

## STAFF REPORT

**Case No.:** 19-SP-12

**Request:** Consider a request for a Detailed Site Plan amendment for a hotel and structured parking on 4.78-acres located at 5000 and 5050 Alpha Road; and take appropriate action.

**Applicant:** Kevin Graham, Kimley-Horn

**Planning & Zoning Commission Meeting:** September 9, 2019

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### Background:

The subject 4.78-acre property is located at the southeast corner of Alpha Road and Cambridge Concourse Drive, approximately 265 feet west of Inwood Road. The site received Detailed Site Plan approval for the construction of a hotel and structured parking on June 5, 2018. Since the approval, the developer has acquired additional property to the northwest of Cambridge Concourse Drive. This Detailed Site Plan request is to realign Cambridge Concourse Drive, relocate the 10-foot hike and bike trail and modify the parking garage.

The property is located within Planned Development District No. 80 (PD-80), which requires approval of a Detailed Site Plan.

### Subject Property:

Site acreage: 4.78 acres

Location: 5000 and 5050 Alpha Road; generally on the southeast corner of Alpha Road and Cambridge Concourse Drive.

### Proposed Development:

The applicant is proposing to maintain the same hotel and parking garage uses as approved by Resolution 2018-051 with some modifications. The proposed detailed site plan amendment includes the following modifications:

- 10-foot hike and bike relocated to the west side of Cambridge Concourse Drive;
- Addition of 0.49-acre tract to the northwest of the site in order to modify the alignment of Cambridge Concourse Drive;
- Modification to the parking garage, including reducing the number of levels from 9 to 7 levels; and
- Modification to the hotel, including minor modification to the exterior and reducing the height of the building from 80 feet to 70 feet (retaining 6 stories).

All other site improvements are proposed to be remain as previously approved. This includes the proposed subdivision of the property into two lots, corresponding with the proposed buildings.

The proposed hotel is located on the 1.59-acre northern lot, Lot 1R. The hotel will contain approximately 87,667 square feet and will accommodate 155 guest rooms. The first floor of the hotel will include the lobby and reception area, a food service area, meeting rooms (approximately 2,700 SF), a bar (approximately 2,000 SF) and a health club.

The building will be L-shaped and will contain the outdoor pool in the courtyard on the western side of the hotel. The main building entry and porte-cochere will be on the eastern side of the building and will face the internal driveway connecting to Alpha Road. The hotel will be setback at least 10 feet from Alpha Road and 29 feet from Cambridge Concourse Drive. The hotel will have six stories and will be 70 feet in height.

The proposed parking garage is located on the 3.189-acre southern lot, Lot 3. The parking garage proposed on this lot will serve the needs of the entire mixed use development including the hotel proposed with this Detailed Site Plan and the office and retail/restaurants proposed to be developed in the future phases.

The parking garage will contain approximately 460,011 square feet and will accommodate 1,329 parking spaces. The applicant is proposing a decrease of 47,500 square feet and 106 parking spaces compared to the previously approved parking garage. The parking garage will have 7 levels (previous approved version proposed 9 levels), with one underground level and an overall height of 86.5 feet. The underground level will include an underground passage that will connect the parking garage to the future office building. The parking garage will have vehicle access points from Cambridge Concourse Drive and one from the internal driveway. There is one pedestrian access point proposed from the internal driveway on the northeast corner.

This detailed site plan amendment also include providing additional surface parking to the west of the parking garage and the realignment of Cambridge Concourse Drive to the west. Additionally, on-street parking is being introduced along the west side of Cambridge Concourse Drive along a portion of the street. The intersections of Cambridge Concourse Drive at Simonton Road and Alpha Road will be maintained.

#### **Adjacent Zoning Districts and Land Uses:**

<b>Direction</b>	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	Planned Development District No. 55 (PD-55)	Office/warehouse; across Alpha Road
<b>South</b>	Planned Development District No. 80 (PD-104)	Multi-family
<b>East</b>	Planned Development District No. 80 (PD-80)	Existing parking lot/future office and retail
<b>West</b>	Light Industrial (LI)	Office and Warehouse

**Parking:**

The proposed parking garage is intended to serve the parking needs of the entire development, including the proposed hotel and future office and retail/restaurant allowed in PD-80. The developer will create a parking agreement between the proposed lots that will be held in perpetuity if the ownership changes overtime.

Required Parking Ratio per PD-80	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> <li>Hotel: 1 space/room</li> </ul>	155	1,369	Surface, Structured, and On-street	Yes

**Site Landscaping:**

% Required per PD-80	% Provided	Location Provided	Complies
10%	26%	<p>Landscaping is proposed throughout the site. 23 existing large canopy trees are proposed to be removed in order to accommodate the proposed development. New shade trees, consisting of Shumard Oak, Live Oak and Bald Cypress trees, will be installed.</p> <p>The landscaping of this development was designed to enhance the urban design by encouraging the use of outdoor public space throughout to contribute to the mix of land uses that are anticipated in future phases.</p>	Yes

**Street Trees Required:**

Street Name	Minimum Number Required	Number Provided	Tree Variety/Type	Complies
Alpha Road	7	7	Shumard Oak and Live Oak trees	Yes
Cambridge Concourse Drive	31	35	Live Oak trees	Yes

**Buildings Elevations:**

PD-80 requires a minimum of 50% masonry on the exterior of all buildings. However due House Bill 2439 recently in effect, the City is not able to enforce these material requirements. Given the building elevations were previously approved under the provisions of PD-80, the applicant still intends to adhere to the exterior finish as provided for in the ordinance.

The exterior of the hotel building is proposed to be primarily of stone veneer and brick with accents of stucco and metal throughout. Additionally, glazing (windows, glass curtain walls and sliding glass system) will be used throughout the building.

The parking garage proposes to maintain the contemporary architectural style as previously approved. The structure will be concrete and finished with the use of perforated metal panels throughout the exterior with glass curtain wall system for the pedestrian access.

**Staff Recommendation:**

Staff recommends approval of the proposed Detailed Site Plan.

**Applicable Zoning and Development Case History:** *(most recent to oldest)*

Date Approved	Case Number	Description
6/5/2018 Resolution No. 2018-051	18-SP-13	Initial approved for the construction a hotel and parking garage on 4.29 acres.  The Planning and Zoning Commission considered the request on May 7, 2018 and recommended approval of the Detailed Site Plan as presented in the approved resolution.
5/16/2017 Ordinance No. 3442	17-ZA-03	Amendment to PD-80 to accommodate a mixed-use development consisting of a multi-family, hotel, office and restaurant/retail.  The Planning and Zoning Commission considered the request on April 24, 2017 and recommended approval of the zoning amendment as presented in the adopted ordinance.