

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, Eduardo Carranza.

COMMISSIONERS ABSENT: Shawn Connor.

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #9- SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 2 and 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

Ms. Ware stated the applicant intends to construct a 122-room hotel in the IH-20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a Planned Development District or Corridor Overlay District requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar use. The site is directly accessible from Sara Jane Pkwy and IH-20. The Site Plan depicts the 4-story, 122-room hotel, parking, and dumpster enclosure. The property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include stone and three colors of stucco. Building Design Menu Items include materials mix,

stone accent, color contrast, articulated public entrance, roof profile variation, and articulation elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of street-facing facades. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to both of the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community.

Ms. Ware stated the maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 48.5 ft. Staff does not object to this request. The maximum allowable FAR is .35:1. The proposal has a FAR of .50:1. Staff does not object to this request. Appendix F requires that windows account for 30% of the north and south facades. Windows account for 11.7% of the north facade and 11.7% of the south facade. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 11.8% of the area of all facades and 21% of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. The proposed elevations do not include covered walkways along 30% of the length of all facades.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

- 1. The applicant shall provide additional windows or spandrel glazing on the north and south facades so that windows and spandrel glazing account for at least 15% of each facade. The last hotel approved by City Council included 15% windows on the north and south facades.
- 2. The applicant shall update the Landscape Plan so that the plant schedule reflects the required plantings shown in the summary table and identifies native and pollinator friendly plants.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Chairperson Spare asked what other types of uses could be permitted on this site.

Ms. Ware stated other uses allowed on this site are retail, restaurants, apartments, and a new car dealership.

Ian McClure, 17950 Preston Road, Suite 780, Dallas, TX was present representing the case and to answer questions from the commission. He is the owner and developer of this property, this would be an excellent location for his hotel their rates are \$80 to \$100 per night they build to the highest standards.

Chairperson Spare said sometimes extended stay hotels bring in certain types of people. Mr. McClure said with their rates being \$80 to \$100 a night these rates would not bring unwanted guess to their hotel, the other hotels offer cheaper rates a night therefore they attract unwanted guess. He said there is a need for this type of hotel at this location.

Commissioner Moser asked how many hotels he owns. Mr. McClure replied he owns 18 hotels in Texas, there are a total of 216 and are very well known hotels.

Commissioner Hedin asked if they were a part of the Royalty Rewards or Choice Privilege program. Mr. McClure replied yes, Choice Privilege, you earn points when you stay at their hotels.

Commissioner Smith noted there are already hotels in this area and he would be competing against them. Mr. McClure stated this area is still a good location, people tend to stay at the same hotels when earing their rewards points.

Commissioner Fisher asked if there would be security onsite. Mr. McClure stated this would be one-building, 4-stories, with key access, they would provide cameras and would be staffed twenty-four hours a day, seven days a week.

Commissioner Moser asked if he had already purchase the property. Mr. McClure replied no, the property is under contact pending approval of this request.

Commissioner Coleman stated looking at their advertisements online they also offer room rates at \$44 a night. Mr. McClure said not at their hotels the rates are \$80 to \$100 a night.

Chairperson Spare stated our Police Chief is not in favor of extended stay hotels, as a commissioner he has to ask what is the best use for this property and to him this not the best use of this land.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU191004/S191004 as presented. The action and vote being recorded as follows:

Motion: Smith Second: Hedin

Ayes: Fisher, Hedin, Moser, Smith

Nays: Carranza, Coleman, Spare, Landrum

Motion Failed: 4-4 Motion: **Carried.**