



Planning and Zoning Commission Report

November 14, 2017

TO: Planning and Zoning Commission

FROM: Jessica Rees, City Planner

SUBJECT: Consider a request by Dallas Cothrum to amend Planned Development District PD-22 to include 6117 Hillcrest, install a structure on top of the rooftop reception area and modify parking requirements.

BACKGROUND:

The Hotel Lumen is requesting to amend their Planned Development (PD) 22 in order to improve daily operations. Half of the Hotel is situated in PD-22 while the other properties are zoned General Retail. Incorporating 6117 Hillcrest into PD-22 will increase the PD boundaries and aid in cleaning up the property along with the other requests listed below.

Parking: request is to modifying the parking requirements. A parking analysis was preformed and due to other methods of transportation, the Hotel does not need the amount of onsite parking spaces that is required by existing code. Therefore, the Hotel is requesting to lower the number of required spaces to a minimum of 80 on-site parking spaces and terminate an off-site parking plan that has never been used.

Canopy Structure: request is to increase maximum height and add roof top canopy structure. Hotel Lumen would like to add a 1,120 square foot canopy structure an existing 1,700 square foot roof top reception area to shield customers from sun, rain and other elements. The structure will be 10 feet in height and no taller that the adjacent elevator penthouse. The maximum and current height for this Hotel is 40 feet. This request will increase the overall building height to 50 feet.

Statue: request is to allow an existing chrome plated cowboy statue located on the top of the building. This statue is 4 foot in height and faces Hillcrest Avenue.

Amending PD Conditions:

1. Approval of a detailed Site Plan
2. A minimum of 80 on-site parking spaces required
3. Maximum allowable building height be 50 feet.
4. The statue as shown in "Exhibit X" be permitted on the top of the building.

NOTIFICATION:

A public notice was published in the Park Cities News on November 2nd 2017, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report one response was received and is attached to this report. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Commission review the merits of this proposal, conduct a public hearing for additional community compatibility and consider a recommendation to the City Council.

ATTACHMENTS:

Application
Site Plan and Supporting Documents
Parking Analysis
Rendering of Structure
Picture of Statue
Summary of Responses