



September 11, 2015

STAFF REPORT

RE: Case 1719-Z/Town of Addison

LOCATION: N/A – This is a text amendment to the zoning code.

REQUEST: Approval of an ordinance amending Article XXX (Definitions) by revising the definition of a hotel or motel.

APPLICANT: Town of Addison, represented by Mr. Charles Goff

DISCUSSION:

Background: Addison's Zoning Code currently defines a hotel or motel as follows:

A building or arrangement of buildings designed and occupied as a temporary abiding place for guests who are lodged with or without meals, in which the rooms are usually occupied singly or in suites of two rooms for hire.

This definition is vague and does not speak to quality hotels with higher levels of service that Addison would like to encourage. Because the current definition is so broad, all types of hotels must receive the same consideration through the Special Use Permitting process. This limits the Town's ability to distinguish hotel proposals based on, among other characteristics, whether or not they are full service, limited service, economy or extended stay.

Current Request: At the City Council's request, staff has drafted a new hotel definition which is more descriptive and speaks to the characteristics of hotels that Addison would like to see develop in the future. Staff conducted a review of how other cities define hotels and has pulled various components from those codes to draft a new definition for Addison. It reads as follows:

Hotel. A building or group of buildings providing overnight or short term lodging for transient guests on a daily rate to the general public. Customary hotel services such as daily linen, maid services, and upkeep of furniture shall be provided. The entrance

to each guest room shall only be gained from a completely enclosed area, except first floor units which may also have direct access from an interior courtyard or swimming pool area. The structure shall contain a lobby, fitness center and a minimum of 5,000 square feet of meeting facilities and may contain a restaurant, business center, gift shop and other various personal services as accessory uses. Not more than 30% of the rooms in a hotel may be suites. Suites are defined as any room with a kitchenette or rooms without a kitchenette but with a parlor and sleeping area separated by a floor to ceiling partition.

The various requirements in this definition are included specifically to indicate the Town's expectations. Hotel proposals that meet this definition would be candidates for Special Use Permits and would face a lower level of scrutiny than those that do not. In the case of a hotel that cannot comply with this definition, the request would be processed through a Planned Development process. This is a subtle but important legal distinction that grants the Town full legislative authority to approve or deny the request. Additionally, the PD process enables the Town to place additional conditions on the hotel through design standards and operational requirements that may serve to mitigate potential concerns about the proposed use.

This definition was presented to the City Council at a Work Session on August 25, 2015 and they directed staff to formally take the revision through the zoning process for approval.

RECOMMENDATION: APPROVAL

With 24 hotels built or in development, hospitality is one of Addison's main industries. The revised definition will improve Addison's ability to attract quality development that will ensure Addison's hotels remain successful and are beneficial to the community as a whole. Staff recommends approval of the definition.

Case 1719-Z/Town of Addison
September 15, 2015

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 15, 2015, voted to recommend approval of an ordinance amending Article XXX (Definitions) of the Zoning Code by revising the definition of a hotel or motel.

Voting Aye: Ennis, Griggs, Oliver, Robbins, Smith

Voting Nay: Morgan, Robinson

Abstain: none

Absent: none