



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 14, 2016

Reference: Consider approval of an Ordinance for PD-242R-HC, ALOFT & Holiday Inn Hotels, to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121.

2030: **Business Prosperity**

Introduction:

This PD is to amend the existing Concept Plan to permit two hotels on 4.8 acres and future Highway Commercial uses on 4.2 acres abutting to the west. Detail Site Plan approval will be required prior to the developments within the Concept Plan area. The Detail Site Plan indicates a 118 room, five-story, Holiday Inn, and 136 room, six-story ALOFT hotel on one lot, with mutual access, shared dumpster and parking property line.

Analysis:

On May 10, 2016 City Council unanimously recommended approval of this Planned Development District for two hotels, subject to conditions which have been made part of the ordinance.

On April 21, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD, subject to: the submission of a draft shared parking agreement for the property to the west in the City of Coppel prior to filing the plat for this property.

On March 24, 2016, the Planning and Zoning Commission held this case under advisement to allow the applicant time to address outstanding issues with landscaping, easements, elevations and drafting errors.

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” - Concept Site Plan
4. Exhibit “C” - Detail Site Plan
5. Exhibit “D” - Landscape Plan
6. Exhibit “E” - Tree Mitigation Plan
7. Exhibit “F” - Holiday Inn – First Floor Plan and Typical Upper Floor Plans
8. Exhibit “G” - ALOFT – First Floor Plan and Typical Upper Floor Plan
9. Exhibit “H” - Holiday Inn – Elevations and Rendering
10. Exhibit “I” - ALOFT – Elevations and Renderings