



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 11, 2017

Reference: Consider approval of an Ordinance for Case No.: PD-242R2-HC, ALOFT & Future Hotel to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property located south of Northpoint Drive, east of S.H. 121.

2030: Business Prosperity

Introduction:

This rezoning established a Detail Plan for the ALOFT Hotel and changed the Detail Plan to a Concept Plan for the northern hotel and allowed the division of this property into two lots. The ALOFT Hotel plans have been revised to increase the number of rooms, the size of rooms, meeting areas, fitness center and outdoor plaza area, and this is now fully compliant with the Hotel Regulations of the *Zoning Ordinance*.

Analysis:

On February 14, 2014, the City Council unanimously approved PD-242R2-HC, ALOFT & Future Hotel, the following conditions have been incorporated into the Ordinance:

1. This property will be required to be replatted prior to issuance of a building permit, which will include all existing and proposed access, fire lane and utility easements, shared parking and dumpster facilities.
2. Final determination of code compliance of materials specified will be made at the time of review of building permit.

On January 19, 2017, the Planning Commission unanimously recommended approval of PD-242R2-HC, ALOFT & Future Hotel, subject to various conditions.

Legal Review:

The 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" – First Floor and Typical Upper Floor Plans
5. Exhibit "D" - Landscape Plan
6. Exhibit "E" – Tree Mitigation Plan
7. Exhibit "F" – Building Elevations
8. Exhibit "G" – Renderings