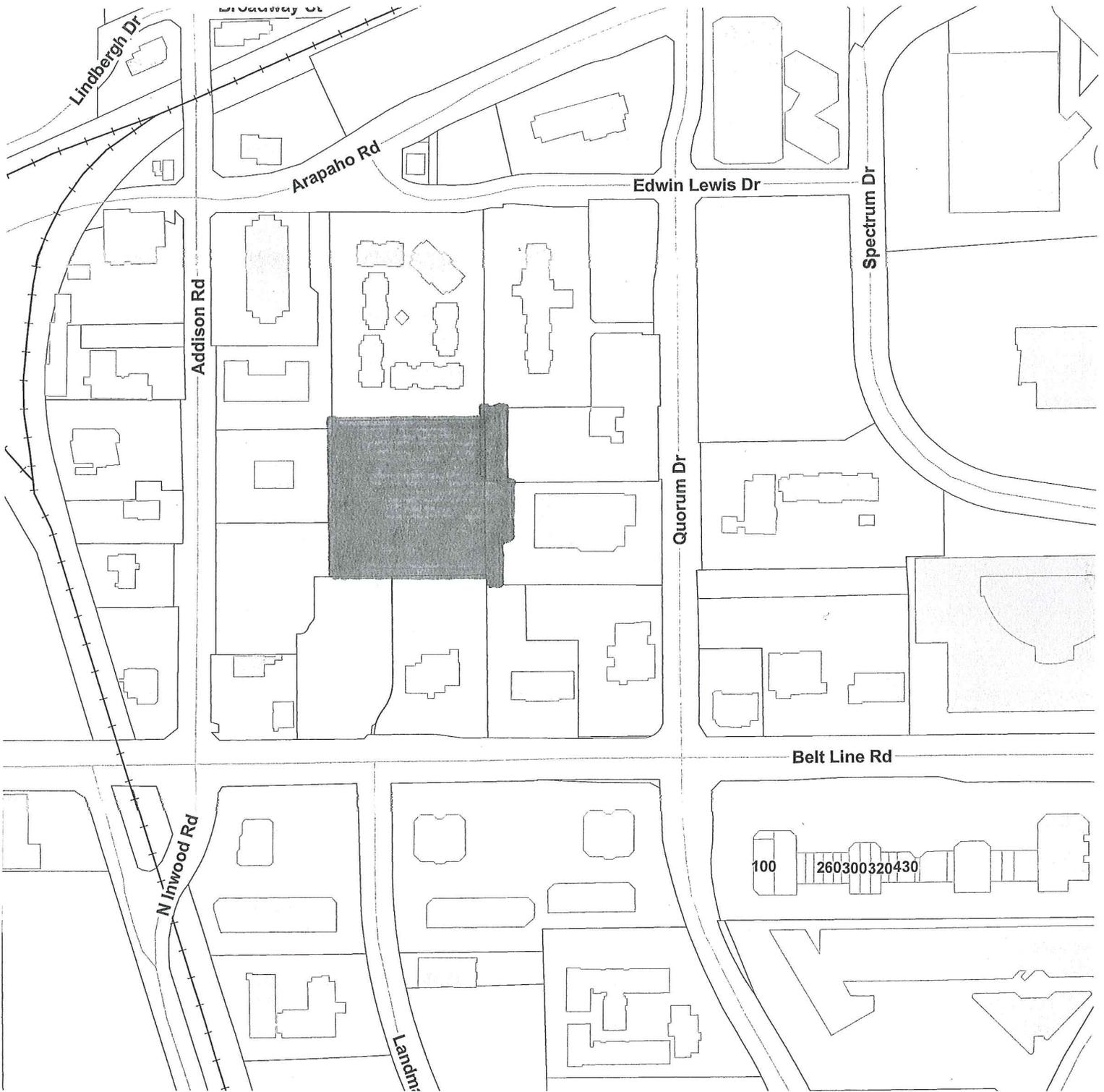
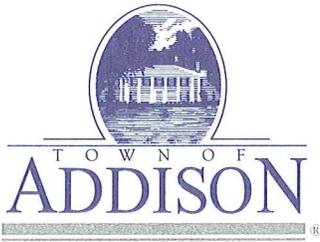


# 1677-SUP

**PUBLIC HEARING** Case 1677-SUP/Home 2 Suites by Hilton. Public Hearing, discussion and consideration of approval of an ordinance approving a Special Use Permit for a hotel, located in a Commercial-2 district (C-2), at 4901 Belt Line Road, on application from Magnolia Lodging Development, LLC, represented by Mr. Matthew W. Newton.





**BUILDING INSPECTION DEPARTMENT**

16801 Westgrove

(972) 450-2880 Fax: (972) 450-2837

Post Office Box 9010 Addison, Texas 75001-9010

November 11, 2013

**STAFF REPORT**

**RE:** Case 1677-Z/Home 2 Suites by Hilton

**LOCATION:** 4901 Belt Line Road

**REQUEST:** Approval of an ordinance approving a Special Use Permit for a hotel in a Commercial-2 district

**APPLICANT:** Magnolia Lodging Development, LLC,  
Represented by Mr. Matthew W Newton

**DISCUSSION:**

Background. This site is currently zoned Commercial-2, which allows for a variety of retail, retail/service/showroom, and light assembly uses. A Hotel/motel requires a Special Use Permit in any district. The property is currently vacant. It is an interior site and has long been the "hole in the doughnut" for this block. The proposed hotel will not take the entire vacant land left in this block, but will leave a 1.6-acre pad site to the west, adjacent to Addison Road.

In the past, there have been some proposals to rezone this land to a multi-family use. However, it is within the noise contours for the Addison Airport, which prohibits it from being zoned Multi-family. However, a hotel use is not considered a residential use by the FAA.

The 2.89-acre site is bordered on the south by the On the Border and BJ's restaurants. It is bordered on the east by the former Office Depot building and Arthur's Restaurant. It is bordered on the north by the Hyatt House and Springhill Suites hotels, and on the west by the Hawthorn Suites hotel and the Outback Steaks Restaurant.

Home 2 Suites by Hilton is a fairly new hotel product designed by Hilton. It is anticipated to be a companion to the Homewood Suites by Hilton product, but the Home2 product is designed for shorter stays. The developer indicates the average stay for a Home 2 Suites room is between two and five nights. The hotel offers suites with queen and king-sized beds and a couch. The rooms also offer a work area, a media hub, and a kitchen area that provides a microwave, a refrigerator, a dishwasher, and

microwavable cookware. Guests can also check-out an induction burner cook top from the front desk.

There is typically one King suite and one Queen suite per floor that offers a separate bedroom and living area. The hotels also offer an integrated laundry/fitness facility, saline pools, free breakfast, free wi-fi, an outdoor dining space, a business services area, and a Home 2 Market. The hotels are also dog and cat friendly, provided pet-owning guests put up a non-refundable \$75.00 deposit per stay.

This applicant for this property, Magnolia Lodging Development, was the original developer of the Hilton Garden Inn at 4090 Belt Line Road. Magnolia currently has a Home 2 Suites by Hilton in operation at the Stonebriar Mall in Frisco, and is planning to open additional units in the metroplex.

Proposed Plan. The hotel proposed for this 2.89-acre tract is an 81,928 square-foot, five story facility with 132 rooms. The rooms will be a combination of 58 queen suites (44%) and 74 king suites (56%). The hotel does not provide any meeting space. The hotel provides an outdoor pool with adjacent outdoor dining area.

Facades. The hotel is constructed of a combination of pre-fabricated, scored concrete panels with stucco banding, stone veneer, and aluminum store-front windows. The entrance to the hotel features a covered porte-cochere at the ground level, with a curtain-wall glass tower element that sticks up above the top of the hotel. The requirement for facades in a Commercial-2 district is "at least 80% of the exterior walls of all structures shall be of masonry construction." Therefore, the front and side walls of this hotel should be of brick or stone construction. However, those requirements can be varied through the approval of the Special Use Permit for the hotel.

Parking. The parking ratio for the hotel is one space per room. The hotel requires 132 parking spaces, and the site provides 151 spaces. The parking provided is sufficient.

At present, the eastern portion of this site is being used for required parking for the Potbelly Sandwiches/Taco Diner retail building, which is owned by the same owner as this tract. As a part of this development, that parking will be moved to the south of this site, and will extend across the length of the On the Border and BJ's Restaurant site. The owner has a cross-parking agreement with all tenants on the site that allows customers to any of the businesses in this area to park in any lot. However, the Town requires that all required parking be contained within the platted lot, so the parking lot that currently serves Potbelly's/Taco Diner will be moved and reconstructed, and then replatted into that retail site. At the end of the process, all properties will "stand alone" for their parking requirements, and the relocated parking will actually be closer to the retail building than it is now.

Airport Issues. The Developer's architect has researched the allowed building heights and believes that this project is within the allowed height from the end of the Addison Airport runway. However, the applicant will be required to provide the Town with an

official height determination from the FAA before a building permit is issued. The form used to get a height determination is FAA Form 7460-1. Joe McAnally, the Operations Manager at the Airport, can coordinate and provide assistance to the applicant in filing the form with the FAA.

In addition, the property owner will be required to provide an Avigation Easement to the Town prior to the issuance of a building permit for the project. The Avigation Easement form is attached.

Fire Code. The Fire Department has reviewed the proposed plans and notes that the hotel will require an FPA 13 system. This is a requirement of the Fire Code and does not need to be a condition for approval.

Landscaping. The Parks Department has reviewed the proposed plans, and notes that while some detail is lacking and some unacceptable tree varieties are being proposed, they generally meet the requirements of the landscaping ordinance.

Engineering. The developer will be replacing some parking on the east side of this site with land on the south side of the site, and the Town's Engineering staff has been working with the applicant on the detention requirements for both this site and the additional parking lot that will be located immediately south of this site. The applicant must confirm where the future water/sewer/drainage connections are going to be made to this site, and clarify whether they will be in the proposed parking lot or on the hotel site. The applicant must submit drainage calculations and drawings to "prove up" the detention requirements.

In addition, this site and the retail building site for Potbelly/Taco Diner must be replatted to accommodate the moved property lines and moving of parking areas between this site and the retail building site.

#### RECOMMENDATION:

The staff believes this proposed hotel is a good use for this piece of property. It is always difficult to find a development that can utilize an interior property. However, this hotel will have access to Belt Line Road and at 5-stories, will show up behind the restaurants. The staff believes that a hotel is a suitable use for this location because it is less than one block from the Tollway, which is the Town's primary hotel traffic generator. Also, it is within walking distance to a myriad of restaurants and retail services, and to Addison's other hotels, which should help it with bookings for larger events.

The product is the newer style with flat-screen TVs, a lobby for socializing, outdoor dining, and pet-friendly. It is similar to Westin's Aloft, NYLO, and other "millennial-oriented" hotels that are drawing a growing segment of the travel population. Addison

has not had a new hotel since 1995, and has not had an offering that is attractive to the younger traveling demographic.

Staff recommends approval of an ordinance approving a Special use Permit for a hotel, located in a Commercial-2 district, subject to the following conditions:

- The applicant shall provide the Town official height determination from the FAA (form 7460-1) before a building permit is issued.
- The property owner shall provide an Avigation Easement to the Town prior to the issuance of a building permit for the project.
- The applicant shall confirm where the future water/sewer/drainage connections are going to be made to this site, and clarify whether they will be in the proposed parking lot or on the hotel site. The applicant must submit drainage calculations and drawings to "prove up" the detention requirements.
- This site and the retail building site for Potbelly/Taco Diner must be replatted to accommodate the moved property lines and moving of parking areas between this site and the retail building site. This replat shall be completed prior to the issuance of a building permit for the hotel.

Respectfully submitted,



Carmen Moran  
Director of Development Services

Case 1677-SUP/Home2 Suites by Hilton  
November 22, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2013, voted to recommend approval of an ordinance amending the zoning on a piece of property located at 4901 Belt Line Road, which is currently zoned Commercial-2 (C-2) by approving for that property a Special Use Permit for a hotel, subject to the following conditions:

- The applicant shall provide the Town official height determination from the FAA (form 7460-1) before a building permit is issued.
- The property owner shall provide an Avigation Easement to the Town prior to the issuance of a building permit for the project.
- The applicant shall confirm where the future water/sewer/drainage connections are going to be made to this site, and clarify whether they will be in the proposed parking lot or on the hotel site. The applicant must submit drainage calculations and drawings to "prove up" the detention requirements.
- This site and the retail building site for Potbelly/Taco Diner must be replatted to accommodate the moved property lines and moving of parking areas between this site and the retail building site. This replat shall be completed prior to the issuance of a building permit for the hotel.

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler  
Voting Nay: none  
Absent: none

# Magnolia Lodging

Carmen Moran  
Planning & Zoning Commission  
Service Center  
16801 Westgrove Drive  
Addison, TX 75001

October 17, 2013

Ms. Moran:

Thank you for your time and efforts with our proposal for a Home2 Suites by Hilton® in the Town of Addison. We are excited about the possibility of developing a new hotel in this dynamic, urban area.

The Home2 Suites by Hilton is the newest brand from Hilton Worldwide, and was launched in January 2011. There are currently 22 Home2 Suites open in the United States; two of those hotels are in Texas. Our company developed the Home2 Suites in Frisco, Texas and we have been very pleased and impressed with the brand. As the 13<sup>th</sup> hotel in the brand portfolio, the second in Texas, and the first in North Texas, we've enjoyed introducing this new concept to the metroplex and have found the hotel to be both competitive and well-received. Guests enjoy the concept, and the hotel is achieving an average daily rate of over \$100. The contemporary look and feel, paired with eco-friendly amenities (dual-flush toilets, on-site recycling, eco-friendly construction materials), has appealed to both the leisure and business traveler.

We have included some pictures of our Home2 in Frisco; the proposed Addison hotel will be very similar, but not identical, to this property. Designed for the modern guest, the Home2 Suites features all-suite accommodations with a flexible "Working Wall" work space, complimentary wireless and spacious living area. A "sister" brand to the successful Homewood Suites brand of hotels, the Home2 Suites differs with more emphasis on a cleaner, greener aesthetic while still providing guests with comfortable accommodations. A complimentary breakfast buffet, Fitness Center, Business Center, Guest Laundry, Guest Shuttle, and pool with patio are all amenities our Home2 Suites guests enjoy. Additionally, the brand promotes a community service aspect, Your2Hands, which encourages hotel teams to partner with local nonprofits in effort to give back to their communities. Our Frisco hotel has enjoyed working with the Frisco Family Services, and most recently volunteered time during the organization's back-to-school fair in August.

I invite you to contact me with any questions or comments. We look forward to building a great relationship with the Town of Addison, and anticipate a successful project and experience for all involved.

Sincerely,



Matthew Newton  
President



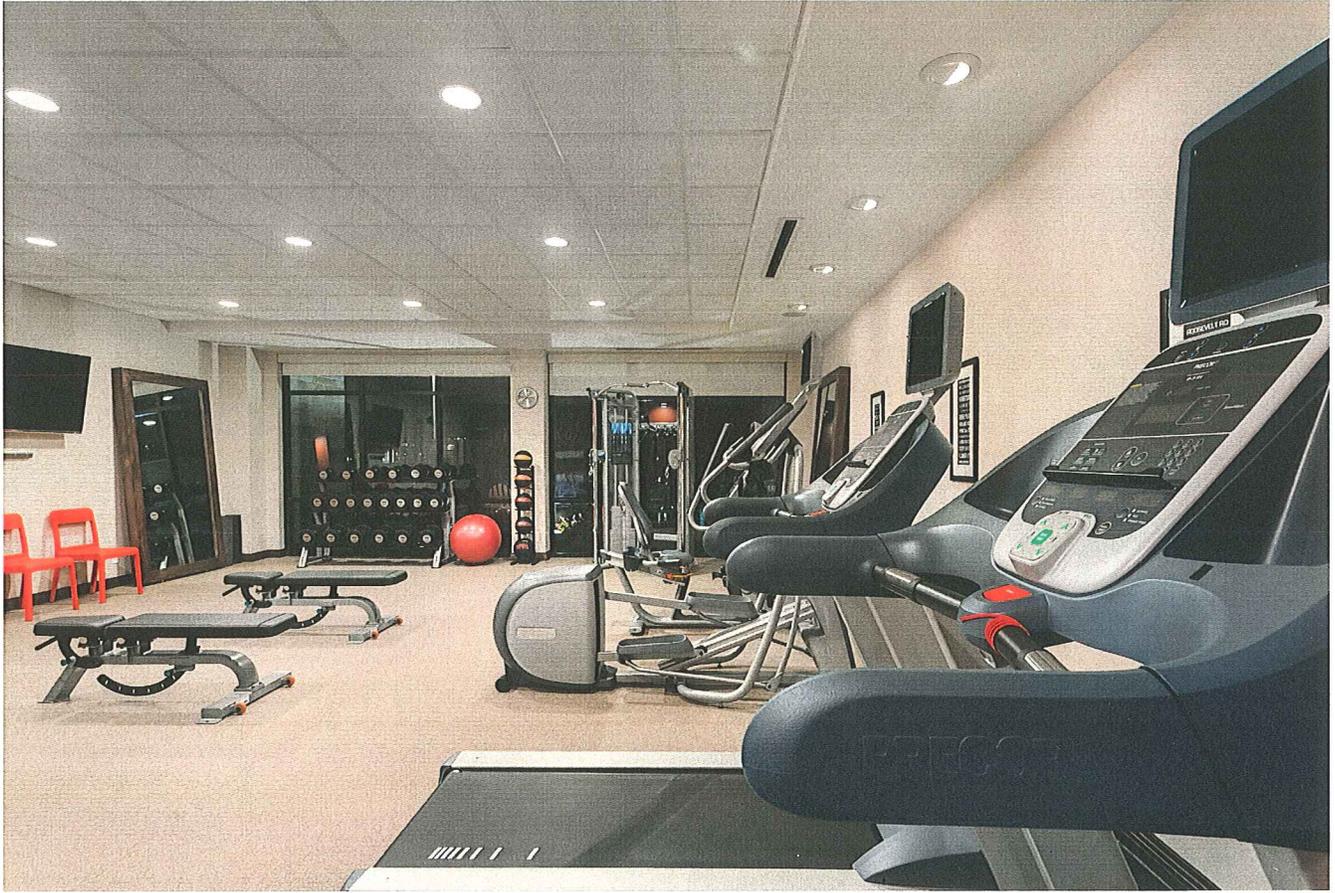
Home2 Suites by Hilton Dallas-Frisco, opened November 2012



The Oasis, a flexible lobby and communal meeting space



Outdoor pool with custom water features and patio



Guest-access Fitness Center



Home2 Suites DallasFrisco exterior with complimentary guest shuttle



One Bedroom Double Queen Suite



King Studio Suite

## Carmen Moran

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**From:** Jenkinson, Joel [joel.jenkinson@urs.com]  
**Sent:** Wednesday, October 30, 2013 4:44 PM  
**To:** Carmen Moran; Lisa Pyles; Mark Acevedo  
**Cc:** Joe McAnally  
**Subject:** RE: Home 2 Suites by Hilton

Carmen,

The form is the [FAA Form 7460-1](#). Joe McAnally (our Operations Manager) usually coordinates and provides assistance (if needed) in completing the forms correctly. We recommend that proponents submit a drawing of the proposed development that includes an accurate survey stamped by an RPLS ... that is necessary to provide what FAA terms "1A accuracy"; otherwise, FAA assumes a larger error and the airspace determination is that much less likely to be favorable.

Just FYI, Joe McAnally and Lynn Chandler have been coordinating and verifying that a Form 7460-1 has been submitted to FAA before permits get issued ... which I think is prudent, because we had a few instances of the requirement being ignored.

Regards,

Joel

understood and agreed that this easement, its covenants and agreements shall run with the land, which is described herein. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase, in that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas.

\_\_\_\_\_  
Owner

ACKNOWLEDGEMENT

STATE OF TEXAS     }  
                          } 55.  
COUNTY OF DALLAS }

The foregoing instrument was acknowledged before me by \_\_\_\_\_  
\_\_\_\_\_ this \_\_\_\_\_  
day of \_\_\_\_\_.

Witness My Hand and Official Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

SAMPLE  
TOWN OF ADDISON AVIGATION EASEMENT

WHEREAS, hereinafter called "Grantor", is the owner of that certain parcel of land situated in the Town of Addison, County of Dallas, State of Texas, to wit:

hereinafter called "Grantor's Property", and outlined on the attached map.

NOW, THEREFORE, for consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, hereinafter named, to the Grantor, the receipt and sufficiency of which is hereby specifically acknowledged, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantee, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described above, in the vicinity of Addison Airport, for the purpose of the passage of all aircraft ("aircraft" being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operated at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, renounces and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically

Comments from Michel Mitchell, Fire Department

**4949 Beltline, Body Guard Sports**  
**Need an EXIT corridor in the rear of the building.**

**4141 Spring Valley, Greenhill School**  
**Need specification sheets on the grass pavers that they are wanting to use for a fire lane. Also, will need an Engineer to sign off on the use of these grass pavers for a fire lane.**

**4901 Belt line Road Home 2**  
**The automatic fire sprinkler system needs to be a NFPA 13 system.**

**Carmen Moran**

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**From:** Jenny Prazak [JPRAZAK@cobb fendley.com]  
**Sent:** Monday, November 04, 2013 11:31 AM  
**To:** Carmen Moran  
**Subject:** FW: DRC submittals - engineering comments

My comments for the 4 current DRC are as follows (these are just for the zoning docs for DRC, not the engineering submittals we also have):

Home 2 Suites:

- Please confirm that any future water/sewer/drainage connections that need to be made for the construction of the Home 2 Suites will be made with the proposed parking lot addition currently under engineering review.

Greenhill School:

- Please confirm that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.

Gloria’s Restaurant:

- No engineering comments at this time.

Body Guard Sports:

- No engineering comments at this time.

**Jenny Prazak, P.E.**  
[jprazak@cobb fendley.com](mailto:jprazak@cobb fendley.com)

**Cobb, Fendley & Associates, Inc.**  
TBPE Firm Registration No.274 | TBPLS Firm Registration No. 100467  
6801 Gaylord Parkway, Suite 302 | Frisco, TX 75034  
Phone: 972.335.3214 | Fax: 972.335.3202 | [www.cobb fendley.com](http://www.cobb fendley.com)

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WE'RE GLAD YOU'RE HERE

## Landscape Site Plan Review

October 25<sup>th</sup>, 2013

### Landscape Site Plan Review for Home 2 Suites (Belt Line Road)

#### **Parking Lot Screening**

- *North Property Line (Approx. 406' LF)*
  - o Trees
    - 12 required Trees
    - 14 proposed Trees
  - o Shrubs
    - Graphically appears to meet code (no calculations provided)
- *West Property Line (Approx. 271' LF)*
  - o Trees
    - 8 required Trees
    - 8 proposed Trees
  - o Shrubs
    - Graphically appears to meet code (no calculations provided)
- *South Property Line (Approx. 386' LF)*
  - o Trees
    - 11 required Trees
    - 11 proposed Trees
  - o Shrubs
    - Graphically appears to meet code (no calculations provided)
- *East Property Line (Approx. 331' LF)*
  - o Trees
    - 9 required Trees
    - 11 proposed Trees
  - o Shrubs
    - Graphically appears to meet code (no calculations provided)
- *Parking Area Landscaping*
  - o Total Parking Area
    - SF and calculations not provided

#### **Total Site Landscaping**

- 20% required
- **No calculations provided.**

#### **Additional Comments**

- All tree staking shall occur below grade.
- Lacebark Elms will not be accepted (due to the presence of cotton root rot in Addison).
- Ensure shrubs do not obstruct visibility triangles.

## Land Use Analysis

### Attributes of Success Matrix

#### 4901 Belt Line Road

Attribute	Comment	Score
Competitive	Addison presently has 22 hotels. However, it has not had a new hotel since 1996. There are new hotel products in the market, such as Home2 Suites by Hilton, that cater to a younger traveling demographic, and this hotel fits into that category. It would allow Addison to be more competitive with surrounding cities.	
Safe	The would be safe, and the site is located in a safe area.	
Functional	The architects and developers have designed a functional hotel in accordance with the standards set by Hilton Hotels.	
Visually Appealing	The hotel features modern architecture with a combination of scored concrete panels, stucco, and stone veneer, with aluminum windows.	
Supported with Amenities	This building is located in one of the most amenity-rich areas of Addison, with many restaurants, stores, and hotels nearby. It also has three adjacent hotels, with more in the immediate area.	
Environmentally Responsible	The applicant will design the facility in accordance with Addison's requirements for stormwater runoff. In addition, Home2 Suites provides recycling for all guests and follows LEED standards for design.	
Walkable	The area is very walkable and is close to many hotels, stores, and restaurants, as well as just south of Addison Circle.	
<b>Overall Assessment</b>	<b>This proposed hotel is a good use for this interior site. It also provides a type of hotel product that is not currently in Addison and will allow Addison to better compete for younger travelers. In addition, the Town is familiar with the operator and has had good experience with his firm.</b>	