

**DATE:** December 2, 2014  
**TO:** Honorable Mayor & City Council  
**FROM:** Richard Grady, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of December 1, 2014

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
 ZONING CASE 2014-37  
 APPLICANT: CITY OF PLANO**

Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and related sections of the Zoning Ordinance to consider various amendments to hotel regulations.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations), such portion of section to read as follows:

Residence Hotel:	A <del>multi-dwelling, extended-stay lodging facility consisting of efficiency units or suites with complete kitchens suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.</del>
Motel/Hotel	A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more rooms units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. <u>suitable for daily or long-term occupancy. Hotel services including daily</u>

	<p><u>housekeeping and upkeep of furnishings must be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the building(s). This definition shall not include other dwelling units as defined by this ordinance. Restaurants shall be permitted as a secondary use within the building.</u></p>
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Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), such portion of subsection to read as follows:

RESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	A-Agricultural	ED-Estate Development	SF-20 - Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	PH-Patio Home	2F-Two-Family Attached	MH-Mobile Home	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily-3	GR-General Residential	UR-Urban Residential
Residence Hotel (ZC-95-23)	Service											Ø	Ø		

NONRESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	O-1 Neighborhood Office	O-2 General Office	R Retail	BG Downtown/Business Government	LC Light Commercial	CE Commercial Employment	CB-1 Central Business-1	LI-1 Light Industrial-1	LI-2 Light Industrial-2	RE Regional Employment	RC Regional Commercial	RT Research/Technology	CC Corridor Commercial	UMU Urban Mixed-Use
Residence Hotel (ZC-95-23)	Service		Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.

Amend Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Reserved for future use.

- ~~1. Residence hotels in the MF-2 and MF-3 districts shall have direct access to a regional arterial thoroughfare (Type B=, 140-foot right-of-way or larger thoroughfare).~~

~~2. Residence hotels constructed in MF-2 and MF-3 shall be designed to allow for their potential conversion to multifamily residences and shall comply with all minimum standards set forth in Subsection 3.104. Residence hotels constructed in the MF-3 district shall comply with the MF-3 district requirements (Subsection 2.806). Those constructed in the MF-2 district shall comply with MF-2 district requirements (Subsection 2.805). The exceptions to these standards are at increased densities may be permitted up to 24 dwelling units per acre in a portion of a planned development multifamily district provided that no units has more than one bedroom and the total density permitted within the district is not exceeded. Also, open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multifamily residences. The remaining open space will still maintain the minimum district standards. Residence hotels constructed in the O-2, R, BG, LC, CE, CB-1, RE, RC, CC, RT, LI-1 and LI-2 districts shall comply with the requirements for a motel or hotel in these districts.~~

Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Residence Hotel (Subsection 3.108)	1.2 spaces per unit
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**FOR CITY COUNCIL MEETING OF:** January 12, 2015 (To view the agenda for this meeting, see [www.planotx.gov](http://www.planotx.gov))

**PUBLIC HEARING - ORDINANCE**

EM/ks

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 1, 2014

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2014-37

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and related sections of the Zoning Ordinance to consider various amendments to hotel regulations.

**REMARKS:**

This is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and related sections of the Zoning Ordinance to consider various amendments to hotel regulations. Recently, staff has had discussions with developers interested in developing residence hotels. After these discussions, staff reviewed the City of Plano's hotel definitions and determined that these definitions may need to be revised in order to further distinguish these uses from multifamily residences and to update the language to reflect modern changes in hotel operations. The Planning & Zoning Commission called a public hearing on August 18, 2014 in order to consider potential changes to hotel definitions and regulations.

Currently, the Zoning Ordinance has two use classifications for hotels:

Motel/Hotel: A building, or group of buildings, designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. Restaurants shall be permitted as a secondary use within the building.

Residence Hotel: A multi-dwelling, extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.

For comparison, the city’s definition for multifamily dwelling is:

Dwelling-Multifamily: Any building, or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more households.

After reviewing these definitions, staff believes the definition for residence hotel may no longer be necessary. Previously, residence hotels provided amenities which intended to benefit long-term residents and were unavailable in most short-stay hotels. Today, many hotels provide extensive amenities including kitchens, multi-room suites, and other conveniences. Additionally, many hotels offer the opportunity for “long-term occupancy.” For these reasons, staff believes it may be appropriate to combine the uses into one definition.

Staff recommends deleting the residence hotel use and associated regulations and amending the motel/hotel definition as noted below:

“A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more rooms units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. suitable for daily or long-term occupancy. Hotel services such as daily housekeeping and upkeep of furniture shall be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the building(s). This definition shall not include other dwelling units as defined by this ordinance. Restaurants shall be permitted as a secondary use within the building.”

Residence hotels are currently allowed in most nonresidential zoning districts and in the Multifamily Residence-2 (MF-2) and Multifamily Residence-3 (MF-3) districts. In residential districts, residence hotels must be constructed to multifamily standards to allow for potential future conversion to multifamily uses. Staff believes that these standards further confuse the distinctions between multifamily and residence hotels and reinforce the need to update the city’s definitions and standards.

Hotels and multifamily residences are permitted within the following zoning districts:

RESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	A-Agricultural	ED-Estate Development	SF-20 – Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	PH-Patio Home	2F-Two-Family Attached	MH-Mobile Home	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily <sup>3</sup>	GR-General Residential	UR-Urban Residential
Hotel/Motel	Service														
Multifamily Residence (1)	Primary Res.										P	P	P		

NONRESIDENTIAL ZONING DISTRICTS															
Permitted Uses	Use Category	O-1 Neighborhood Office	O-2 General Office	R Retail	BG Downtown/Business Government	LC Light Commercial	CE Commercial Employment	CB-1 Central Business-1	LI-1 Light Industrial-1	LI-2 Light Industrial-2	RE Regional Employment	RC Regional Commercial	RT Research/Technology	CC Corridor Commercial	UMU Urban Mixed-Use
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P
Multifamily Residence (1)	Primary Res.				2		3	3							P

Number	End Note
2	See Subsection '2.821 BG-Downtown Business/Government'.
3	See Subsections '2.822 CB-1-Central Business-1' and '2.823 CE-Commercial Employment'.
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.

Lastly, staff researched five other cities in the area and determined that only two of them, Addison and Frisco have residence hotel definitions.

**RECOMMENDATION:**

Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations), such portion of section to read as follows:

<del>Residence Hotel:</del>	<del>A multi-dwelling, extended-stay lodging facility consisting of efficiency units or suites with complete kitchens suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.</del>
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housekeeping and upkeep of furniture shall be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the building(s). This definition shall not include other dwelling units as defined by this ordinance. Restaurants shall be permitted as a secondary use within the building.

Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), such portion of subsection to read as follows:

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Residence Hotel (ZC-95-23)	Service		P	P	P	P	P	P	P	P	Ø	Ø	Ø	P	

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.

Amend Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Reserved for future use.

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Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), such portion of subsection to read as follows:

Residence Hotel (Subsection 3.108)	1.2 spaces per unit
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## Zoning Case 2014-37

**An Ordinance of the City of Plano, Texas, amending Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses), and Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, regarding hotel regulations; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date.**

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 12th day of January, 2015, for the purpose of considering a change in the Zoning Ordinance; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 12th day of January, 2015; and

**WHEREAS**, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** Section 1.600 (Definitions) of Article 1 (General Regulations) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended to delete the residence hotel definition and modify the motel/hotel definition as follows:

Section 1.600 Definitions

Motel/Hotel	A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more rooms suitable for daily or long-term occupancy. Hotel services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the building(s). This definition shall not include other dwelling units as defined by this ordinance.
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**Section II.** Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended to delete the residence hotel use.

**Section III.** Subsection 3.108 (Residence Hotels) of Section 3.100 (Supplementary Regulations of Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

3.108 Reserved for future use.

**Section IV.** Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended to delete the parking regulations related to residence hotel use.

**Section V.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section VI.** The repeal of any ordinance or part of ordinances affectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VII.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VIII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section IX.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 12TH DAY OF JANUARY, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY