

**ORDINANCE NO. 4236-12-2015**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS AMENDING THE LEWISVILLE CITY CODE, CHAPTER 6, ARTICLE IX, SECTION 6-182 HOTEL/MOTEL/EXTENDED STAY FACILITIES, BY DELETING THE ENTIRE SECTION AND REPLACING IT WITH A NEW SECTION 6-182, ADDING REQUIREMENTS FOR NEW OR MODIFIED HOTELS, MOTELS AND EXTENDED STAY FACILITIES; PROVIDING A REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY; PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Lewisville, Texas engaged a consultant in 2014 to provide an analysis of the demographic and economic characteristics of Lewisville and the region as it related to the hotel industry, and;

**WHEREAS**, this study was conducted in relation to attracting full service hotels to Lewisville, and;

**WHEREAS**, the analysis included a review of the trends in the hotel industry and analysis of competitive markets and venues, and;

**WHEREAS**, the City intends to lift its corporate and residential image by attracting new quality hotel and hospitality projects to complement the existing hotels in Lewisville, and;

**WHEREAS**, the diversification of the hotel market in Lewisville with additional new upscale products will enhance the City's hotel room inventory for events, tournaments, meetings and conferences, and;

**WHEREAS**, the City Council of the City of Lewisville, Texas, has determined that for the health, welfare, and safety of its citizens, certain amendments to Chapter 6, Article IX, Section 6-182 of the Lewisville City Code are necessary.

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

**SECTION I. AMENDMENT.** Chapter 6, Article IX, Section 6-182, Hotel/Motel/Extended Stay Facilities, of the Lewisville City Code, is hereby deleted in its entirety and replaced with the following new language:

**Sec. 6-182. - Hotel/motel/extended stay facilities.**

- (a) *General provisions.* The purpose of this section is to establish minimum standards for all hotels, motels and extended-stay facilities constructed or modified, if such modification exceeds 50% of the appraised value (as set by Denton County Appraisal District) of the existing facility.
- (b) *Mandatory Requirements.* The following items shall be included in the design and construction or modifications of all hotels, motels and extended-stay facilities:
  - (1) *Minimum Guest Room Size.* The minimum guest room or suite size shall be 325 square feet of floor space. A room size summary table shall be included on the engineering site plan for all hotel, motel and extended-stay facilities.
  - (2) *Guest Room Access.* All guest rooms or suites shall be accessible from a common interior corridor.
  - (3) *On-Site Staffing and Housekeeping.* At least one staff member shall be available on-site twenty-four (24) hours a day, seven days a week. Daily housekeeping service is required.
  - (4) *Furnished Rooms.* All guest rooms must be fully furnished. Minimum furnishings include bed, dresser drawer, night stand and television.
  - (5) *Number of Guest Rooms.* **A minimum of 120 guest rooms** is required.
  - (6) *Height.* All new construction shall be a minimum of 4 stories in height.
  - (7) *Enhanced Architectural Standards.* Enhanced design features, as listed below (A-C), shall be provided for all building façades. Elevations and color renderings depicting the material, design and color are required to be submitted with the engineering site plan submittal.

- A. **80% brick or stone veneer, or a combination equal to 80%, is required on all facades. Exterior Insulated Finishing System (EIFS) is not permitted below 9 feet from finished grade.**
  - B. All elevations shall have the same architectural features and façade articulation including the following:
    - (1) Variation in building form such as recesses and projections
    - (2) Vertical accents or focal points
    - (3) Change in material and texture
    - (4) Emphasis on building entry through form, detail, color or materials
    - (5) Recessed windows minimum of 3 inches
    - (6) Projecting window sills
    - (7) Projecting cornices, roofs
  - C. Building form shall include a uniform level of quality on all sides of the building and incorporate similar features as the front facade.
- (8) *Miscellaneous.* Two of the following items shall be included in the design and construction or modification of all hotels, motels and extended-stay facilities:
- A. Fitness facility - Minimum 400 square feet.
  - B. Indoor/outdoor pool - Minimum 1,000 square feet.
  - C. Spa/Sauna - Minimum 800 square feet.
  - D. Gift shop - Minimum 400 square feet.
  - E. Outdoor atrium/plaza with seating space - Minimum 1,000 square feet.
- (c) *Other Requirements.* In addition to the above listed mandatory requirements, at least two (2) of the following four (4) items shall be included in the design and construction or modification of all hotels, motels and extended-stay facilities:
- (1) *Enhanced Landscaping Standards.* Landscaping shall be increased by 30% from the current city standards in overall landscaping areas, tree planting, shrubs and decorative landscaping features. Enhanced hardscaping and paving shall be used in pedestrian areas, connections from parking to the front door, and in guest front drop off areas. This may include brick/concrete pavers, pave stones, stamped and stained concrete or similar materials that will enhance the aesthetic character of the project.
  - (2) *Restaurant.* A restaurant or a bar which provides service to the general public and hotel guests, during the evening hours. Minimum hours of

operation shall be from 6 PM to 11 PM. The bar and/or restaurant shall provide a minimum seating capacity of 50. The bar or restaurant shall not be a self-service operation.

- (3) *Meeting Space.* A minimum of 1,500 square feet of designated meeting or conference room space shall be provided. The meeting space may be one large room or a combination of several meeting rooms. Guest room space or lobby space shall not count as meeting space.

- (4) *Height.* Increase minimum height to 5 or more stories.

- (d) *Economic Development Incentives.* Subject to approval of an economic development agreement by the City Council, a project that meets all 4 requirements in section (c) above may be eligible for an economic development incentive for reduction of development fees.

- (e) *Cooktop/Oven.* The construction or modification of a hotel, motel or extended-stay facility with a cooktop or oven in a guest room shall require the approval of a Special Use Permit in accordance with the provisions of the Zoning Ordinance.

**SECTION II. REPEALER.** Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

**SECTION III. SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

**SECTION IV. PENALTY.** Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

**SECTION V. EFFECTIVE DATE.** This ordinance shall become effective immediately upon its passage and publication as required by law.

**SECTION VI. EMERGENCY.** It being for the public welfare that this ordinance be passed creates an emergency and public necessity, and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby waived, and this ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 21<sup>st</sup> DAY OF DECEMBER, 2015.**

**APPROVED:**

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Rudy Durham, MAYOR

**ATTEST:**

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Julie Heinze, CITY SECRETARY

**APPROVED AS TO FORM:**

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Lizbeth Plaster, CITY ATTORNEY