



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 9, 2020

Reference: Consider approval of an Ordinance for PD-221R3R4-HC, to approve a Detail Site Plan for a five story, approximately 77,500 square-foot hotel on 2.657 acre of land located between Point West Boulevard and S. Belt Line Road, north of I-635, and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

On April 16, 2020, Planning and Zoning Commission approved a five story, approximately 77,500 square-foot hotel on 2.657 acre of land located between Point West Boulevard and S. Belt Line Road, north of I-635 subject to various conditions which have been addressed in the Ordinance.

Introduction:

In 2018, PD-221R3R3-HC was approved, which amended the Concept Plan for the third phase of Point West. It was amended to allow for retail, restaurants, parking and a hotel. This proposal is to construct an approximately 77,507 square foot, 5-story Hilton Garden Inn hotel, containing 134 rooms. The property will need to be replatted and delineate the mutual access, fire lane and other easements. They are asking for several exceptions which are listed in the PD Conditions recommended for approval by the Planning and Zoning Commission and City Council.

Analysis:

On May 12, 2020 the City Council approved this request subject to:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. The property shall be platted to provide required mutual access, fire lanes and easements prior to development. A mutual access easement should be shown on the northwest corner of the site.
3. To allow a 5-foot landscape buffer along the southern property line.
4. To allow four colors and greater coverage of secondary colors to match the hotel prototype colors.
5. To allow for one loading zone.

Legal Review:

The city attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning and Zoning Commission and Planning Department recommended Approval.

Attachments:

1. Ordinance
2. Exhibit A - Legal Description
3. Exhibit B – Detail Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevations & Dumpster Enclosure