



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> May 3, 2018	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b>	
Hold a public hearing and discuss and consider amending the City of Forney Comprehensive Zoning Ordinance to amend the requirements and definition for hotel/motel.	
<b>Public Hearing Item</b> <input checked="" type="checkbox"/> <b>Consent/Action Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> None
<b>Item Summary:</b>	
<p>Council Member Myers contacted staff and requested a review of the current zoning requirements for a hotel/motel use. The request was to specifically look at adding a requirement for conference/meeting space to be added. The City of Forney currently lacks this type of space for meeting or gatherings to take place.</p> <p>The Zoning Ordinance currently provides the following definitions:</p> <p><b>MOTEL OR HOTEL</b> - A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public (for stays of generally 14 days or less) and providing additional services, such as restaurants, meeting rooms, housekeeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee; and</p> <p><b>MOTEL OR HOTEL, EXTENDED STAY</b> - A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public (for stays of generally longer than 14 days) and providing additional services, such as restaurants, meeting rooms, housekeeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee.</p> <p>Staff researched additional regulations and recommends a discussion and consideration of the following:</p> <ol style="list-style-type: none"> <li>1. Require a minimum number of rooms. For example, a minimum of 200 rooms is required for the use.</li> <li>2. Hotels or motels shall provide interior access to guestrooms. The use of exterior corridors on hotels or motels on any exterior façade of the building shall be prohibited. Exterior access to guestrooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel or motel building.</li> <li>3. Conference/meeting space provided at a minimum square footage (5,000 – 10,000 sq. ft.).</li> <li>4. Provide at least three amenities from the list below. 1. Indoor/Outdoor Pool 2. Spa/Sauna 3. Weight Room/Fitness Center 4. Playground 5. Sports Court 6. Plaza/Atrium 7. Game Room 8. Conference Room</li> </ol>	