



June 23, 2016

City of Grand Prairie  
206 W. Church St.  
Grand Prairie, TX 75050

Attention: Denice Thomas  
972-237-8255

Reference Project: **Hyatt Place, Grand Prairie, Case # SU160702/S160702**  
Infinite Hospitality and Development LLC  
Contact: Dayne Ram

Denice,

In reference to the above project, we are unable to meet all city requirements for the Overlay District zoning which the property is located in. The addition of a new Hotel next to restaurant and retail is a benefit to the city, and we are striving to meet and exceed city requirements if possible. However, we request variances for the following requirements:

1. **Building Height:** Zoning requires a maximum height of 25'. In order to comply with franchise requirements and the hotel design we need a variance to accommodate a 67' hotel.
2. **Landscape Buffer:** Zoning requires a 30' landscape buffer on both the Sara Jane Pkwy and I-20 frontage roads. In order to maintain the cross access easement with existing properties we can provide a 27' buffer on the Sara Jane Pkwy (north) side and a 20' buffer on the I-20 (south) side. To compensate we are providing 20% landscaping when only 5% is required.
3. **Covered Walkways:** Zoning requires 50% covered walkways for primary facades. Since the proposed building is a hotel and not a retail building, the general design and purpose of a hotel do not lean towards the need for covered walkways and are inconsistent with franchise design.

Thank you kindly,

Dayne Ram  
Project Manager