



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 18, 2020
SUBJECT: ZC 2020-05, Ordinance No. 3648, Public hearing and consideration of a request from JDJR Engineers & Consultants Inc for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 1500 Weyland Drive, being 1.605 acres described as Lot 2R1, Block 4, University Plaza Addition.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of KOC Gran Via Richland LLC, JDJR Engineers & Consultants Inc is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) on 1.65 acres located at 1500 Weyland Drive.

GENERAL DESCRIPTION:

The 69,915-square-foot site under consideration is located on the east side of Weyland Drive, between Airport Freeway and Harwood Road, and immediately west of the Frost Bank tower. The property is currently undeveloped. The owner proposes to construct an 84-room hotel on the site.

A complete site plan package for the proposed building is attached. Planned improvements to the site include an 84-room hotel with indoor pool. The four-story hotel is 10,517 square feet in first floor area and 42,068 square feet in total floor area. A hotel use is subject to approval of a special use permit in the C-1 (Commercial) district, and requires at least 10 guest rooms and an 8-foot tall masonry screening wall when abutting residential property. The applicant is seeking approval of an NR-PD (Nonresidential Planned Development) district to allow the use of the property and to address design standards for monument signs.

The parking lot contains 86 spaces and includes a passenger loading and unloading area at the main entrance to the building. Primary driveway access is from Weyland Drive, and the site has access from the Airport Freeway frontage road through a common access easement.

The site provides a landscaped area of 17,494 square feet (25% of the site). A landscaped buffer yard and eight-foot tall masonry screening wall is provided adjacent to the existing multifamily property to the north. A 15-foot landscape setback would be constructed adjacent to Weyland Drive.

Based on number of trees being removed and new trees proposed for planting, tree mitigation is required for the site. The site design preserves five large live oak trees near

the southern driveway and adjacent to the building, and five lacebark elms between the site and the Frost Bank tower. There are seven trees totaling 109 caliper-inches proposed for removal; and 42-caliper-inches of new trees planted on the site. The mitigation required for this property is 67 caliper-inches.

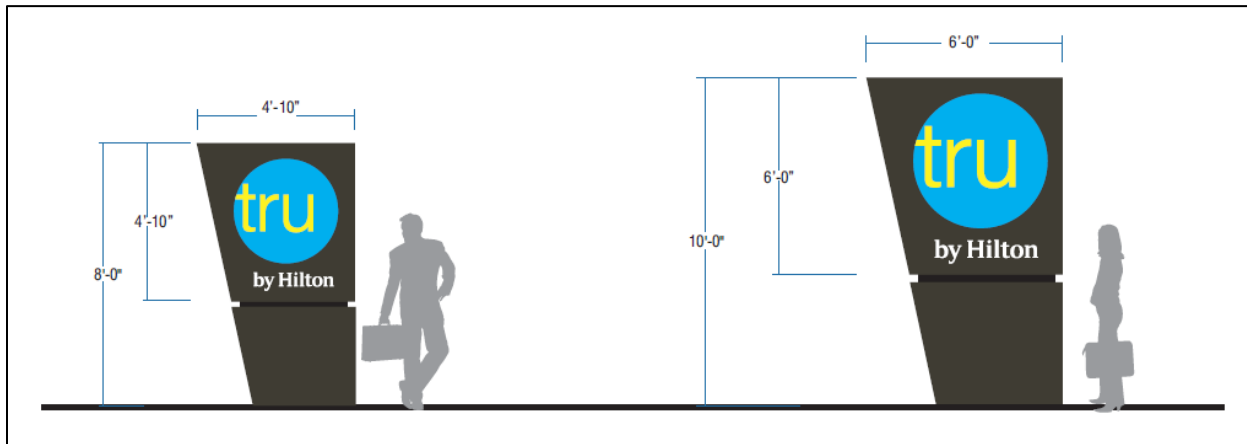
The proposed conditions of approval for this NR-PD are attached. Applications for rezoning to the NR -PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property, and include the items described in detail below. All other development standards have been satisfied.

Land use

In the existing C-1 (Commercial) district, a hotel use is subject to approval of a special use permit. The applicant is seeking approval of an NR-PD (Nonresidential Planned Development) district to allow the use of the property.

Signs

A monument sign would be constructed adjacent to the southern driveway. The overall height and design of the sign does not comply with adopted sign standards. The sign regulations limit the height of the sign to seven feet, and require the sign message area to be surrounded by at least eight inches sign structure consisting of masonry. The applicant is requesting that the monument sign design shown below be approved as part of the planned development request.



COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of



residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is ND-PD Nonresidential Planned Development following the C-1 Commercial district land uses and development standards. The proposed change is intended to authorize the hotel use and allow for the modifications to the monument sign design.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-7-MF Multifamily	High Density Residential	Apartment complex
WEST	R-7-MF Multifamily	High Density Residential	Apartment complex
SOUTH	C-1 Commercial	Office Commercial	Bank drive-through facility
EAST	C-1 Commercial	Office Commercial	Offices

PLAT STATUS: The property is currently platted as Lot 2R1, Block 4, University Plaza Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 7, 2020, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3648.