

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 07/07/2020

SPECIAL USE PERMIT NO. 459
DEVELOPMENT NAME: RESIDENCE INN
CARROLLTON

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 459 TO PROVIDE FOR A RESIDENCE HOTEL UPON PROPERTY LOCATED APPROXIMATELY 800 FEET NORTH OF EAST TRINITY MILLS ROAD, BETWEEN RAIFORD ROAD AND MCCOY ROAD; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Eighteenth day of June 2020, the Planning & Zoning Commission considered and made recommendation on a certain request for a Special Use Permit (Case No. PLSUP 20-1X1); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Seventh day of July 2020, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 459 is hereby established for a certain approximately 4.6-acre tract located approximately 800 feet north of East Trinity Mills Road, between Raiford and McCoy Roads, and being more specifically described on Exhibit A and generally depicted on Exhibit B, providing for the following:

I. Permitted Use

Residence Hotel

II. Special Development Standards

Development shall be in accordance with the Conceptual Site Plan, Landscape Plan and Building Elevations attached, as Exhibits C, D and E respectively, provided however that:

- A. The minimum number of guest rooms shall be 110.
- B. 18-foot tall pedestrian streetlights at 60 foot on center shall be provided and must be staggered between street trees on the east side of Raiford Road for the full length of the residence hotel property. Lights shall be placed adjacent to sidewalks between the curb and sidewalk prior to receiving a Certificate of Occupancy. The pedestrian streetlighting shall match or be consistent with the streetlights along Raiford Road for The View.
- C. All site walls and retaining walls shall be consistent with the walls of the Courtyard Marriott located on Raiford Road.
- D. Hotel shall provide the following:
 - 1. The hotel must have an internationally recognized designation of “Upscale” as defined by the STR (Smith Travel Research) scales for the hotel industry.
 - 2. The hotel must be part of an internationally recognized rewards program, e.g. Marriott Bonvoy rewards program.
 - 3. The hotel must be internationally branded either a franchise or company owned, e.g. Marriott branded hotel.
 - 4. The suites must be rented for daily nights with no minimum weekly or monthly stay.
 - 5. The hotel must have an indoor corridor with enhanced security key access for guest.
 - 6. Hotel must have the following amenities:
 - a. Upscale fully equipped kitchens with stainless steel appliances and utensils
 - b. Indoor swimming pool
 - c. Large fitness facility (minimum 700 square feet)
 - d. Sports court
 - e. Business center/meeting rooms (minimum 850 square feet)

- f. 24-hour guest services staff
- g. Daily housekeeping service
- h. Daily hot breakfast
- i. Sundry shop
- j. Valet laundry service
- k. Evening mixer

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 7.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Seventh day of July 2020.

CITY OF CARROLLTON

By: _____
Kevin W. Falconer, Mayor

ATTEST:

Laurie Wilson
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Michael McCauley
Senior Planner

EXHIBIT A
LEGAL DESCRIPTION

BEING a description of a 4.607 acre tract of land situated in the John Jackson Survey Abstract No. 708 and the Benjamin Baccus Survey Abstract No. 119, in the City of Carrollton, Denton And Dallas County, and being a portion of the remaining tract of land conveyed to the City of Carrollton as evidenced by the Deed recorded under instrument No. 20080204495 of the Deed Records of Dallas County Texas and under Document No. 2008-7136 of the Real Property Records of Denton County, Texas. Said 4.607-acre tract being more fully described as follows:

BEINGING at a 1/2 -inch steel rod with a plastic cap stamped "Votex" found for corner on the present easterly right-of-way line of Raiford Road (a 90 foot wide right-of -way), said steel rod being the northwest corner of Lot 2 in Block A of Raiford addition, Phase 1 an addition to the City of Carrollton as shown on the Plot recorded under instrument No. 201400272592 of the Map Records of Dallas County, Texas and being on a curve to the left having a central angle of 20 deg. 08 min. 52 sec., a radius distance of 1,045.00 Feet, a chord distance of 365.58 feet and a chord bearing of North 41 deg. 57 min. 03 sec. West;

THENCE departing said Lot 2 and northwesterly along said curve to the left and said easterly right-of-way line, on arc distance of 367.47 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 40 deg. 37 min. 59 sec. East, departing said right-of-way line, a distance of 102.95 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner.

THENCE South 43 deg. 36 min. 03 sec. East, a distance of 76,80 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 48 deg. 40 min. 41 sec. East, a distance of 210.77 feet to a ½-inch steel rod with a red plastic cap stamped "Prism surveys" set at the beginning of a non-tangent curve to the right having a central angle of 17 deg. 28 min. 33 sec., a radius distance of 1,432.78 feet, a chord distance of 435.32 feet and a chord bearing of South 66 deg. 50 min. 59 sec. East;

THENCE southeasterly along said curve to the right on arc distance of 437.01 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set at the beginning of another curve to the right having a central angle of 11 deg. 52 min. 37 sec. a radius distance of 829.37 feet, a chord distance of 171.61 feet and a chord bearing of South 52 deg. 10 min. 24 sec. East;

THENCE southerly along said curve to the right, an arc distance of 171.92 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the right having a central angle of 125 deg. 23min. 51 sec., a radius distance of 30.00 feet, a chord distance of 53.52 feet and a chord bearing of South 16 deg. 28 min. 34 sec. West;

THENCE southerly along said curve to the right, an arc distance of 65.66 feet to a chiseled "X" set for corner on the north line of previously mentioned Lot 2 of Raiford Addition, Phase 1;

THENCE south 79 deg. 10 min. 28 sec. West along the north line of said Lot 2, a distance of 564.65 feet to the POINT OF BEGINNING:

and containing 4.607 acres or 200,662 square feet of land more or less.

EXHIBIT B
GENERAL DEPICTION



SUBJECT PROPERTY

EXHIBIT C
CONCEPTUAL SITE PLAN

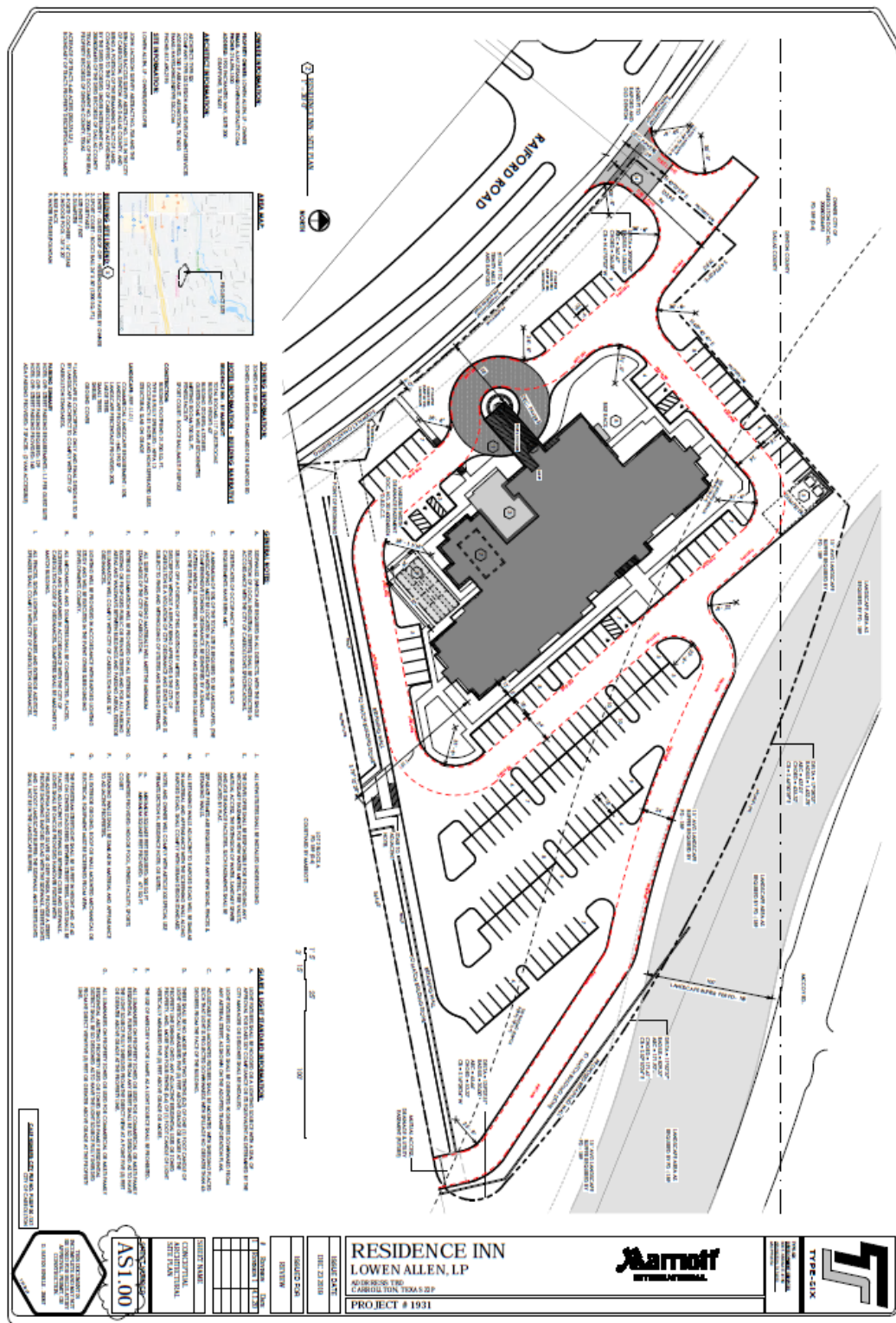


EXHIBIT D
CONCEPTUAL LANDSCAPE PLAN (1 of 3)

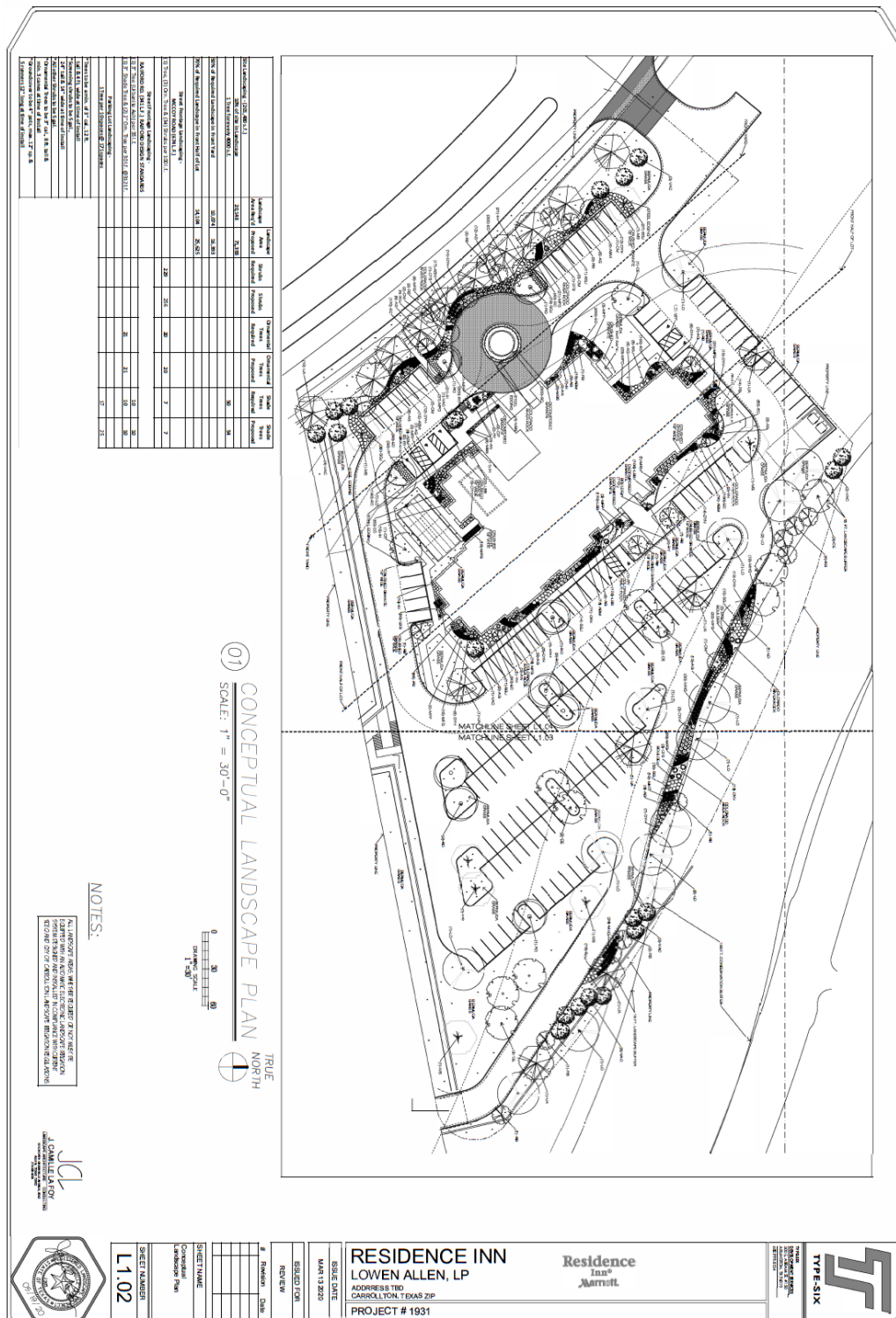


EXHIBIT D **CONCEPTUAL LANDSCAPE PLAN (2 of 3)**

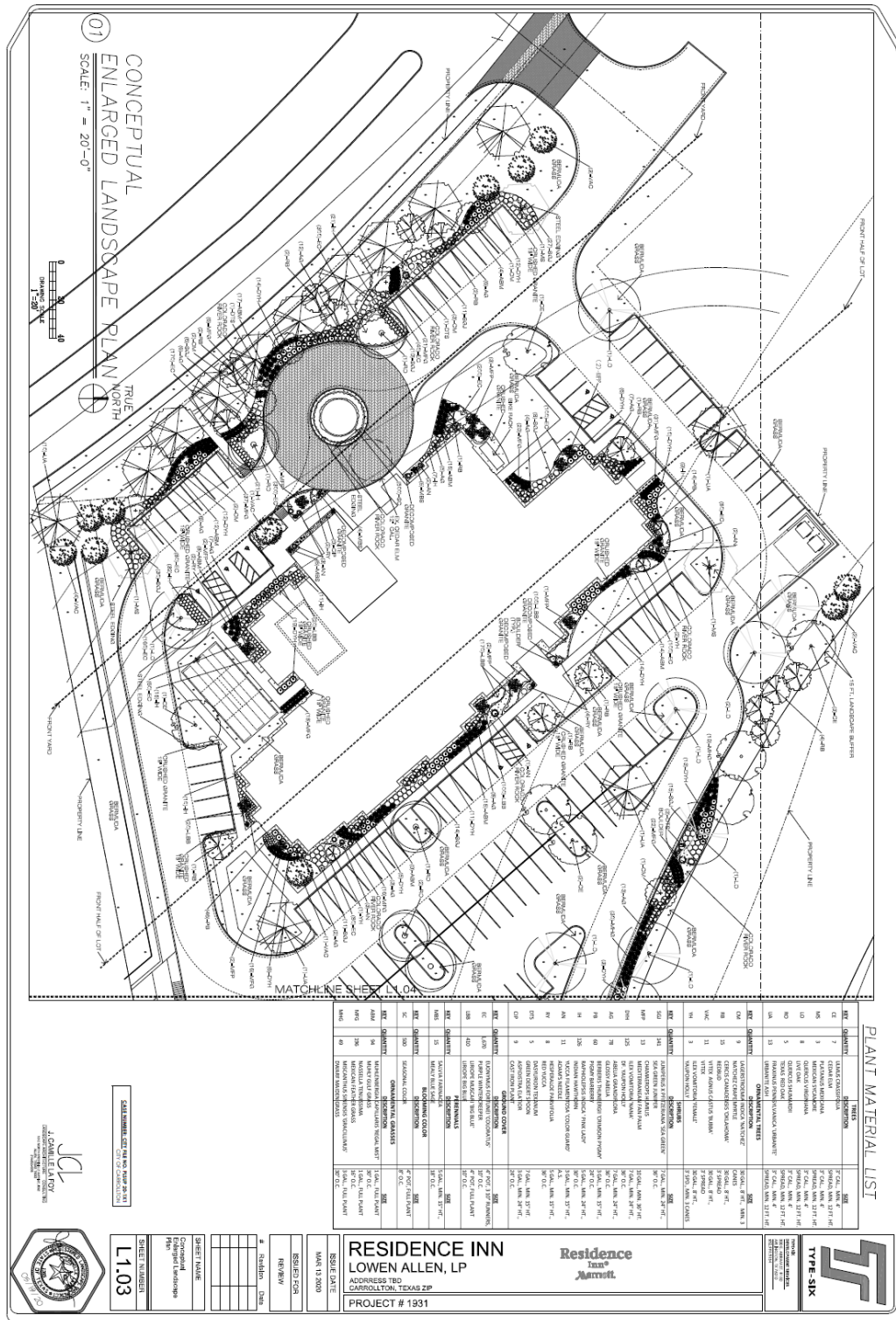


EXHIBIT E **CONCEPTUAL BUILDING ELEVATIONS (1 of 2)**

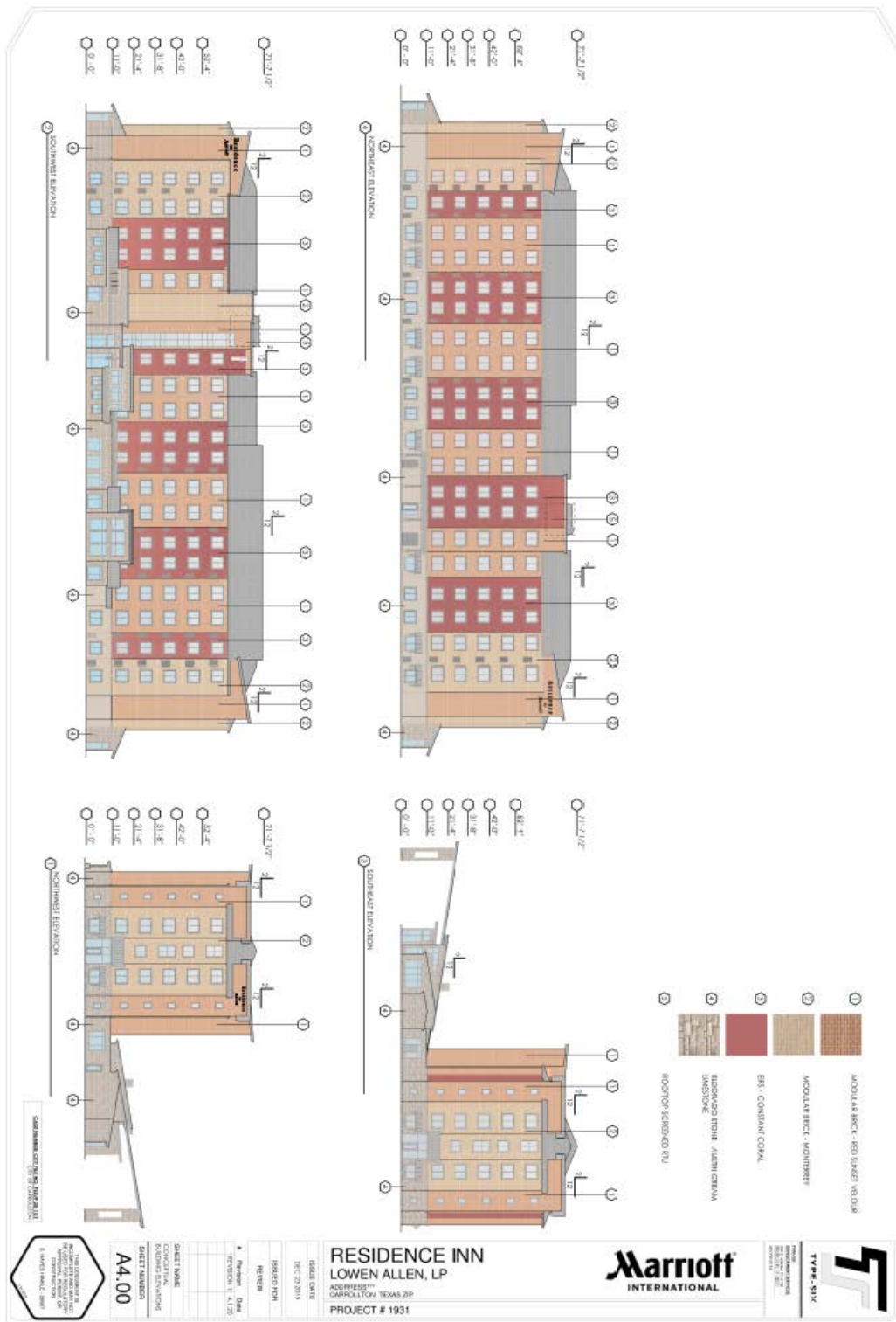



EXHIBIT E
CONCEPTUAL BUILDING ELEVATIONS (2 of 2)

RAIFORD ROAD RENDER



DATE: 12/29/2019
TIME: 10:00 AM
PROJECT: 1931
SHEET: 1931-02

ISSUE DATE
DEC 29 2019

ISSUE TO
REVIEW

Revision Date

SHEET NAME
FRONT ELEVATION

SHEET NUMBER
AS0.00

PROJECT # 1931

RESIDENCE INN
LOWEN ALLEN, LP

ADDRESS 180
CARROLLTON, TEXAS 75006

Marriott
INTERNATIONAL

TYPE SIX

SCALE: 1/8" = 1'-0"