

Section 29. HCO Hotel and Corporate Office District

PURPOSE: The HCO District is established to provide areas to accommodate hotel-motel development. These districts are also intended to encourage the location of planned office complexes and corporate office parks in the City of Grapevine. HCO Districts are intended to include extensive open space and landscaping and should be located in areas which can take advantage of the regional access provided by the freeway system and in reasonable proximity to the Dallas-Fort Worth Regional Airport.

USES GENERALLY: In a HCO Hotel and Corporate Office District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. **PERMITTED USES:** No building or structure or part thereof, shall be erected, altered or used, in whole or in part, for other than one or more of the following specified uses:
1. RESERVED
 2. Banks and financial institutions.
 3. Offices for business, and professional use.
 4. Laboratories for scientific, educational and industrial research and development.
 5. Medical and dental laboratories; hospitals and clinics.
 6. Office and studio facilities for radio and television except for broadcasting towers.
 7. Parks and playgrounds, publicly owned.
 8. Golf courses, public and private.
 9. Professional & business schools.
 10. Private clubs, excluding alcoholic beverages.
 11. Restaurants, excluding fast-food and drive-in facilities.

Planned retail development provided that said use is part of a mixed use development, located within a fully enclosed building and not more than twenty percent (20%) of the total acreage of the applicable HCO District is utilized for retail purposes.

Parking garages exceeding two (2) stories.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

1. Off-street parking and parking garages in conjunction with a permitted use not exceeding two (2) stories in height.
2. Signs advertising uses on the premises, in accordance with Section 60 of this Ordinance.
3. Indoor and outdoor swimming pools.
4. Tennis courts, health clubs and related recreation facilities provided they are for the primary use of tenants, customers or persons associated with a principal use.

C. CONDITIONAL USES: The following conditional uses may be permitted provided a Conditional Use Permit is issued pursuant to, Section 48 and the following minimum standards are met:

1. Educational institutions, public and private.
2. Regional trade center facilities including combined office-showrooms facilities, office-warehouse facilities and display area, provided that the following ratios of office to other floor area are not exceeded:
 - a. Office and showrooms: Not more than sixty (60%) percent of total floor area shall be devoted to showroom space.
 - b. Office and warehouses: Not more than fifty (50%) percent of total floor area shall be devoted to warehouse space.
 - c. Display or exhibit: Not more than seventy-five (75%) percent of total floor area shall be devoted to display or exhibit space.
3. Convenience Stores, including gasoline sales, prepared food carry-out service with alcoholic beverage sales of off-premise consumption of beer only, provided a special permit is issued in accordance with Section 42.B of the Ordinance.
4. Alcoholic beverages, provided a special permit is issued in accordance with Section 42.B of this Ordinance.
5. Planned Commercial Centers.

6. Hotels and motels. Hotels approved prior to January 18, 2005 shall be deemed a lawful, permitted use and shall have the same status as that authorized pursuant to this Ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.
7. Winery with alcoholic beverage sales with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B of the ordinance.
8. Call centers.
9. Any use allowed within this district with outdoor speakers.
10. Master Site Development Plan.
11. Boutique Hotel.

D. LIMITATION OF USES: None specified.

E. PLAN REQUIREMENTS:

1. A Site Plan shall be required in accordance with the provisions of Section 47 of this Ordinance.
2. A Landscape Plan, in accordance with Section 53 of this Ordinance, shall be required.

F. DENSITY REQUIREMENTS: The following density requirements shall apply:

1. MAXIMUM DENSITY - The maximum density within the HCO District shall not exceed a floor area ratio of 3.0.
2. LOT SIZE - Lots for any permitted use shall have a minimum area of two (2) acres except that planned HCO development on land parcels in excess of fifty (50) acres may have a minimum lot size of thirty thousand (30,000) square feet provided the minimum open space requirements for the over all district are increased to forty (40%) percent. The minimum lot sized for Banks, Financial Institutions, Restaurants, and Convenience stores, shall be reduced to thirty thousand (30,000) square feet provided all other district requirements are met.
3. MINIMUM OPEN SPACE - At least thirty (30%) percent of the total lot area shall be devoted to open space. Minimum open space requirements may be calculated on the basis of the overall development including required buffer areas, provided that the minimum open space on any individual lot within the

development is not less than fifteen (15%) percent. Minimum open space areas may include plazas, paved recreation areas and similar urban open space.

a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.

4. **MAXIMUM BUILDING COVERAGE** - The combined area occupied by all main and accessory structures shall not exceed forty (40%) percent of the total lot area. In the event planned development contains structured parking, the maximum coverage may be increased to fifty (50%) percent of the total lot area provided the minimum open space requirement is increased to forty (40%) percent.

5. **MAXIMUM IMPERVIOUS AREA** - The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed seventy (70%) percent of the total lot area. Open space amenities such as sidewalks, paved recreational areas, plazas, and common open space areas may be excluded from impervious area calculations provided at least forty (40%) percent of the total development area is devoted to minimum open space requirements.

G. **AREA REGULATIONS:** The following minimum standards shall be required for each lot within an HCO district:

1. **LOT WIDTH** - Every lot shall have a minimum width not less than one hundred fifty (150) feet.

2. **LOT DEPTH** - Every lot shall have a minimum width not less than two hundred (200) feet.

3. **FRONT YARD** - Every lot shall have a front yard of not less than fifty (50) feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.

4. **SIDE YARD** - A minimum side yard of fifteen (15) feet or ten (10%) percent of the width of the lot, whichever is greater, but in no case more than twenty-five (25) feet.

5. **REAR YARD** - Every lot shall have a rear yard not less than forty (40) feet in depth.

6. DISTANCE BETWEEN BUILDINGS - The minimum distance between principal or accessory buildings on adjacent lots shall be not less than twenty (20) feet or one-half (1/2) the average height of the two (2) adjacent buildings, whichever is greater.
- H. BUFFER AREA REGULATIONS: Any development in an HCO District adjacent to a residential district shall maintain a seventy-five (75) foot buffer adjacent to the residential district. Such buffer yards shall not contain buildings and structures, parking or loading areas and shall be landscaped with trees, shrubbery and grass. Whenever a buffer is required, no additional yard requirements shall apply.
- I. HEIGHT:
1. Height of principal buildings shall not exceed one-half (1/2) the shortest distance between the structure and the nearest adjacent residential zoning district.
 2. No accessory structure shall be erected or altered to a height exceeding twenty (20) feet except for two story parking garages.
 3. All structures shall comply in all respects with the restrictions on height contained in the DFW International Airport Zoning Ordinance.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance. No off-street parking area shall be located closer than fifty (50) feet to any residential district nor ten (10) feet to any adjacent property line.
1. For hotels in excess of five hundred (500) rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet, any required or additional off-street parking may be provided on another lot or parcel of land. Said off-site parking must be an accessory use to a permitted principal use within the zoning district that contains the off-site parking. A site plan and a Conditional Use Permit meeting all of the requirements of Section 48 shall be required.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with Section 57 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the HCO District:
1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse

disposal areas shall be landscaped and screened from view.

2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
3. Lighting shall be designed to reflect away from any adjacent residential area.
4. The masonry requirements of Section 54 shall be met.
5. Whenever a concept plan is approved pursuant to Section 45 of this Ordinance, the minimum landscaping requirements of Section 53.H.2(b). shall be applicable around the outside perimeter of the subdivision. For interior lots of subdivisions with two (2) or more lots, the minimum landscaping requirements of Section 53.H.2.(b). may be required, if deemed necessary by the City Council.
6. **ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING.** The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.
7. Hotel/motel facilities are required to meet the following standards clearly designated on the approved site plan:
 - (a) Each guestroom shall have a minimum area of three hundred thirty (330) square feet.
 - (b) On-site staff is required 24-hours a day, seven days a week.
 - (c) A minimum room count of 200 rooms.
 - (d) A swimming pool, indoor or outdoor, with a minimum area of 1,000 square feet.
 - (e) If developing multiple buildings on one lot, the buildings must be conjoined and architecturally integrated and cannot appear to be separate buildings externally or internally. Construction of multiple buildings must occur at one time and cannot be phased.

Hotel or Motel facilities are required to provide at least four (4) of the following features clearly designated on the approved site plan:

- (a) A full-service restaurant with full kitchen facilities and which provides services to the general public;
- (b) A warming kitchen intended for the preparation, staging and sale of food by a caterer brought to the establishment from off-site to serve or foodservice options including the offering of prepared and packaged foods;
- (c) A minimum 4,000 square foot meeting or conference room space;
- (d) A full-service indoor exercise facility with fitness equipment;
- (e) Spa and wellness area a minimum of 1,000 square feet providing services such as haircare, skin treatment, massages, other body treatments, and meditation;
- (f) Outdoor flexible space a minimum 2,500 square feet intended for dining, entertaining or relaxation, including but not limited to: a patio with sitting area and furniture, outdoor dining, or outdoor exercise area; and
- (g) Outdoor recreation and play space a minimum of 2,500 square feet, such as a playground with permanent playground equipment, basketball court, volleyball court, tennis court, pickle ball court, etc.

N. **PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS:** Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

1. **MINIMUM YARD REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The front yard requirements contained in Section 29.G.3. shall be applicable to each lot or parcel of land within a Planned Commercial Center. A minimum twenty-five (25) foot side and a minimum forty (40) foot rear yard shall be required around the outside perimeter of a Planned Commercial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. **LANDSCAPING REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned Commercial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to

meet the provisions of Section 48.

3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** At least thirty (30) percent of the total site area of the Planned Commercial Center shall be devoted to nonvehicular open space (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
 4. **BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The minimum distance between principal or accessory buildings on the same lot required by Section 29.G.6 may be modified if deemed necessary by City Council to accommodate for accessory structures.
 5. **BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.**
- O. **MASTER SITE DEVELOPMENT PLAN REQUIREMENTS:** Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:
1. **PURPOSE:** The purpose of the Master Site Development Plan is to encourage thoughtful, efficient, and purposeful utilization of land that promotes a mixture of uses that blends retail, commercial, office and/or residential functions whereby those functions are physically and functionally integrated, with appropriate vehicular and pedestrian connectivity. The Master Site Development Plan also allows the Planning and Zoning Commission and the City Council the ability to consider these multiple uses, including conditional uses, special uses, and planned development overlays upon one or more parcels of land, five acres in size or greater, through one application process.
 2. **ADDITIONAL USES ALLOWED:** Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional uses allowed in the "HCO" Hotel/Corporate Office District:
 - (a) Any uses allowed within Section 16, "R-5.0" Zero Lot Line District
 - (b) Any uses allowed within Section 17, "R-3.5" Two Family District

- (c) Any uses allowed within Section 18, “R-3.75” Three and Four Family District
 - (d) Any uses allowed within Section 20, “R-TH” Townhouse District
 - (e) Any uses allowed within Section 22, “R-MF” Multifamily District
3. REQUEST FOR A MASTER SITE DEVELOPMENT PLAN/APPLICATION PROCESS: The procedure to follow to establish a Master Site Development Plan shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses.
4. SITE PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved without the following:
- (a) A Plat meeting all the requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant and/or Dallas Counties.
 - (b) A site plan meeting the requirements of Section 47, Site Plan Review of the Zoning Ordinance has been approved as specified under Section 48, Conditional Uses. Recognizing the scale and scope of a large multifaceted development has many components, each component, in an effort to provide clarity and ease of understanding, may consist of its own individual site plan as part of the overall Master Site Development Plan.
- Developments planned to be conducted in phases may submit a site plan as required per Section 47, Site Plan Review for the phase(s) of the project to be initially developed, along with a concept plan for the remaining phase(s); however, development of the remaining phases of the project shall require approval of a site plan in accordance with Section 47.
- (c) A Landscape Plan meeting the requirements of Section 53, Landscaping Regulations.
5. MASTER SITE DEVELOPMENT PLAN DESIGN REQUIREMENTS: In addition to the requirements already established in Section 29, “HCO” Hotel/Corporate Office District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N. Planned Commercial Center Design Requirements. For individual components of a Master Site Development

Plan that have clearly defined boundaries between uses relative to Paragraph 2 above, the development criteria for that particular district shall apply.

6. PERIOD OF VALIDITY: No Site Plan in conjunction with a Master Site Development Plan shall be valid for a period longer than one year from the date on which the City Council grants approval, unless within such one year period: (a) a Building Permit is obtained and the erection or alteration of a structure is started, or (b) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, Amendments. It should be recognized that the establishment of a Master Site Development Plan is contractual in nature and upon expiration of a Site Plan approved in conjunction with a Master Site Development Plan, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the underlying district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with a Master Site Development Plan. All property that has received approval as part of a Master Site Development Plan shall be eligible for the provisions of this ordinance provided that the application for a Master Site Development Plan has not expired.