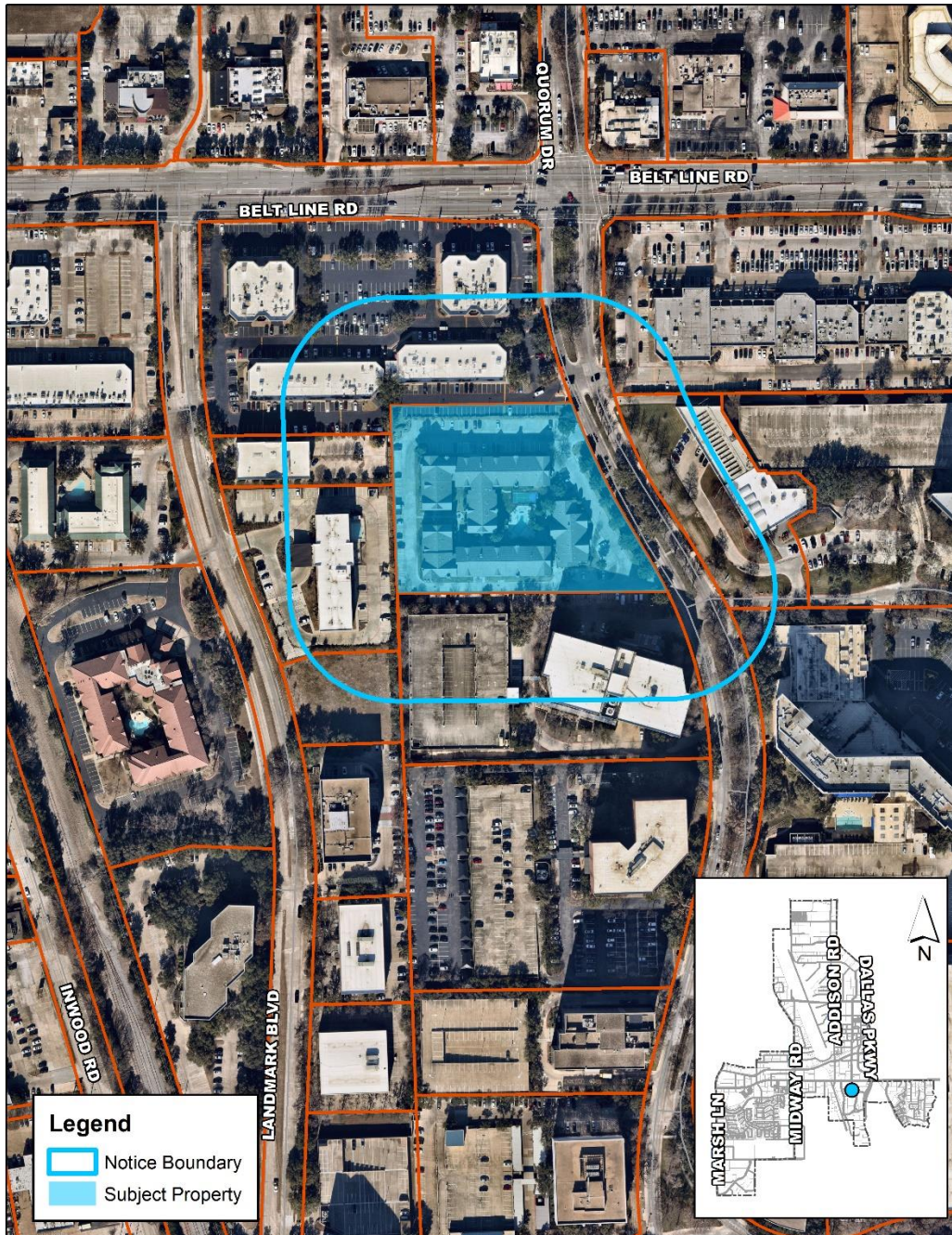


1876-SUP

PUBLIC HEARING Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 14975 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance No. O84-100, to allow the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





March 21, 2023

STAFF REPORT

RE: 1876-SUP/14975 Quorum Drive (Residence Inn Addison)

LOCATION: 14975 Quorum Drive

REQUEST: Approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/14/2022)

APPLICANT: MaKayla Lang, Bluebonnet Consulting

DISCUSSION:

Background: The subject property is located at 14975 Quorum Drive. The existing hotel, Residence Inn by Marriott, has been operating since 1996. The subject property is zoned Planned Development (PD), Ordinance No. 084-100, with Special Use Permit (SUP), Ordinance No. 095-012, to allow a hotel.

Residence Inn by Marriott is a hotel with 150 guest rooms. The hotel offers various guest amenities including a fitness center, outdoor pool, meeting space, and complementary breakfast. There is no restaurant or bar on site. The hotel is requesting an SUP to allow the sale of beer and wine to guest from their market pantry. The market pantry is located within the hotel lobby. This area is has shelving and beverage coolers to display various prepackaged snacks, beverages, and person care items, which can be purchased at the front desk. There is no modification to the existing market pantry area proposed.

The PD Ordinance allows sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, the Residence Inn would utilize the existing market pantry within their lobby. There are no interior or exterior modifications proposed.

Parking: SUP, Ordinance No. 095-012, required 150 parking spaces to serve the hotel. The hotel currently provides 148 spaces on site. Staff suspects this deficit was created by the removal of parking spaces to accommodate relocating and updated the accessible spaces.

Exterior Facades: No modifications are proposed to the existing facades on the subject property.

Landscaping and Open Space: No modifications are proposed to the existing landscaping and open space.

RECOMMENDATION: APPROVAL WITH CONDITIONS

As proposed, the sale of alcoholic beverages will be in a limited capacity for hotel guest only. The Residence Inn hotel operation is unlikely to be altered with this request and will provide an additional convenience for guest.

Staff recommends approval of these requests, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The sale of alcoholic beverages shall be limited to hotel guests for on-premises consumption.
- The sale of alcoholic beverages is limited to the market pantry, located within the hotel lobby as depicted on the floor plan (Exhibit A). Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).



Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison)

March 21, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 21, 2023, voted to recommend approval of an ordinance changing the zoning on property located at 14975 Quorum Drive, which property is currently zoned Planned Development (PD), Ordinance No. 084-100, with Special Use Permit (SUP), Ordinance No. 095-012, by approving an SUP to allow the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The sale of alcoholic beverages shall be limited to hotel guests for on-premises consumption.
- The sale of alcoholic beverages is limited to the market pantry, located within the hotel lobby as depicted on the floor plan (Exhibit A). Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).

Voting Aye: Branson, Catalani, Chavez, DeFrancisco, Fansler, Souers

Voting Nay: none

Absent: Faircloth

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none