

## STAFF REPORT

**Case Number:** 23-SU-07

**Request:** Conduct a public hearing and consider the request for a Specific Use Permit amendment for an existing residence hotel on approximately 1.98 acres located at 4022 Parkside Center Boulevard within the Planned Development District No. 64 (PD-64) zoning district; and take appropriate action.

**Applicant:** Jocelyn Cruz, CJ Innovative Designs, LLC (on behalf of Extended Stay America, LLC)

**Planning & Zoning Commission Meeting:** June 24, 2024

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### Summary:

The subject property includes approximately 1.98 acres of land located at the southwest corner of Parkside Center Boulevard and Parkbridge Boulevard and addressed as 4022 Parkside Center Boulevard. The site is developed with an existing residence hotel (Extended Stay America) with 83 guest rooms and associated amenity spaces, landscaping and parking improvements.

The site is located within the Planned Development District No. 64 (PD-64) zoning district, which allows for hotel development subject to approval of a Specific Use Permit (SUP). The existing SUP for this development was granted in August 1997 with Ordinance No. 2344. A detailed site plan was approved with this SUP that includes a swimming pool on the eastern portion of the property.

The applicant proposes to amend the existing SUP to allow for demolition of the existing swimming pool on the east side of the property to be replaced by an outdoor seating and patio area. This change requires an amendment to the SUP as the swimming pool is specifically listed as an amenity for this development as part of the original ordinance.

### Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 64 (PD-64)	Hotel ( <i>Comfort Inn &amp; Suites</i> )
East	Planned Development District No. 64 (PD-64)	Restaurant/Retail ( <i>multi-tenant</i> )
South	Planned Development District No. 64 (PD-64)	Multifamily ( <i>Villas at Parkside</i> )
West	Planned Development District No. 64 (PD-64)	Multifamily ( <i>Villas at Parkside</i> )

## Proposed Development and Permit History:

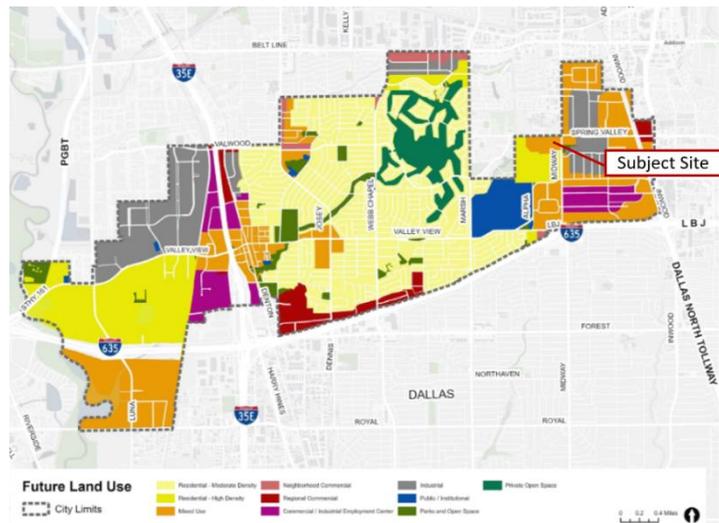
The existing hotel development, inclusive of a swimming pool, was constructed in 1998 following approval of a Specific Use Permit and site plan. The applicant proposes to remove the existing swimming pool and construct an outdoor patio and seating area totaling 2,216 square feet (sf). The patio area is to include a shade canopy, barbecue pits, picnic tables, and benches. Extended Stay America has initiated the removal of swimming pools at multiple locations across the state including this location, primarily due to safety, maintenance, and liability concerns. No other changes to the site layout, landscaping, or building elevations are proposed with this request.

On August 7, 2023 the applicant applied for a building permit to demolish the existing swimming pool, without first applying to amend the SUP for this development. This permit was approved in error by the Community Services Department on August 21, 2023. However, the need for an SUP amendment was identified by staff on the same day that the permit was issued. Corrective action was immediately taken to revoke the permit. Construction has halted until approval of this SUP amendment request is granted.

The completed application for this SUP was submitted to the Planning Department in December 2023. Following staff review and resubmittal by the applicant, this case was originally scheduled for Planning & Zoning Commission (P&Z) consideration on April 22, 2024. However, after the meeting agenda was finalized, the applicant requested to make additional changes to their site plan prior to P&Z consideration. Specifically, the applicant proposed to add the 144-sf outdoor shade structure to their proposal to address staff concerns regarding the lack of new amenities being provided to replace the swimming pool.

## Comprehensive Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject site as Mixed Use on the Future Land Use Map. These areas are intended for a combination of complementary uses to create a cohesive district. Recommended uses include medium-to-high-density residential uses, office, commercial, light industry, small manufacturing, civic, parks and open space. The existing hotel development and proposed modifications are consistent with the Comprehensive Plan.



## Public Response:

On June 13, 2024, 10 zoning notification letters were mailed to the surrounding property owners, including Carrollton-Farmers Branch and Dallas Independent School Districts. One zoning notification sign was placed on the site the same day. As of the writing of this report, no written correspondence has been received by the city.