



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** September 11, 2018

**Reference:** Consider approval of an Ordinance for PD-242R4-HC Holiday Inn Express, to revise the Detail Site Plan to allow one five-story hotel on the northern 2.4 acres of property located at South of Northpoint Drive, east of S.H. 121, and authorizing the Mayor to sign.

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

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### Executive Summary:

This request is to approve an Ordinance for a Detail Site Plan to allow a five-story Holiday Inn Express hotel to be located north of the recently approved ALOFT Hotel, south of Northpoint Drive.

### Introduction:

This 125-room hotel will meet all the requirements of the Hotel Ordinance, by providing limited service restaurant, (breakfast), 1,200 square feet of meeting space, an outdoor pool and an indoor fitness center. The room size exceeds the minimum required by 40 square feet. This request includes a variance of four parking spaces. Given that there will be a total of 314 parking spaces for 265 hotel rooms and 5,200 square feet of meeting space on these two lots (Holiday Inn Express and ALOFT) all served by mutual access and shared agreements, staff can support this minor variance.

### Analysis:

On August 14, 2018, City Council unanimously approved PD-242R4-HC Holiday Inn Express, the outstanding conditions have been incorporated into the ordinance.

On July 19, 2018, the Planning and Zoning Commission unanimously recommended Approval of PD-242R4-HC Holiday Inn Express, with the following conditions remain outstanding:

1. There will be additional comments during detail engineering and building permit review.
2. This property will be required to be replatted prior to issuance of a building permit, incorporate the additional land and shall reflect all existing and proposed access, fire lane and utility easements, shared parking and dumpster facilities.

### 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 - First Floor Plan and 2<sup>nd</sup> – 5<sup>th</sup> floor plan
5. Exhibit D - Landscape Plan
6. Exhibit E - Building Elevations