

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014**

PUBLIC HEARING AGENDA Item #10- S080802A - Site Plan Amendment - La Quinta - 380 Palace Pkwy. (City Council District 1). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan amendment to change the elevations of an approved hotel. The 1.51-acre property, located at 380 Palace Pkwy., is zoned Planned Development 217 (PD-217) for mixed uses and is within the Belt Line Corridor Overlay District. The owner/applicant is Amish Patel, Aum Shanker LLC.

Mrs. Thomas stated the applicant is proposing a site plan amendment to allow construction of a 48,490-square-foot, four-story, 85-unit hotel on a 1.59-acre platted lot in PD-217 with elevations that differ from those previously approved by the City Council. The subject site is currently zoned PD-217 for mixed uses and is within the Beltline Corridor Overlay District. The applicant's proposed amendment reflects significant changes to the elevations and minor changes to the site plan and landscape plan to accommodate the new building form.

Mrs. Thomas noted the applicant is request relief from numerous requirements, they are as follows:

- Building Design – the applicant is requesting approval to exceed the 25-foot maximum height required by the zoning district, relief from the supplemental stone requirement, relief from the horizontal and vertical articulation requirements, relief from the required roof profile and cornice requirements, and relief from the required windows and covered walkway requirements. The relief is sought to allow for construction of the corporate architecture style depicted on the elevations.
- Landscape Buffer – the approved landscape plan does not depict a 30-foot wide buffer. The applicant is making only minor changes to the landscape plan to accommodate the new building form and proposes to plant the site in accordance with the approved site plan in all other respects.

Mrs. Thomas stated staff is unable to recommend full support due the numerous appeals/exceptions requested. However, if it is the intent of the Planning and Zoning Commission to recommend approval Staff recommends the conditions recommended by the Development Review Committee be part of the approval.

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

Amish Patel, 1000 Lost Valley Drive, Euless, TX was present representing the case and to respond to questions from the Commission.

Commissioner Moser asked if Mr. Patel was the property owner.

Mr. Patel replied yes.

Chairman Garrett noted one speaker card submitted in support of this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case S080802A, granting the applicant's requested appeals and staff's recommendations. The action and vote being recorded as follows:

Motion: Arredondo

Second: Gray

Ayes: Arredondo, Garrett, Gray, Johnson, Moser, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**