



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 12, 2024

Reference: Public Hearing: Consider approval of PD-301R5-HC, a zoning change request from PD-301R3-HC (Planned Development 301-Revision 3-Highway Commercial) to PD-301R5-HC (Planned Development 301- Revision 5-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant with and without drive-throughs, and a Hotel, on 11 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 16,510-sf multi-tenant building with restaurant and retail uses with a drive-through on Lot 3, Block A, on approximately 2.17 acres; a Detail Site Plan for a 16,780-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 2.24 acres of land; a Detail Site Plan for a 9,095-sf building with restaurant and retail uses with a drive-through on Lot 2, Block A, on approximately 1.70 acres; and a Detail Site Plan for a 79,202-sf five-story hotel on Lot 8, Block A, on approximately 2.96 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive.

2040: Create Business and Innovation Nodes

Introduction:

This 16.766-acre tract stretches along the east side of S. Belt Line Road from Dividend Drive to Hackberry Road. The applicant has been able to market the property and is requesting additional changes to the site layout and building sizes.

Background:

Since the last PD amendment, approved in February of 2023, the uses are proposed to change slightly by eliminating the medical and office uses and adding a hotel. Another change includes the buildings at the front of the site on Lots 2, 3 and 4 which have expanded in size, necessitating a revision to the Concept Plan. The buildings for lots 2, 3 and 4 have increased in size and a hotel is also proposed for Lot 8. The other change is the addition of a lot, for a total of 11 lots. The proposed changes are a result of actual tenants, specifically restaurants needing more building space than originally proposed. On October 17, 2024, the Planning and Zoning Commission recommended APPROVAL (6-0) of PD-318-LI, subject to conditions listed in the recommendation section.

Benefit to the Community:

This will provide additional retail, restaurants and a lodging facility.

Legal Review:

The City Attorney was present at the October 17, 2024, Planning and Zoning Commission Meeting.

Fiscal Impact:

This will generate additional tax revenue and jobs.

Recommendation:

The City Council APPROVE the PD request subject to the same previous conditions, and adding (j), (k) and (l):

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting for each of the Detail Plans.
3. The TIA will need to be updated to reflect the proposed building expansions.
4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
 - a. All signage shall comply with City regulations, unless specifically requested and granted.
 - b. Plans for the linear park shall require staff approval.
 - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property, which includes the hotel.
 - d. A P.O.A. shall be required prior to the filing of the final plat.
 - e. A Detailed Site Plan shall be required for the development of any of the lots.
 - f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
 - g. Parking shall be allowed in the front yard as shown.
 - h. Restaurants with drive throughs shall be allowed as shown on the concept plan.
 - i. To allow the monument signs as previously approved.
 - j. To allow the art/lighting component for the Tempo hotel.
 - k. To allow patios under 500-sf, per lot, to not have an additional parking requirement.
 - l. To approve the setbacks as shown.

Attachments:

1. PZ Staff Report
2. Revised Concept Plan
3. Phasing Plan
4. Lot 2 Detail Site Plan, Landscape Plan and Elevations
5. Lot 3 Detail Site Plan, Landscape Plan and Elevations
6. Lot 4 Detail Site Plan, Landscape Plan and Elevations
7. Lot 8 Detail Site Plan, Landscape Plan and Elevations
8. Overall Landscape Plan