

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 22, 2024

SUBJECT: ZC24-0099, Ordinance No. 3848, Public hearing and consideration of a request from MM3 Hospitality LLC for a revision to Planned Development 101 to increase the maximum commercial building height from 45 feet to 52 feet for the primary roofline at 7656 Boulevard 26, being 1.99 acres described as Lot 1, Block 12, City Point Addition.

PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

MM3 Hospitality LLC is requesting a revision to Planned Development 101 to increase the maximum commercial building height for a hotel at 7656 Boulevard 26.

GENERAL DESCRIPTION:

The property is located at the south corner of Boulevard 26 and Rodger Line Drive. The site is the northern point of the City Point development, a 52-acre mixed-use development including residential, commercial, and civic uses. The vacant lot is bounded by four streets, with additional frontage on Bishop Street and Claremont Street. The applicant proposes to construct a [Homewood Suites by Hilton](#) hotel on the site.

The Development Review Committee is in the process of reviewing a site plan for the project. During the review of the application, it was noted that the height of the primary roofline of the building exceeded the maximum commercial building height standard of 45 feet that was established by the City Point Planned Development (PD) zoning district. The proposed hotel building is 52 feet tall at the primary roofline. To address this height difference, the applicant submitted a zoning application to amend the building height standard as it applies to this property only. The proposed amendment would change the maximum allowed building height from 45 feet to 52 feet and would be specific to the lot in question. The existing allowance for architectural embellishments not intended for occupancy to exceed the height limits by up to 20 feet would remain in place. The commercial height standard table and the front elevation of the hotel building are shown below.

2. Dimensional Standards - COMMERCIAL

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	MFront Yard Build-To Line Setback (ft) ¹	Maximum Rear Yard Setback (ft)	Maximum Side Yard Setback (ft)	Max. Height (ft)	Min. Ground Story Ht. / Other Stories (ft)	Max. Lot Coverage (%)
COMMERCIAL	0	0	5'	0	0	45'	14'/10'	100 %

¹ The Front Yard Build-To Line requires that seventy-five percent (75%) of the BUILDING FRONT must be within five feet (5') of the property line fronting on the street. If the BUILDING FRONT is oriented toward an OPEN SPACE or PLAZA the BUILD-TO line shall be determined at SITE PLAN review

b. Additional Dimensional Standards

- (1) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings may exceed the height limits by up to twenty feet (20'). These features include spires, belfries, towers, cupolas, domes, and similar embellishments.



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 more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of 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 NR-PD Nonresidential Planned Development. The zoning was approved by City Council on August 12, 2019 (Ordinance 3595). The NR-PD provides for a base zoning district of C-1 Commercial and is intended to allow for a mixed-use development that includes commercial, multifamily residential, single-family residential (detached units, bungalows, townhouses) and open space.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Restaurant, retail, and service uses
WEST	C-2 (Commercial)	Retail Commercial	Restaurant, retail, and service uses
SOUTH	PD (Planned Development)	Urban Village	Single-family residential (townhouse)
EAST	PD (Planned Development)	Urban Village	Open space Single-family residential (townhouse)

PLAT STATUS: The property is platted as Lot 1, Block 12, City Point Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the April 18, 2024, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the April 22, 2024, meeting.

RECOMMENDATION:

Approve Ordinance No. 3848.