



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 14, 2021

Reference: Consider approval of an Ordinance for PD-221R9R2-HC (Planned Development-221Revision 9 Revision 2-Highway Commercial) to PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow two hotels: a Homewood Suites Hotel and a Hilton Garden Inn, on 5.49 acres of property located on the southeast corner of Point West Boulevard and Dividend Drive; and authorizing the Mayor to sign.

2040: Create Business & Innovation Nodes

Executive Summary:

A Homewood Suites (residence hotel) with 129 rooms was previously approved in 2018 by City Council on 3.024 acres of property (a portion of the subject property) but was not constructed. This new request incorporates a revised Homewood Suites residence hotel with 138 rooms and adds a second hotel (Hilton Garden Inn) with 134 rooms onto the entire 5.49-acre southeast corner of Point West Boulevard and Dividend Drive. The hotels will be constructed in two phases on one lot, with the Homewood Suites built in Phase 1 and the Hilton Garden Inn in Phase 2.

Analysis:

On October 21, 2021, the Planning and Zoning Commission recommended approval.

On November 9, 2021, the City Council approved PD-221R9R2-HC with conditions.

1. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
2. This property will need to be platted to provide necessary easements.
3. To allow an exception for more than 50% parking in the front yard as presented.
4. To allow for the elevations as presented.
5. To allow an exception to the 22 rooms per acre as presented.
6. To allow for a shared loading area.
7. To allow for the parking area to be within 20 feet from the property line along Point West Blvd and Dividend Drive as presented.
8. Require that signs to be compliant with the provisions of the Sign Ordinance.
9. To allow the reduction of parking spaces as presented, provided a shuttle service is offered by the hotel.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Exhibit A - Ordinance
2. Exhibit B – Legal Description
3. Exhibit C - Detailed Site Plan
4. Exhibit D - Landscape Plan
5. Exhibit E - Elevations