' to a point for corner;

Thence South 13°22'19" East, a distance of 45.33' to a point for corner;

Thence South 76°37'41" West, a distance of 40.00' to a point for corner in the said Northeast line of Grand Junction Boulevard;

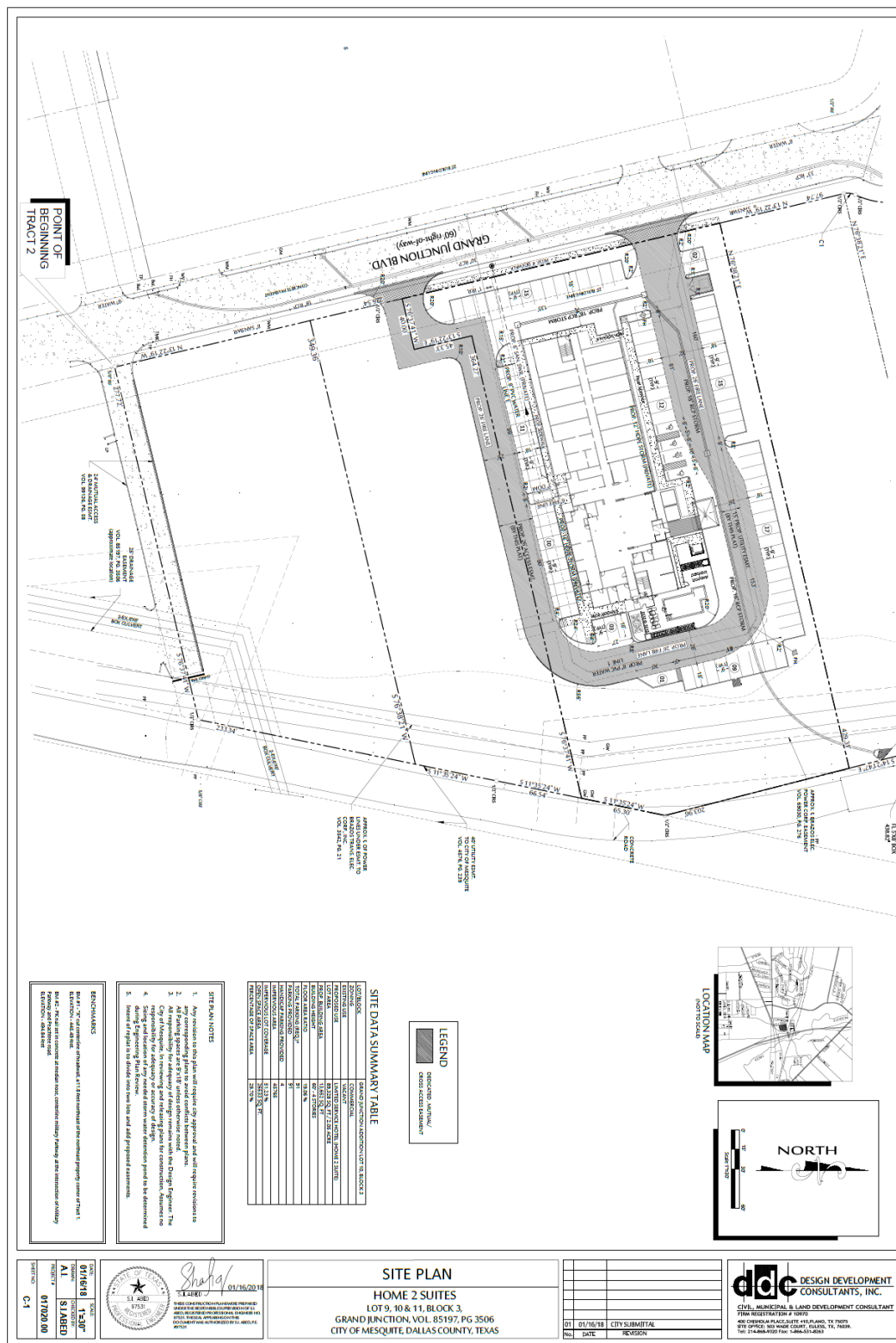
Thence North 13°22'19" West, along said Northeast line, a distance of 250.35' to the PLACE OF BEGINNING and containing 89,331 square feet or 2.051 acres of land.

This legal description is not based upon an on the ground survey, it is for the purpose of a political subdivision. This is for zoning purposes only, in accordance with Texas Land Practice Act, Rule §663.21, which states, "legal description does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

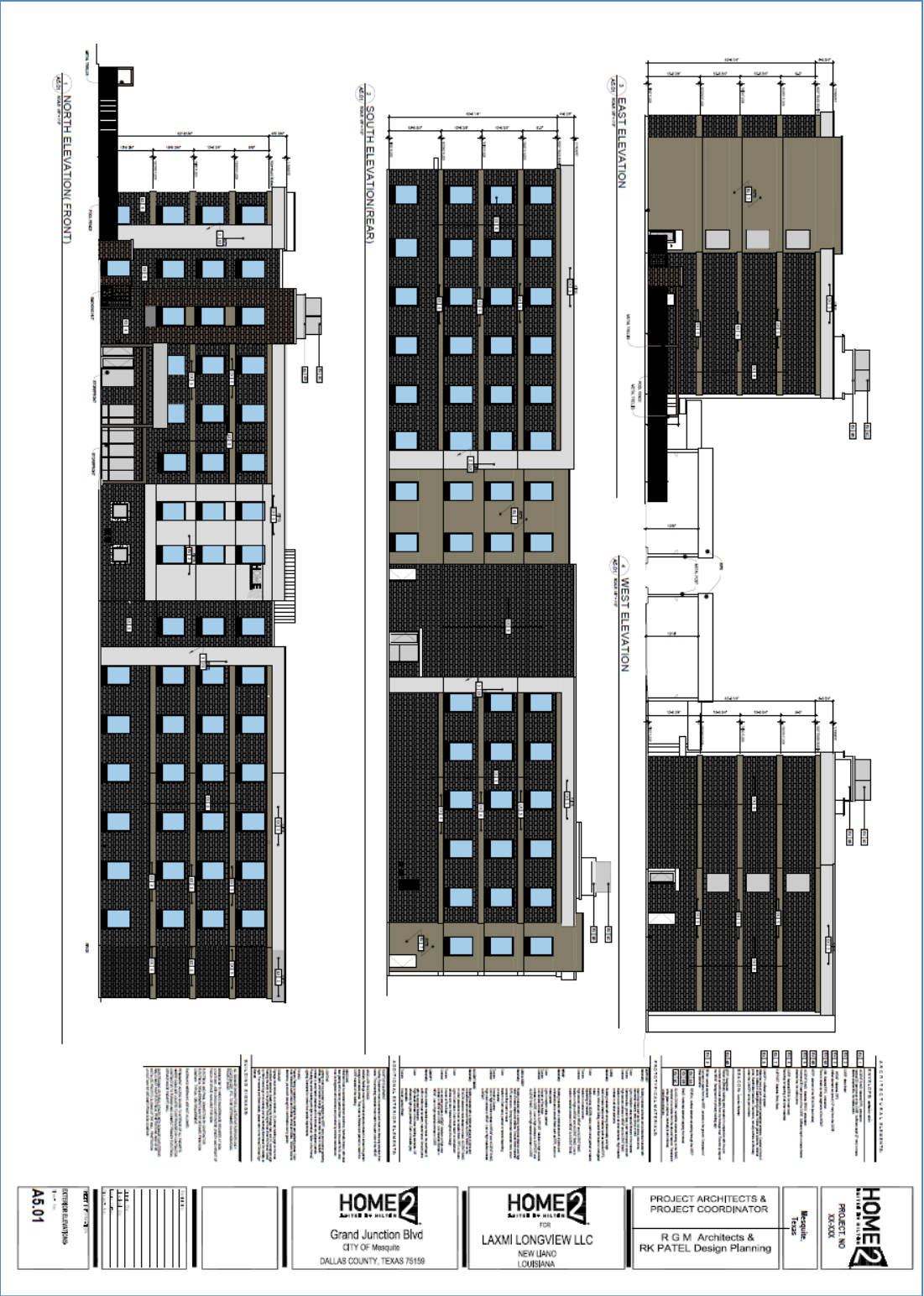

John S. Turner
Registered Professional Land Surveyor
No. 5310

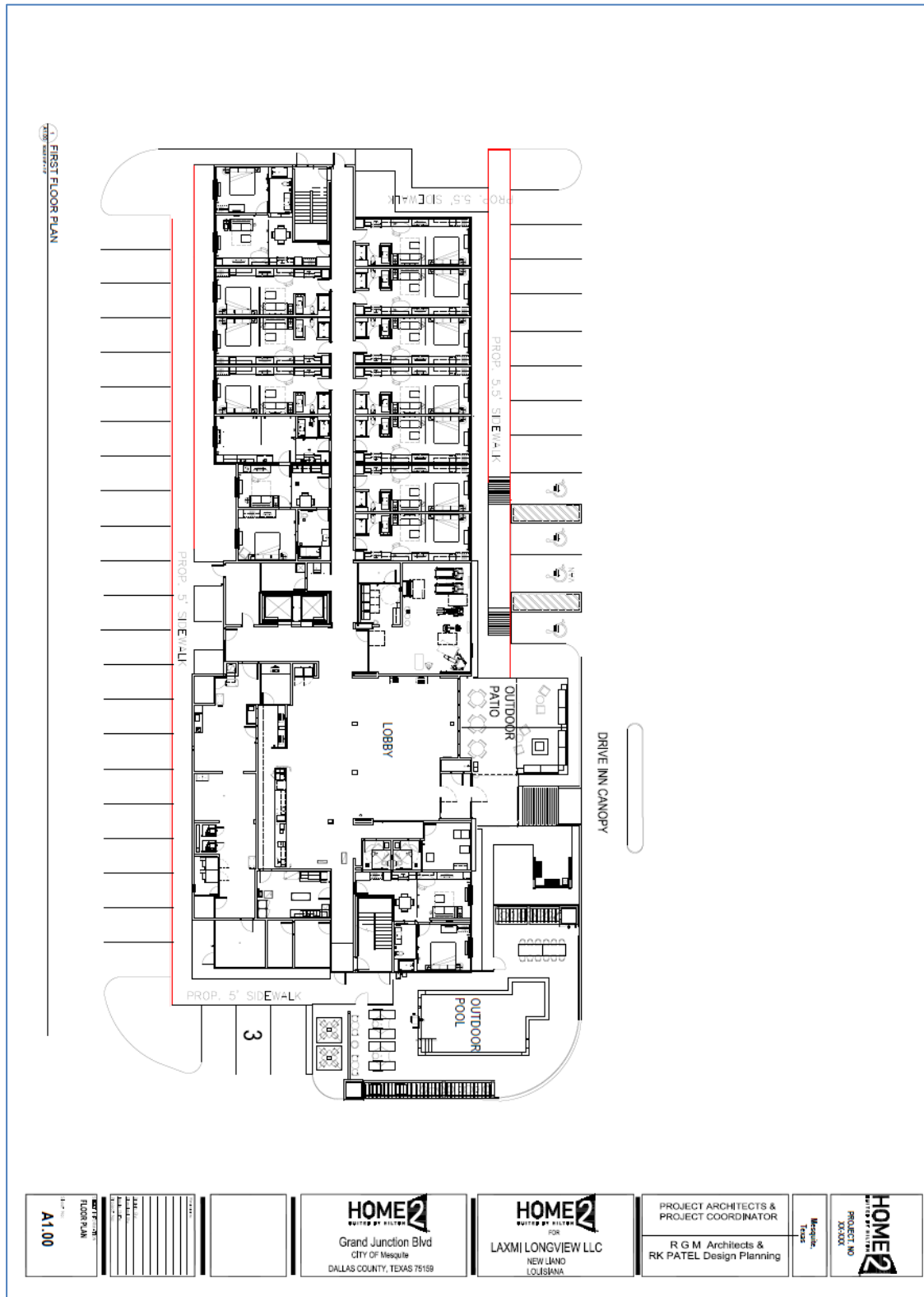


REQUEST FOR ZONING RECLASSIFICATION



REQUEST FOR ZONING
RECLASSIFICATION





REQUEST FOR ZONING
RECLASSIFICATION

PROTOTYPICAL ELEVATIONS

Prototypical Elevations



- A SUPPORT
- B CORE
- C WRAP
- D1 LINK
- D2 KEEP
- E ACCENT
- F CANOPY

Home2 Suites by Hilton - BRAND STYLE GUIDE

**REQUEST FOR ZONING
RECLASSIFICATION**



Street view of subject property taken on the west side Grand Junction Blvd. looking east towards the site.



Photo taken on the subject property looking south.

**REQUEST FOR ZONING
RECLASSIFICATION**



Photo taken on Grand Junction Blvd. looking southwest toward existing Motel 6.



Photo taken looking north toward subject property.