



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: July 12, 2016

Reference: Consider approval of an ordinance for PD-221R9-HC, TRU Hotel, to amend the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive

2030: Business Prosperity

Introduction:

This request is to revise the Concept Plan for three lots, to allow a potential for two hotels as well as future office development along Dividend Drive. The detail plan being requested is for a five-story, 127-room hotel. The flag currently being proposed is a new concept by Hilton, called TRU. This hotel complies or exceeds all requirements of the newly adopted Hotel Regulations except for the minimum room size. The requested average room size is 295 square feet, with a minimum size of 258 square feet. The 258 square foot room represents 57% of the rooms.

Analysis:

On June 14, 2016, the City Council unanimously approved this PD request. All outstanding conditions have been addressed.

On May 19, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD, the following conditions remain outstanding:

1. Approval of the minimum room size of 258 square feet with a minimum average of 295 square feet.
2. Redesign of the monument sign to be in compliance with the *Sign Ordinance*.

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 Plan
4. Exhibit C - Detailed Site Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - First Floor Plan
7. Exhibit F - Typical 2nd-5th Floor Plan
8. Exhibit G - Elevations
9. Exhibit H - Sign Package