



Legislation Text

File #: ORD-3389, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3389 granting a Specific Use Permit to allow a Hotel to be located at 1 Mira Vista Boulevard; and take appropriate action.

BACKGROUND:

The applicant, Darsit Bhakta (Hampton Inn), is requesting a Specific Use Permit to allow hotel use on the Mira Lago Peninsula. The entire Lago Vista peninsula (consisting of approximately 66 acres) is zoned Planned Development No. 81 (PD-81). This PD allows for a wide variety of retail, office and high density residential development. PD-81 is divided into two basic subdistricts, the “**Employment Core**” subdistrict and the “**Mixed Use Residential**” subdistrict. This 2.45 acre undeveloped site is located within the “Employment Core” zoning subdistrict, which currently allows “hotels, including residence hotels” to be developed after obtaining a Specific Use Permit.

DISCUSSION:

The applicant is proposing two buildings on the site: one, 4-story hotel and one, 2-level parking structure. The hotel is proposed to be located along Mira Lago Boulevard and will have a main lobby with two entries: the main entry with the drop-off area at the southern side and the pedestrian entry on the north side toward Mira Lago Boulevard. The parking structure is proposed on the southwest corner of the lot and the remaining southeastern portion along Lago Vista East Boulevard is proposed to be used as a landscape open space until it will be developed into a Conference Center at a future date. The proposed hotel will consist of approximately 70,535 square feet, containing 117 rooms.

Three letters of opposition for this Specific Use Permit request have been received by the city. One letter of opposition is from the OMNI Dallas Hotel at Park West, an adjacent property. The other letters are from Double Tree Farmers Branch Hotel and from Windham Garden Hotel on LBJ Freeway in Farmers Branch.

RECOMMENDATION:

On August 8th, 2016 the Planning and Zoning Commission recommended denial of the Specific Use Permit.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3389
5. Market Study
6. Site Photographs
7. Letters of Opposition