

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-295R-HC, Sheraton Four Points Hotel (Archway 121)

P&Z HEARING DATE: July 16, 2020
C.C. HEARING DATE: ~~August 11, 2020~~ ~~October 13, 2020~~, November 10, 2020

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: S.H. 121 and Northwestern Drive, N.E.C.

SIZE OF AREA: 2.675-acres of property

CURRENT ZONING: PD-295R-HC (Highway Commercial)

REQUEST: A zoning change request to PD-295R-HC (Planned Development-295-Revised-Highway Commercial), to approve a Detail Site Plan to allow for an approximate 73,190 square foot four-story hotel,

APPLICANT:	Owner: Archway 121 Coppell Ltd. 8390 LBJ Freeway, Ste 565 Dallas, Texas 75243 214-697-1807 Email: ewhawk@archwayprop.com	Engineer: Mike Clark Winkelmann & Associates 6750 Hillcrest Plaza Drive, Ste 215 Dallas, Texas 75230 (972) 490-7090 ext. 215 Email: mclark@winkelmann.com
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HISTORY: In 2003, the City Council revised the Future Land Use Plan, allowing the rezoning of property along the freeways from Light Industrial to Highway Commercial in order to “allow the land owners significant flexibility in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**.

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurants 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.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: SH 121 is a state highway built to standard.
Freeport Parkway is a six-lane divided thoroughfare.
Northwestern Drive is a local street.

SURROUNDING LAND USE & ZONING:

North: vacant land – PD-295-HC (Highway Commercial)
South: vacant land – HC (Highway Commercial)
East: office/warehouse – PD-272 LI (Light Industrial)
West: SH 121 and city limits

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable Freeway Special District.

DISCUSSION: This property is triangular in nature with frontages along both SH 121 as well as Northwestern Drive. 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.

Detail Site Plan

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).

In terms of circulation, there is the existing entrance from SH 121 that was constructed with the QT gas station. This will be accessed by extending and constructing the mutual access easement and fire lane from this site. This is listed as a PD Condition recommended by staff to not only provide for better circulation, but to also provide for fire coverage and a secondary access point. The other point of access will be from Northwestern Drive, close to the SH 121 frontage road. An additional driveway is conceptually proposed along Northwestern Drive with future development of the adjacent tract.

They are requesting a variance to the rear yard setback on the east side of the site, which requires 20-ft. They are proposing approximately 10-18 feet along the length of the building on that side. The concept plan identifies parking spaces will be constructed directly adjacent to this property line and the mutual access easement and fire lane that is constructed with this hotel development, will provide additional setback from future development. Staff is not opposed to this variance request.

The parking for this proposal is provided with surface parking. There is a requirement in the ordinance that no more than 50% of the parking be in the front yard. This lot, however, as mentioned earlier, is somewhat triangular and has a double front yard. The majority of

the parking is located at the side or back of the building which meets the intent of the ordinance. Staff is not opposed to this variance request.

Landscape Plan & Tree Mitigation

The site will have a minimum 20-ft landscape buffer along Northwestern Drive with a mixture of trees, shrubs along the head-in parking and a variety of ground covers. Trees are to be planted along the northern perimeter of the site as well as around the pathways and sidewalks surrounding the building itself. Along the SH 121 frontage, the trees and landscaping will be curvilinear with a larger bermed landscaped area located at the intersection of Northwestern Drive and SH 121. The bermed area will be enhanced with trees, shrubs and groundcover. Additional trees are proposed to be planted throughout the parking areas.

The site does have some existing trees on it, however, due to numerous factors (ie: the location of the building, parking, and topography) none are proposed to remain. The tree mitigation for this site is proposed to be approximately \$6,350.

Elevations & Signage

The building is proposed to be constructed of a combination of brick, EIFS, and some aluminum composite cladding (ACS) with metal accents. The rendering provides a good illustration of the combination of building materials as well as the building's articulation both vertically and horizontally. The first floor of the building will be brick, with the upper floors being a combination of brick, EIFS and ACS as illustrated in the rendering. The pool area will be fenced and the outdoor plaza area will have a six-foot horizontal wood fence around it with seating and tables within it. The color palette for this building is mostly earthtones with the exception of the metallic ACS on the building.

While the elevations show signage on the proposed building as well as a monument sign on-site, the signs are for illustrative purposes only. A sign package was not submitted and the applicant understands that they will need to comply with the sign ordinance requirements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-295R-HC, subject to the following conditions:

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. The off-site mutual access easement and fire lane to the north 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 more than 50% parking in the front yard.
7. That the focal point for any art/feature is proposed to be situated on the pedestrian access between the retail and office tract to the northeast.
8. Signs will need to comply with City Ordinances.
9. That the TIA for this overall development be updated with the third phase of development or that the recommended traffic signal be installed with the next phase of development.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Detail Site Plan
2. Landscape & Mitigation Plan
3. Rendering
4. Elevations
5. Exterior Courtyard
6. Material Board Exhibit