

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**SEPTEMBER 21, 2015**

**Present:**

Rudy Durham, Mayor

**Council Members:**

R Neil Ferguson, Mayor Pro Tem  
Greg Tierney, Deputy Mayor Pro Tem  
Leroy Vaughn  
TJ Gilmore  
Brent Daniels

**City Staff:**

Donna Barron, City Manager  
Steve Bacchus, Assistant City Manager  
Melinda Galler, Assistant City Manager  
Eric Ferris, Assistant City Manager  
Julie Heinze, City Secretary  
Lizbeth Plaster, City Attorney

**WORKSHOP SESSION – 6:00 P.M.**

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:00 p.m. on Monday, September 21, 2015, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Review and Discuss Proposed Amendments  
to the Hotel/Motel Ordinance Requirements**

**(Agenda Item A)**

At the request of City Manager Donna Barron, Director of Economic Development and Planning and Zoning Nika Reinecke conducted the attached PowerPoint Presentation for City Council consideration.

City Manager Donna Barron advised that while nothing in the Overlay District would conflict with these requirements, any hotel/motel building in this area would need to meet the overlay standards, as well as any approved hotel/motel requirements.

**WORKSHOP SESSION – 6:00 P.M.**

**Review and Discuss Proposed Amendments  
to the Hotel/Motel Ordinance Requirements  
(cont'd)**

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**(Agenda Item A)**

Discussion was held regarding the bar/restaurant menu item and what that would entail. Director of Economic Development and Planning and Zoning Nika Reinecke advised that the ordinance will be more specific; however, the option was they could just be a bar, and not a restaurant. She reviewed discussion with hotel/motels that they preferred to have a pad site for a restaurant around the hotel/motel rather than inside due to costs.

Discussion was held that the pool requirement had been removed. Ms. Reinecke explained that based upon the hotel brand they either did or did not have a pool in their plan and making it a requirement when it was not part of their brand was problematic. She further explained if the brand does have a pool they typically have a good pool and there are not issues.

Councilman Gilmore advised that he liked the lowered room size; however, he questioned the requirement for a microwave and refrigerator. Ms. Reinecke advised that the market tended to dictate these two items. Councilman Daniels indicated that he felt it was better to leave to the brands to decide what they wanted as far as amenities. Further discussion was held regarding the requirement for a certain number of stories and the more stories, typically the more desirable the hotel become.

Discussion was held regarding the removal of the requirement for an exercise room and that if a particular brand had an exercise room in it's plan, it was a better one than a brand that did not and was forced to have one. Mayor Pro Tem Ferguson expressed concern with making an exercise room an option as he did not want to see it used for a tradeoff for something else for a brand that typically did not have such a room.

Assistant City Manager Eric Ferris reviewed conversations being held with developers for where the LaQuinta is currently located and the pad site next to it. He stated that the owner had come to City staff and seemed interested in development of a hotel in this area.

Councilman Gilmore expressed his desire to see daily housekeeping at a hotel/motel as a requirement; however, he did not have an issue regarding an exercise room or a kitchen area. Deputy Mayor Pro Tem Tierney stated that he was interested in putting it on there as a minimum standard, or as an option. Discussion was held regarding if some of the hotels that had been set forth in the PowerPoint Presentation had daily housekeeping. City staff was requested to research and provided the information back to City Council.

**WORKSHOP SESSION – 6:00 P.M.**

**Review and Discuss Proposed Amendments  
to the Hotel/Motel Ordinance Requirements  
(cont'd)**

**(Agenda Item A)**

Discussion was held on changing this to a point system, rather than a menu system. Mayor Pro Tem Ferguson reiterated that he was not keen on making the exercise room an option. Councilman Vaughn felt it should be left up to the brand to determine the amenities they wanted.

Deputy Mayor Pro Tem Tierney pointed out that this could also be discussed and changed when City staff brought the finalized proposed ordinance back.

This portion of the workshop concluded at 6:36 p.m.

**WORKSHOP SESSION – 6:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item B)**

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-1, Approval of City Council Minutes of the September 14, 2015, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-2, Approval of Administrative Policy 2.0, Section XIV- Tuition Reimbursement. Discussion was held that \$30,000 had been budgeted for FY 2015/2016. Assistant City Manager Melinda Galler advised that employees would have to sign up in future fiscal years prior to the budget process to ensure the necessary funds were budgeted. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-3, Approval of the Award to CIGNA Health Care for Individual and Aggregate Stop Loss Insurance in the Amount of \$1,110,727; and Authorization for the City Manager to Execute all Necessary Documents. There was no discussion on this item.

**WORKSHOP SESSION – 6:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item B)**

Mayor Durham reviewed Agenda Item F-4, Approval of a Purchase of a 2015 Pierce Fire Engine in the amount of \$590,611. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-5, Approval of the Finance Policy 3.0 VI, Investment Policy. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of an Interlocal Agreement Between the City of Lewisville and Denton County for the Purpose of Creating a Consolidated Communications System for Public Safety and Governmental Services; and Authorization for the City Manager or her designee to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-7, Consideration of an Ordinance Amending the FY 2014-15 Adopted Budget. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Consideration of an Ordinance Adopting the FY 2015/2016 Operating Budget. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Consideration of an Ordinance Adopting the FY 2015-2016 Tax Rate. City Manager Donna Barron referenced the specific language that needed to be read. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Consideration of a Resolution Nominating Candidates to the Denton Central Appraisal District Board of Directors. Mayor Durham advised that as he works for the Denton Central Appraisal District, he would be abstaining from conducting this item. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-11, Consideration of a Schedule for 2015-2016 Special Workshops, City Council Retreat and Budget Workshop. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

**WORKSHOP SESSION – 6:00 P.M.**

**Review and Discuss Proposed Amendments  
to the Hotel/Motel Ordinance Requirements  
(cont'd)**

**(Agenda Item A)**

Due to additional time, Mayor Durham returned to workshop session to review and discuss proposed amendments to the Hotel/Motel Ordinance requirements at 6:40 p.m.

City Manager Donna Barron pointed out that the different brands have their niches and City Council were to require something that is not their niche, the resulting produce may be issue based. Councilman Gilmore advised that he would like examples of what various hotel chains do and do not include as part of the brand. Discussion was held that if an exercise room, pool, kitchen area, etc., are important to someone they will make reservations at locations that have the amenities they prefer.

Discussion was held regarding kitchens areas and if the City Council wanted to limit that from being included as an amenities. Concern was expressed with individuals choosing to live in these locations on a long term basis. City Manager Donna Barron advised that City staff would do research to determine if these features were products that were a requirement of a brand.

Upon questioning, Director of Communication and Tourism James Kunke concluded that Candlewood Suites did have daily housekeeping services.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:50 p.m. on Monday, September 21, 2015.

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, June 2, 2014, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Durham, Mayor Pro Tem Ferguson gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

At the request of Mayor Durham, Boy Scout Troop 114 gave the pledge to the American and Texas flags.

**Proclamation: Declaring October 2, 2015 as,  
Say No to Bullying Day”**

(Agenda Item C)

Mayor Durham presented a proclamation declaring October 2, 2015 as “Say No to Bullying Day to Ronn Hicks, Founder of Stop Bullying Our Purpose.

**Recognition to the Lewisville Fire  
Department Crew Engine 4 and Medic 5**

(Agenda Item D)

With the assistance of Assistant Fire Chief Terry McGrath, Mayor Durham acknowledged the following employees with certificates of appreciation: Fire Station 7: Fire Captain John Ashman Firefighter Dustin Bortzfield, Firefighter Jason Martinson, Firefighter Mark Murphree, Battalion Chief Jerry Wells, Captain Brian Staton; Fire Station 1: Driver/Engineer Brandon Clark, Firefighter Gabriel Hernandez, Firefighter/Medic Billy Joe McWhorter; Fire Station 4: Captain Don Scarborough, Driver/Engineer Chris Lawler, Firefighter Glen Ewing, Assistant Fire Chief Mark McNeal, Division Chief Mark Richards.

**Visitors/Citizens Forum**

(Agenda Item E)

Nosa Evbuomwan, 1569 West Main Street, Lewisville, Texas, with Eagle Believers International Church, spoke before the City Council regarding their desire for a community outreach/food pantry and working with the City. Mayor Durham advised that someone from the City staff would be getting back with them to discuss their request.

No one else appeared to speak at this time.

**CONSENT AGENDA**

(Agenda Item F)

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Deputy Mayor Pro Tem Tierney, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

1. APPROVAL OF MINUTES: City Council Minutes of the September 14, 2015, Workshop Session and Regular Session.
2. Approval of Administrative Policy 2.0, Section XIV- Tuition Reimbursement.
3. Approval of the Award to CIGNA Health Care for Individual and Aggregate Stop Loss Insurance in the Amount of \$1,110,727; and Authorization for the City Manager to Execute all Necessary Documents.
4. Approval of a Purchase of a 2015 Pierce Fire Engine in the amount of \$590,611.

CONSENT AGENDA (cont'd)

(Agenda Item F)

5. Approval of the Finance Policy 3.0 VI, Investment Policy.
6. Approval of an Interlocal Agreement Between the City of Lewisville and Denton County for the Purpose of Creating a Consolidated Communications System for Public Safety and Governmental Services; and Authorization for the City Manager or her designee to Execute the Agreement.

The motion carried.

END OF CONSENT AGENDA

**Consideration of Ordinance No. 4208-09-2015 Amending the FY 2014-15 Adopted Budget**

(Agenda Item G-7)

The purpose of this ordinance is to amend the FY 2014-15 adopted budget to include all supplements and changes approved by Council throughout the year. A large percentage of these appropriations include the routine supplement completed each year for prior year encumbrances (purchases) that overlap into the next fiscal year. Others relate to actions taken to fund unbudgeted items during the year. This ordinance will also authorize four new supplements: 1) Insurance Risk Fund (\$250,000) due to actual claims experience this fiscal year and to account for possible claims that may hit prior to the end of the year; 2) Health Fund (\$1,000,000) due to higher actual claims experience this fiscal year and to account for possible claims that may hit prior to the end of the year; and 3) Tax Increment Financing Fund (\$61,217) and 4B Fund (\$107,784) due to actual debt service requirements being more than originally budgeted.

The City staff's recommendation was that the City Council that the City Council approve the proposed ordinance amending the FY 2014-15 budget.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas, Amending the Previously Adopted and Approved Budget Ordinance for the Fiscal Year October 1, 2014 to September 30, 2015; by Providing Supplemental Appropriations to the Various Funds; Providing an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Tierney and seconded by Mayor Pro Tem Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4208-09-2015**, as previously captioned. The motion carried.

**Consideration of Ordinance No. 4209-09-2015 Adopting the FY 2015/2016 Operating Budget**

(Agenda Item G-8)

The proposed operating budget for all funds has been prepared by staff and reviewed by the City Council. Approval of this ordinance adopts an operating budget for all funds beginning October 1, 2015 and ending September 30, 2016. A draft budget document is available for public review at the City Secretary's Office, the Library, and on the City website.

The City staff's recommendation was that the City Council approve the proposed ordinance as set forth in the caption above.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

"An Ordinance of the City Council of the City Of Lewisville, Texas, Adopting and Approving a Budget for the City of Lewisville, Texas for the Year Beginning October 1, 2015, and Ending September 30, 2016; Providing for an Effective Date; and Declaring an Emergency."

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Mayor Pro Tem Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 4209-09-2015**, as previously captioned. The motion carried.

**Consideration of Ordinance 4210-09-2015 Adopting the FY 2015/2016 Tax Rate**

(Agenda Item G-9)

This action will adopt the City's annual ad valorem tax rate for all taxable property at \$0.436086 per \$100 of assessed valuation. The rate combines the following: Maintenance and Operations \$0.318766 and Principal and Interest on Debt \$0.11732 for a total tax rate of \$0.436086. While the proposed tax rate for FY 2015-2016 is the same as the 2014-2015 tax rate of \$0.436086, the proposed tax rate exceeds the effective tax rate of \$0.417950. Therefore, specific language is required in the ordinance, the vote on this ordinance must be a record vote, and the motion to adopt the ordinance must be made in the following form: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.436086, which is effectively a 4.34 percent increase in the tax rate."

The City staff's recommendation was that the City Council approve the proposed ordinance adopting the FY 2015-2016 tax rate with the following motion: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.436086, which is effectively a 4.34 percent increase in the tax rate."

**Consideration of Ordinance 4210-09-2015**  
**Adopting the FY 2015/2016 Tax Rate (cont'd)**

**(Agenda Item G-9)**

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas, Establishing the Tax Rate and Tax Levy for the City of Lewisville, Texas for the Year 2015-2016, Upon all Taxable Property in Said City in Conformity With the Laws of the State of Texas, and the Charter Provisions and all Ordinances of Said City; Providing a Repealer; Providing for Severability; Providing for an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Mayor Pro Tem Ferguson and seconded by Councilman Vaughn, the Council voted five (5) “ayes” and no (0) “nays” to move that the property tax rate be increased by the adoption of a tax rate of \$0.436086, which is effectively a 4.34 percent increase in the tax rate; and approve and adopt **Ordinance No. 4210-09-2015**, as previously captioned. The motion carried.

Mayor Durham advised that he would be abstaining from discussion and consideration of the following item as he is employed by the Denton County Central Appraisal District. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Mayor Durham stepped away from the dais.

**Consideration of Resolution No. 4211-09-**  
**2015(R) Nominating Candidates to the**  
**Denton Central Appraisal District Board of**  
**Directors**

**(Agenda Item G-10)**

The Denton Central Appraisal District has requested that the City nominate up to five individuals to serve as the DCAD Board of Directors prior to October 15<sup>th</sup>. After all entities have made their nominations and votes have been cast, the five candidates that receive the most votes become the Board of Directors as of January 1<sup>st</sup>. Board members serve a two-year term. All board members are up for reelection and wish to be re-elected, with the exception of John Mahalik. Denton Central Appraisal District’s current Board of Directors include Charles Stafford, John Mahalik, Connie Smith, David Terre, Brenda Latham, and Michelle French (serves as an ex officio member)

The City staff’s recommendation was that the City Council approve the resolution as set forth in the caption above.

**Consideration of Resolution No. 4211-09-2015(R) Nominating Candidates to the Denton Central Appraisal District Board of Directors (cont'd)**

**(Agenda Item G-10)**

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Councilman Vaughn, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 4211-09-2015(R)**: Resolution of the City of Lewisville, Texas Nominating: Charles Stafford, Connie Smith, David Terre, Brenda Latham, and Michelle French to be a Member of the Board of Directors of the Denton Central Appraisal District. The motion carried.

Mayor Durham returned to the dais.

**Consideration of a Schedule for 2015-2016 Special Workshops, City Council Retreat and Budget Workshop**

**(Agenda Item G-11)**

Special workshops are held when necessary to deal with topics that may require additional City Council focus. Staff is requesting to hold quarterly special workshops on “off” Mondays to discuss special projects that require additional City Council focus. Additionally, staff is recommending that the City Council Retreat be scheduled over two full days with a focus on long-range plans and overall goal setting.

The City staff’s recommendation was that the City Council approve the schedule for the 2015-2016 Special Workshops, City Council Retreat and Budget Workshop.

Discussion was held that the meetings would start at 6 p.m. Councilman Gilmore thanked City staff for working hard to make the meetings accommodating to provide for citizen participation.

**MOTION:** Upon a motion made by Councilman Vaughn and seconded by Mayor Pro Tem Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve the schedule for the 2015-2016 Special Workshop, City Council Retreat and Budget Workshop as presented. The motion carried.

**Reports**

**(Agenda Item H)**

- Director of Public Services Carole Bassinger advised that the lake was still at conservation.
- Councilman Daniels advised that on October 8<sup>th</sup>, Keep Lewisville Beautiful would be holding the Garden Secrets class on how to become a Denton County Master Gardener in the Community Room of the Municipal Annex.
- Councilman Gilmore advised that LLELA would be holding a class for Boy Scouts to receive merit badges for Forestry and Nature. He advised that anyone was able to attend these classes and additional information could be obtained via the City's website.
- Mayor Pro Tem Ferguson advised of upcoming events at the MCL Grand Theatre.
- Mayor Durham thanked the Police Officer for his presence and for all those that served with him.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:31 p.m. Monday, September 21, 2015, in accordance with the requirements of the Open Meetings Law.

**Closed Session**

**(Agenda Item J)**

In accordance with Texas Government Code, Subchapter D, Section 551.071 (Consultation With Attorney/Pending Litigation), the Lewisville City Council convened into Closed Session at 7:36 p.m. on Monday, September 21, 2015, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Section 551.071 (Consultation with Attorney/Pending Litigation): Texas Commission on Environmental Quality Modification to Municipal Solid Waste Permit No. 1312A; and Texas Commission on Environmental Quality Application to Obtain Municipal Solid Waste Permit Amendment - Permit No. 1312B
2. Section 551.072 (Real Estate): Property Acquisition
3. Section 551.074 (Personnel): Annual Staff Reviews:
  - (1) City Manager Donna Barron
  - (2) Alternate Municipal Court Judges
4. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations

The Closed Session was adjourned at 8:33 p.m. on Monday, September 15, 2015.

**Reconvene into Regular Session and  
Consider Action, if any, on Items Discussed  
in Closed Session**

**(Agenda Item K)**

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:33 p.m. on Monday, September 21, 2015, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session.

(Councilman Vaughn was not present at the dais).

**MOTION:** Upon a motion made by Mayor Pro Tem Ferguson and seconded by Deputy Mayor Pro Tem Tierney, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 4212-09-2015(R)**: A Resolution of the City Council of the City of Lewisville, Texas, Providing Compensation Increases for Fiscal Year 2015/2016 for Certain Employees Reporting Directly to the City Council (Alternate Municipal Court Judges – from \$60 to \$70 per hour; and City Manager Donna Barron increased total compensation by \$10,000). The motion carried.

There was no additional action taken on the items discussed during the Closed Session.

**Adjournment**

**(Agenda Item L)**

**MOTION:** Upon a motion made by Mayor Pro Tem Ferguson and seconded by Councilman Gilmore, the Council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:35 p.m. on Monday, September 21, 2015. The motion carried.

These minutes approved by the Lewisville City Council on the 5<sup>th</sup> day of October, 2015.

APPROVED

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Rudy Durham  
MAYOR

ATTEST:

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Julie Heinze  
CITY SECRETARY

## Proposed Changes for New Hotel Construction



1

### Why Consider Changes to the Hotel Requirements?

- Recent Interest from Hotel Developers
- Redevelopment Opportunities due to I-35E Widening
- Lewisville's Desirable Location and Market
- Review of Peer Cities Revealed Few with Hotel Regulations

2

## History

- Pre-2003: No Specific Standards Existed
- 2003 Changes:
  - Room Size - 400 square feet
  - Interior Corridors Required
  - 24-hour On-Site Staff Required

3

## History

- Changes in 2009:
  - Added menu options to the minimum requirements
  - (4 out of 5 selection)
    - Furnished rooms
    - Swimming Pool (1,000 S.F. minimum; 2,500 S.F. with 200+ Rooms)
    - Full service restaurant
    - Number of guest rooms - 175
    - Meeting space-10,000 square feet

4

## Impact of 2009 Ordinance Changes

- No new hotel built in full compliance with ordinance to date
- Since 2009, only Springhill Suites has been built, utilizing an ED Agreement with a room size variance (this Agreement was executed prior to 2009, therefore fell under the 2003 requirements)
- New hotel brands in the market
  - Hilton Home 2; Candlewood Suites; LaQuinta Inn & Suites; Aloft; Indigo
- Number of hotel rooms reduced in Lewisville due to market conditions and I-35E expansion

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## Impact of Proposed Ordinance changes

- Ability for Lewisville to get new hotels based on market demand
- I-35E Corridor Market Study shows the need for limited service hotels (Weinstein, Clower & Associates, 2012)
- Full service hotel attraction often requires major public investment and should be approached separately from ordinance amendments
- Currently 3 hotels in discussion (Hilton Home 2, La Quinta Inn & Suites, Candlewood Suites) (All average 325 square-foot room size)

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## Proposed Amendments for Attracting Quality Hotels

- Proposed minimum requirements:
  - Room size - 325 square feet
  - Minimum number of rooms - 100
  - Interior corridors
  - 24-hour on-site staff
  - Fully furnished rooms
  - Minimum 4 stories in height (drives higher quality construction)

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## New Menu Option (3 out of 4 must be added)

- Enhanced architectural design, building material and landscaping (i.e. 80% Stone/brick façade, façade articulation, 30% additional trees and plant materials above standard city ordinances, enhanced paving in parking lot, drop off area)
- Increase room count to 130
- Provide minimum 1,500 square feet in meeting space
- Provide a bar/restaurant open in the evening

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## Conclusion

- Changes will allow several hotel projects to move forward
- Provide for high quality but flexibility within projects
- Increase number of hotel rooms
- Hotel is a superior use compared to other uses allowed in the Zoning Ordinance within certain districts
- Increase property value (Estimate for 3 proposed hotels- \$100 million)

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## Hilton Home 2 Suites Conceptual Images



10

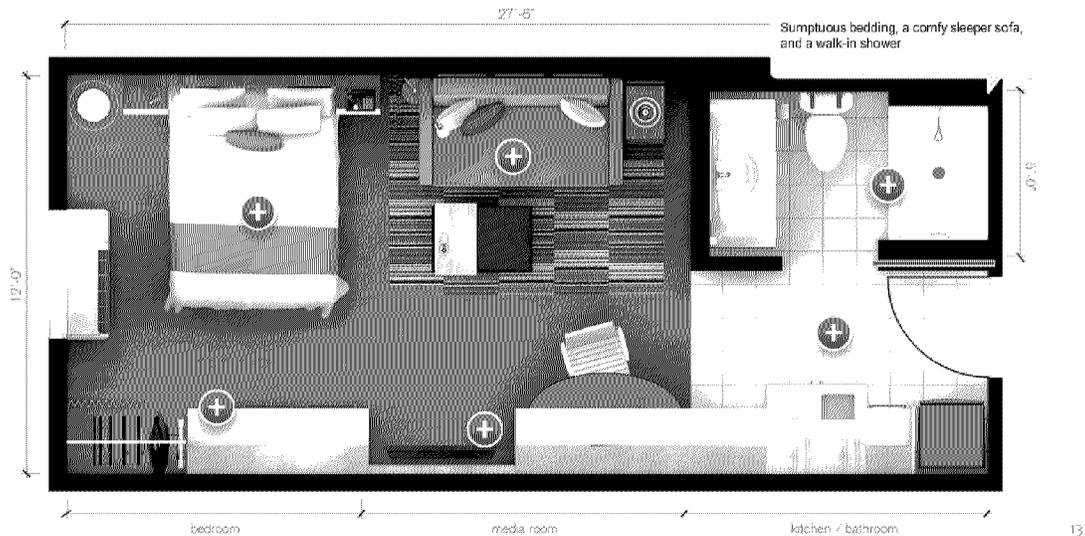
## Hilton Home 2 Suites Conceptual Images



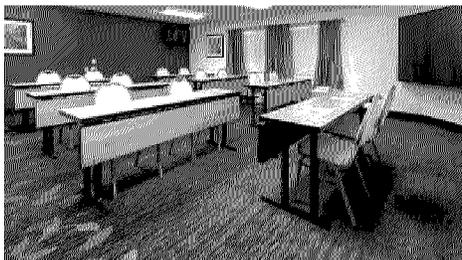
## Hilton Home 2 Suites Conceptual Images



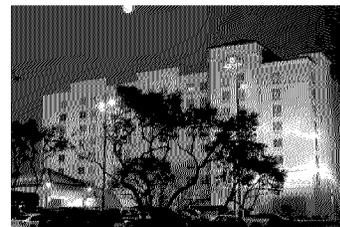
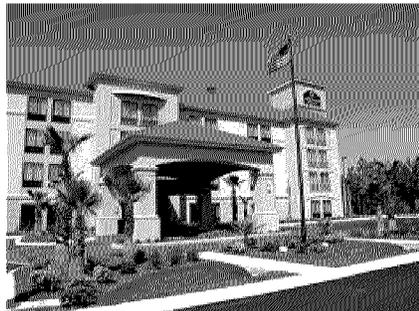
# Hilton Home 2 Suites Typical Room Layout



# Candlewood Suites Conceptual Images

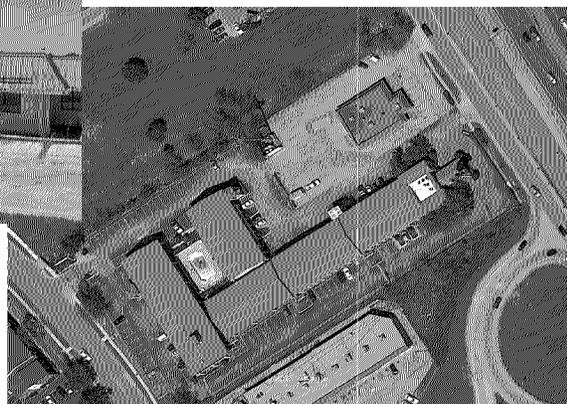


## La Quinta Inn & Suites Conceptual Images



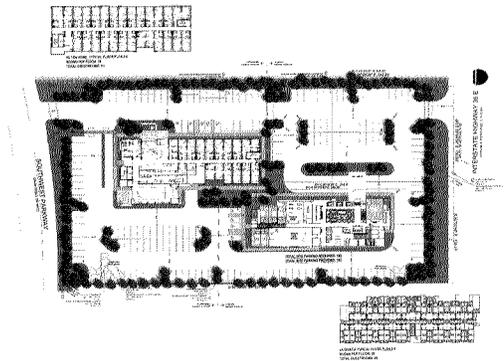
15

## Existing Hotel Site NWC I-35E & Corporate Drive



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# Possible Concept for Hotel Site Redevelopment



10/1/2015 10:00 AM  
10/1/2015 10:00 AM  
10/1/2015 10:00 AM

merriman associates architects, inc. 2015

