

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JANUARY 9, 2017

PUBLIC HEARING AGENDA Item #18- SU170103/S170106 - Specific Use Permit/Site Plan - Staybridge (City Council District 6). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation to a specific use permit and site plan to construct a four-story hotel. The 2.80-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments.

Mrs. Thomas stated the subject site is zoned PD-342 for Commercial District uses. Hotels are permissible by-right in C district with approval of a site plan and a specific use permit if it is within 900 feet of a similar use or within a designated overlay district. The subject site is in the I-20 Corridor Overlay District. A specific use permit is required. The proposal meets all applicable minimum dimension requirements outlined in UDC. Hotel and motels in the City are parked at a ratio of one space per rooming unit plus four. The proposal would allow 112 guest rooms which would require 116 parking spaces. The site plan graphically depicts 117 parking spaces. The parking requirement has been met. Direct access to I-20 Frontage Road to the north and Lakeridge Parkway to the west via mutual access easements have been provided.

Mrs. Thomas stated Appendix F of the UDC requires primary façades to have 100% primary masonry (brick or stone), however, it allows up to 20% EIFS or stucco. The resultant area must be a minimum of 80% brick or stone to meet the UDC requirement. The elevations as presented meets the minimum requirements. During the writing of the report, Staff identified changes to the data tables that will be required prior to final mylar approval. The recommendations section includes a provision to address the changes. The landscape plan, though inaccurate provides the minimum amount of landscape required by the UDC. Staff will recommend that the plan be corrected prior to final mylar approval by the Planning and Development Division.

Mrs. Thomas noted the applicant is requesting exceptions to the Floor Area Ratio and to the maximum height requirements to allow the building to be constructed with an FAR 0.61 instead of 0.50 and a maximum height of 49 feet instead of 25 feet. There are existing hotels west and northwest of this site with similar height and FAR. Staff is supportive of this exception.

Mrs. Thomas stated due to the exceptions requested by the applicant, Staff cannot recommend full support. However, Staff does not object to approval of the proposal subject to the following conditions:

1. Prior to final mylar, a revised elevations plans shall be submitted, which corrects technical inconsistencies in the data tables and notes sections to include a note which indicates signs are for illustrative purposes and are not approved as part of this submission.
2. Prior to final mylar approval, a revised landscape plan shall be submitted, which corrects technical inconsistencies in the data tables and notes sections

3. Prior to final mylar approval, a revised site plan shall be submitted which realigns the north-south mutual access drive and corrects the technical inconsistencies in the data tables and the notes sections.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Jay Patel with Fusion Lodging, LLC, 205 Bayou Court, Coppell, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley stated there are several other hotels in the area along IH-20 what studies have been conducted for them to choose this location.

Mr. Patel stated they conducted a market study, and due to all of the new development in the area, such as the Ikea and Outlet mall it was determined that this area was a good location for a hotel.

Vice-Chairperson Moser asked if this hotel would be an extended stay hotel.

Mr. Patel stated this would be an upscale hotel with a two room suites and would also provide a small kitchen in their units.

Pankaj Patel with PRP ARQ Corporation, 3 Colonial Court, Frisco, TX was also present in support of this request.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU170103/S170106 as presented by staff, granting the applicant exceptions to the Floor Area Ratio and to the maximum height requirements. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Conner, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**