



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** November 10, 2020

**Reference:** Consider approval of PD-295R-HC (Sheraton Four Points Hotel) and an Ordinance for PD-295R-HC , a zoning change request from PD-295-HC to PD-295R-HC, to establish a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel on 2.675-acres of property located on the northeast corner of SH 121 and Northwestern Drive and amending the development regulations in Subsection “D” under Section 1 of Ordinance 91500-A-739, as requested by Mike Clark on behalf of Archway 121 Coppel, Ltd. and authorizing the Mayor to sign.

**2030: Business Prosperity**

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### Executive Summary:

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurant and office uses on 8.6 acres, and a Detail Site Plan for a QT convenience store with gas pumps fronting on Freeport Parkway. The QT gas station has since been constructed. The Concept Plan for PD-295-HC originally had the hotel on a different portion of the site, along Northwestern Drive. The property itself will need to be replatted to align with the proposal and prior to any permits granted for construction.

### Introduction:

This is the second phase of development for the overall 8.6 acres. The Detail Site Plan is for a four-story Sheraton Four Points Hotel, approximately 73,200-sf in size. The 130-room hotel will have a full-service restaurant that will be open to the public and each hotel room meet or exceed the minimum room size of 285 sf; a large lobby and atrium area (3,200-sf); a 1,360-sf conference area; and porte-cochere in front of the entrance along SH 121. In addition to these features, hotels are required to provide *three* additional amenities. This hotel is proposing *four* additional amenities: a pool (600-sf), a workout facility (1,000-sf), a gift store/pantry (320-sf) and an outdoor plaza area (1,000-sf).

### Analysis:

On July 16, 2020, the Planning and Zoning Commission recommended APPROVAL of PD-295R-HC, subject to several conditions. In addition to requesting approval of this Detail Site Plan, an amendment to the original PD is also requested. The original concept plans assumed that there would be internal common areas and amenities that would require a Property Owners Association for maintenance of them. In the latest plan, there are no common area lots and each property owner will be responsible for the maintenance of their own property (landscaping, utilities, signage, etc.). The PD Conditions for the hotel site include:

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.
3. Private Drive “C” containing the off-site mutual access easement and fire lane shall be constructed with this project or construction on adjacent lot, whichever comes first.
4. To allow for one loading zone.
5. To allow for a 10-ft setback in lieu of 20-ft on the northeast common boundary line adjacent to the building.
6. To allow for hotel patron surface parking spaces to be located as indicated.
7. Signs will need to comply with City Ordinances.

The second half of the request is to amend PD 295-HC development regulations by deleting Section 2 of Ordinance 91500-A-739 subsection (d) of the PD-295-HC and replacing it with new subsection (d) hereinafter to read as follows:

“SECTION 2.

- d. Storm Drainage inlet at the south site (Full Station site) including the south entry monument signage, landscaping irrigation shall be maintained by the property owner.

All Focal Point Amenities and/or landscape amenities shall be constructed and maintained by property owner on which such amenity is located.”

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**Legal Review:**

The City Attorney was consulted on this item.

**Fiscal Impact:**

None

**Recommendation:**

The Planning and Zoning Commission recommended APPROVAL of the PD request subject to staff conditions listed above.

**Attachments:**

1. PZ Staff Report
2. Detail Site Plan
3. Landscape & Mitigation Plan
4. Rendering
5. Elevations
6. Exterior Courtyard
7. Material Board Exhibit
8. Ordinance and Exhibits (A-D)