



**THE PLANNING & ZONING RESOURCE CORPORATION**

1300 S. Meridian Ave., Suite 400 • Oklahoma City, Oklahoma 73108  
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**ZONING AND SITE REQUIREMENTS SUMMARY**

***PZR REPORT*® FOR:  
DOUBLE COMFORT HOTEL  
4099 FARMERS LANE  
FARMERS BRANCH, TEXAS**

Prepared For:

**ABC NATIONAL BANK**

Date: Final – 04/15/2022

PZR SITE NUMBER: 12345-1

**NATIONAL PLANNING & ZONING CONSULTING SERVICE**

# THE PLANNING & ZONING RESOURCE CORPORATION

100 NORTH EAST 5<sup>th</sup> STREET  
OKLAHOMA CITY, OKLAHOMA 73104  
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## ZONING AND SITE REQUIREMENTS SUMMARY

### I. Property Location and Size

1. Jurisdiction:	<i>City of Farmers Branch, Texas</i>
2. Name:	<i>Doubletree Hotel</i>
3. Address:	<i>4099 Farmers Lane</i>
4. Size:	<i>6.4242 Acres or 279,836 Square Feet +/-</i>

### II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	<i>November 7, 2005</i>
2. Existing Zoning Designation:	<i>"PD-1" Planned Development No. 1</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	<i>Surrounded by other Planned Developments</i>
4. Existing Land Use:	<i>Hotel, with accessory meeting space and restaurant (290 Rooms, per website)</i>

<b><i>Is The Existing Use in Conformance? Yes, the Hotel was granted a Specific Use Permit by Ordinance No. 1204. (See Attached) (See Section 8-101 for Code reference)</i></b>
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### III. Zoning Regulations

1. Are copies of zoning regulations available for this site?	<i>Yes, Attached</i>
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	<i>Yes, Attached (For Information Only)</i>

**IV. Property Specification**

<b>1. Building Set-Back Lines</b>		
	<b>Required</b>	<b>Existing</b>
a. Front:	<b>60 Feet</b>	<b>124.2 Feet (Per Survey)</b>
b. Side:	<b>None Specified</b>	<b>23.4 – 25.1 Feet (Per Survey)</b>
c. Rear:	<b>None Specified</b>	<b>340 Feet (Scaled)</b>

<b>Is The Existing Building in Conformance?</b>	<b>Yes (See Section 9-501, Section 9-601 and Section 9-701 for Code reference)</b>
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<b>2. Building Size</b>	
a. Maximum Building Height or Stories:	<b>To any legal height provided that the total floor area does not exceed the total site area and coverage of site by first floor does not exceed forty (40) percent of the total site area.</b>
	<b>(The square footage of the Hotel does not exceed the total site are and the building footprint does not exceed 40% of the total site area)</b>
b. Existing Building Height or Stories:	<b>125 Feet / 10 Stories (Per Survey)</b>
c. Building Site Area Requirements:	<b>None Specified</b>

<b>Is The Existing Building in Conformance?</b>	<b>Yes (See Section 11-101 for Code reference)</b>
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<b>3. Density</b>	
a. Building Density Formula:	<b>Maximum Floor Area Ratio: 4:1 (Existing 251,957 / 279,836 = 0.90:1)</b>
	<b>Maximum Building Coverage: 40% (Existing 60,993 / 279,836 = 21.77%)</b>
b. Approximate Building Footprint:	<b>60,993 Square Feet (Per Survey)</b>
c. Approximate Gross Floor Area:	<b>251,957 Square Feet (Per Dallas Central Appraisal District)</b>

<b>Is The Building Coverage in Conformance?</b>	<b>Yes to Floor Area Ratio and Building Coverage. (See Section 9-400 and Section 11-101 for Code reference)</b>
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#### 4. Parking

- a. Parking Space Formula: **Hotel or Motel: 1 Space for each Room, Unit or Guest accommodation plus requirements for clubs, restaurants and other uses (290 Rooms, per website)**
- Theaters, meeting rooms and places of public assembly: 1 Space for every 3 Seats (Estimated 200 Seats)**
- Restaurant: 1 Space for every 3 Seats under maximum seating arrangement (minimum of 5 Spaces) (Estimated 200 Square Feet)**
- b. Parking Spaces Required: **290 X 1 = 290 Spaces**  
**200 / 3 = 67 Spaces**  
**200 / 3 = 67 Spaces**
- 424 Total Parking Spaces Required**
- c. Existing Parking Spaces: **312 Total Parking Spaces**  
**(Including 3 Handicap Parking Spaces)**

**Is The Existing Parking in Conformance?  
Section 12-102(k) for Code reference)**

**No to Parking, See Section VI (See**

#### V. Site History

1. Was special permitting or condition(s) applied to existing zoning? **Yes**
- a. Site Plan Approval or Planned Unit Development? **Site Plan Approval**  
**(Site Plan for location of cellular telecommunications equipment on the roof is attached.) (Site Plan for Hotel was not located in the City files.)**
- b. Other? **None**
2. Are there any outstanding building, fire code or zoning violations on file? **Per**  
**Andrew G. Gillies, Planning Director, "The property has no current zoning, fire code or building code violations." (See Attached Letter)**
3. Is a Certificate of Occupancy available for the site? **Yes – Attached is a**  
**copy of the Certificate of Occupancy for the subject property.**

**VI. Conclusions**

1. Conformance Status:	<b>Legal Conforming to Use, Setbacks, Building Height and Density.</b>  <b>Legal Nonconforming to Parking. According to Andrew Gilles, Planning Director, the parking requirement for hotels was amended in 1995, which added additional parking requirements for amenities such as meeting space and restaurants. Due to the changes to the Code since the time of the original 1985 approval to this site, the property is considered Legally Nonconforming and subject to Section 20-102 (see below).</b>
2. Nonconforming Characteristics of the Site:	<b>Parking is deficient 112 spaces to the current Code.</b>
3. Recommended Action:	<b>None</b>
4. Rebuildability Clause:	<b>Per Section 20-102, "If a structure occupied by a nonconforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this ordinance. In the case of partial destruction of a nonconforming use not exceeding fifty (50) percent of its reasonable value, reconstruction will be permitted but the size or function of the non-conforming use cannot be expanded." (See attached for full text.)</b>

**Other Comments: None**

The Planning & Zoning Resource Corporation has relied on information provided by the following:

<b>Municipal Officials</b>  <b>City of Farmers Branch</b> <b>13000 William Dodson Parkway</b> <b>Farmers Branch, Texas 75234</b>  <b>Andrew G. Gillies, Planning Director</b> <a href="mailto:andy.gillies@farmersbranch.info">andy.gillies@farmersbranch.info</a> <b>972-247-3131</b>	<b>Surveyor</b>  <b>Bob Haynes</b> <b>Plumb Bob Surveying, Inc.</b> <b>621 24<sup>th</sup> Avenue Southwest</b> <b>Eules, TX</b> <b>405-701-9352</b>  <b>Survey Dated: 4/01/2011</b>
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**This report was prepared by David Anderson. Questions may be directed to David at 405.840.4344, Extension 3337 or by email to [davida@pZR.com](mailto:davida@pZR.com). Please reference PZR Site Number 12345-1.**