

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016**

**PUBLIC HEARING AGENDA Item #14 – SU160702/S160702 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4).** Senior Planner Denise Thomas presented the case report and gave a Power Point presentation for approval of a specific use permit/site plan to construct a four-story hotel. The 2.15-acre property, located at 2300 Interstate Highway-20 (IH-20), zoned Planned Development-29 (PD-29) District, is within the IH-20 Corridor Overlay District. The Owners is Infinite Hospitality and Development, LLC and applicant/Agent ADR Designs, LLC.

Mrs. Thomas stated Hotels are defined by the UDC as a “facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreational facilities”; with transient lodging being defined as, “lodging where tenancy is arranged for periods of less than 30 days.” The underlying zoning for PD-29 is General Retail District. Hotels are permissible by-right in PD-29 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 two designated overlay districts and it is within 900 feet of a similar use. 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 100 guest rooms which would require 104 parking spaces. The site plan graphically depicts 125 parking spaces. The parking requirement has been met. Direct access to Sara Jane Parkway and access to the I-20 Frontage Road via a mutual access easement to the west has been provided. Appendix F of the UDC requires primary façades to have 100% primary masonry however it allows up to 20% EIFS or stucco. The resultant area from the top plate to the ground must have a minimum of 80% brick or stone to meet the UDC requirement.

Mrs. Thomas stated the applicant is requesting exceptions to the covered walkway requirement which will allow construction of the proposed building without covered walkways along the western façade. The applicant has provided additional landscape and an outdoor pool area along the western façade. Staff does not object to approval of the exception. The applicant is requesting an exception to the 30-foot wide landscape buffer requirement to allow a 28-foot-wide landscape buffer adjacent to Sara Jane Parkway and a 20-foot-wide landscape buffer adjacent to the I-20 Frontage Road. Access points east and west have been established off-site which impacts the applicant’s ability to provide 30-foot-wide landscape buffers. Staff does not object to approval of the exception. The applicant is requesting an exception to the Floor Area Ratio and to the maximum height requirements to allow the building to be constructed with an FAR 0.48 instead of 0.35 and a maximum height of 67 feet instead of 25 feet. There are three existing hotels in the vicinity of this hotel. All of them exceed the maximum 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 conditions.

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

Dayne Ram with ADR Designs, LLC, 2464 Silverado Trail, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160702/S160702 as presented and recommended by staff, granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Womack

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**