

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 29, 2016

PUBLIC HEARING AGENDA Item #12 – SU160903/S160903 - Specific Use Permit/Site Plan - Hilton Tru (City Council District 1). Senior Planner Denise Thomas Ware presented the case report and gave a Power Point presentation for approval to approve a specific use permit/site plan to construct a four-story hotel. The 1.88-acre property, located at 1520 N. State Highway-360 (SH-360), zoned Commercial (C) District, is within the SH-360 Corridor Overlay and Great Southwest Industrial (GSWI) Districts. The agent is Hugo Monsanto, Monsanto Architects and the owner is Mike Patel, DITWIN II LLC.

Mrs. Thomas stated the applicant is requesting approval of a specific use permit and site plan to operate and construct a four-story-43,160-square-foot-98-room hotel on 1.88-acres in the Commercial and SH-360 Overlay Districts. 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 subject site is zoned Commercial District. 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 SH-360 Corridor Overlay District and within 900 feet of a similar use. A specific use permit is required.

Mrs. Thomas stated 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 98 guest rooms which would require 102 parking spaces. The site plan graphically depicts 102 parking spaces. The parking requirement has been met. Direct access to State Highway-360 Frontage Road via a mutual access easement to the north has been provided. 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 do not meet the minimum requirements. The recommendation of Staff is for the applicant to meet the minimum masonry requirements on all façades of the building.

Mrs. Thomas stated the UDC and Appendix F Primary Masonry Requirement – The UDC require 100% masonry in the C District, however, the subject site is within an overlay and is subject to Appendix F, which allow 80% primary masonry and 20% EIFS or stucco. The applicant has submitted south and west building elevations which have 73% and 74%, respectively. Staff is not supportive of the deviation and recommends prior to City Council review the elevations are revised to meet the minimum 80% primary masonry requirement. 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 as a compensatory measure. 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 0.74 instead of 0.50 and a maximum height of 67 feet instead of 25 feet. There is an existing hotel immediately east 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 City Council a revised elevation plans shall be submitted that which meets the minimum masonry requirements of the UDC and Appendix F to the Planning and Zoning Division.
2. Prior to final mylar approval, the landscape plan shall be revised to reflect the minimum landscape requirements contained in the UDC.

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

Hugo Monsanto, Architect, 200 S. Rogers, #102, Waxahachie, TX was present representing the case and to respond to questions from the Commission.

Chairperson Motley asked why they are asking for a variance to the masonry requirements.

Mr. Hugo said they would like to follow the new concept look at this location.

Commissioner Dr. Perez asked the applicant if they have other facilities like this one, with the new look, in North Texas.

Mr. Hugo replied no this would be the first one build in North Texas.

Commissioner Johnson said it is important that we meet our standards, and not start to set precedence on the masonry requirements.

Chairperson Motely noted two speaker cards submitted in support of this request. Dimple Patel and Meena Patel, 9425 Sagrada Park, Fort Worth, TX.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case SU160903/S160903 as presented and recommended by staff, meeting the UDC require 100% masonry. The action and vote being recorded as follows:

Motion: Spare

Second: Womack

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

Nays: None

Approved: 9-0

Motion: **carried.**