



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: July 10, 2018

Reference: Consider approval of an Ordinance for PD-221R3R3-HC to attach a Detail Site Plan for an 8,526-square foot retail/restaurant building on 1.9 acres of land (Lot 1R-1), and to amend the Concept Plan on Lot 1R- 8 (3.6 acres) and attach a Detail Plan for a parking lot on one (1) acre and retain the Concept Plan for a Hotel on the remainder (2.6 acres) of the property, and authorizing the Mayor to sign.

2030: **Business Prosperity**

Executive Summary:

This is the third phase of this 17-acre, Point West development which includes a retail building along Belt Line Road and additional parking to serve the entire development.

Introduction:

Specifically, this request is for an 8,526-square foot retail/restaurant building to be located just north of the first phase of this development along Belt Line Road. This Detail Plan complies with the uses and general layout as established in the Concept Plan approved in 2016. This lot will have direct access to Belt Line Road and Private Drive "C". Mutual access is shown to connect this tract, through the proposed Hotel tract, to the existing office development to the north. The building elevations and materials are identical to those approved for the overall Concept Plan, as well as the Detail Plans approved for the first two phases. The attached signs will be compliant with the provision of the Sign Ordinance

The second part of this request is to amend the Concept Site Plan for what was originally a 3.65-acre hotel site, to utilize approximately one acre for a parking lot to be shared by the entire development. Generally, hotels, meeting the city's current regulations may be accommodated on 2.5 acres. This lot abuts the common landscaped plaza area and will allow for greater flexibility in leasing/utilizing the retail buildings for uses which require a higher parking ratio, such as restaurants.

Analysis:

On June 12, 2018, the City Council unanimously approved PD-221R3R3-HC, Point West, PH 3, subject to the following conditions which have been incorporated into the Ordinance.

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. Replat of Lot 1R-8 indicating the following, must be approved and filed with Dallas County prior to construction of this phase:

- a. Lot 1R-8X as a common area lot for the parking lot and the incorporation of this property of the Property Owners Agreement, and
- b. the establishment of the mutual access easement from Private Drive “B” to the office tract to the north within Lot1R-8R.

On May 17, 2018, the Planning and Zoning Commission unanimously recommended approval of PD-221R3R3-HC, Point West, PH 3, subject to conditions as forwarded to City Council.

Legal Review:

This did not require city attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Overall Concept Plan
4. Exhibit C - Detail Site Plan
5. Exhibit D - Landscape Plan
6. Exhibit E - Monument Sign and Site Details
7. Exhibit F - Perspective View and Building Elevations