



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** May 10, 2016

**Reference:** Consider approval of an Ordinance for PD-237R8-HC, Springhill Suites, to attach a Detail Site Plan for a five-story hotel with accessory uses including a conference center on 4.0 acres of property located approximately 200 feet east of South Belt Line Road, north of Hackberry Drive.

**2030:** **Business Prosperity**

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### Introduction:

The site plan is for a 136 room hotel with a 20,000 square foot conference center, with 8,420 square feet of net usable meeting space. This five-story building is proposed to face south, allowing visibility from LBJ Freeway. The landscape plan for this project includes approximately 26% of the site being devoted to landscaping. The applicant is proposing to provide open patio areas, enhanced paving, the upsizing of trees and additional accent trees to compensate for the shortage in landscape area.

The elevations for this hotel include vertical columns with alternating dark brick and light stone, lighter brick inset around the windows, accented with a vertical navy blue EFIS band to the west of the main entry-way. While this is compliant with the masonry requirement it is not in keeping with the HC district. This design is the new corporate standard for this hotel flag and is architecturally compatible with the more contemporary office/retail restaurant building elevations approved on the west side of Belt Line Road, and therefore can be supported.

### Analysis:

On April 12, 2016 City Council approved this Planned Development District for a Springhill Suites Hotel.

On March 24, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD request, subject to two conditions:

1. There will be additional comments upon detail engineering review.
2. Prior to the issuance of a building permit, this property needs to be platted to establish a building site.

### Legal Review:

The City Attorney reviewed this ordinance.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval

**Attachments:**

1. Ordinance
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D - First Floor Plan
6. Exhibit E - Typical Upper Floor Plan
7. Exhibit F - Elevations
8. Exhibit G - Color Elevations