

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** November 14, 2022

**SUBJECT:** ZC22-0030, Ordinance No. 3766, Public hearing and consideration of a request from Abcons Corporation for a revised special use permit for a hotel at 9020 Grand Avenue, being 2.83 acres described as Lot 3E, Block 1, Northeast Crossing Addition, and Tract 5E1, Landon C Walker Survey, Abstract 1652.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Abcons Corporation is requesting a revised special use permit for a hotel on 2.83 acres located at 9020 Grand Avenue.

### **GENERAL DESCRIPTION:**

The property is located at the east corner of Grand Avenue and Walker Boulevard, across from Stormy Plaza and The Venue at HomeTown, and adjacent to the Northeast Crossing shopping center. The property is currently vacant. The applicant, Abcons Corporation, an affiliate of previous applicant Cromwell Hospitality, LLC, proposes to develop a hotel on the site.

The property is currently zoned TC (Town Center). A special use permit for a hotel was approved by City Council on December 10, 2018 (Ordinance 3553). The special use permit included site development and operational standards associated with a four-story Marriott TownePlace Suites hotel. The application under consideration would make the following revisions to the special use permit standards.

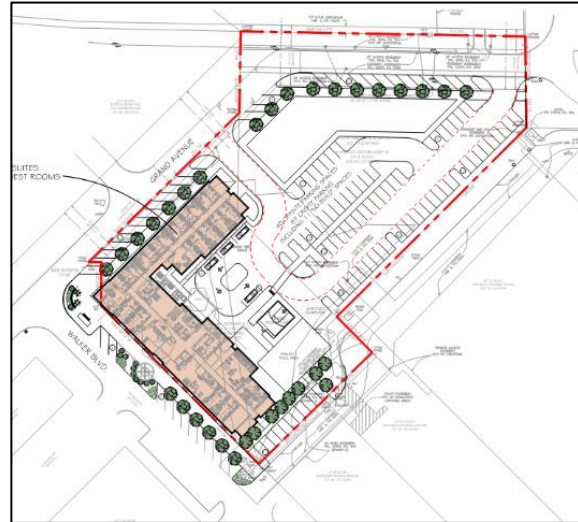
1. The number of guest rooms would be increased from 120 rooms to 130 rooms.
2. The swimming pool would be relocated from indoor to an outdoor location behind the building. This revision would also result in a modified building footprint that eliminates a vehicle entrance on Walker Boulevard, directing traffic flow to the rear of the property.
3. The business meeting room(s) would be changed to multipurpose flex room(s). This design change is intended to allow for multiple functions including use as a community room, expanded seating for the breakfast area, and space for business meetings and private gatherings. The room is adjacent to and would have access to the patio/BBQ area.

The proposed conditions of approval for this revised special use permit are attached. These conditions were approved as part of Ordinance 3553, with the addition of the

revisions discussed above. Since this is a proposed amendment to the overall special use permit, these conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.



PREVIOUSLY APPROVED CONCEPT PLAN



PROPOSED CONCEPT PLAN REVISION

**LAND USE PLAN:** This area is designated on the Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a functional and attractive community using recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

**CURRENT ZONING:** The property is currently zoned TC (Town Center) and is in the Neighborhood Core subzone. This subzone is the business, service, and institutional center of the district. It straddles thoroughfares at the most active intersections and is usually in walking distance of a substantial residential population. It allows for a mix of uses, including residential and nonresidential uses in the same building.

#### SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	O-1 (Office)	Office Commercial	Corporate Center at The Crossing Vacant
WEST	TC (Town Center)	Community Services	NRH Library Vacant
SOUTH	TC (Town Center)	Urban Village	The Venue at HomeTown



EAST	C-2 (Commercial)	Retail Commercial	Northeast Crossing shopping center
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**PLAT STATUS:** A portion of the property is platted as Lot 3E, Block 1, Northeast Crossing Addition. The remainder of the property is unplatted. Approval of a plat would be required prior to development of the site.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the November 3, 2022, meeting and voted 4-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3766.