



Legislation Text

File #: 18-0459, **Version:** 1

Hold a public hearing on Special Use Permit Application, SUP-18-0002 (Fairfield Inn and Suites), to permit a Limited Service Hotel use to be operated on approximately 2.42 acres zoned “CM” (Commercial Mixed Use), legally described as Lot Two, Phase Two, Pinnacle Park, generally located at the northeast intersection of Pinnacle Park Drive and Brookport Drive, approximately 290 feet south of Big League Dreams Parkway, with the address of 1144 Pinnacle Park Drive in League City, Texas (Director of Planning and Development)

A public hearing is required to consider this Special Use Permit for a Limited Service Hotel use.

Project Timeline:

December 13, 2016 - A pre-development meeting was held between Staff and the applicants to discuss developing a Limited Service hotel in a Commercial Mixed Use zone district.

March 30, 2018 - The applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.

April 09, 2018 - Application was submitted for Fairfield Inn and Suites SUP

April 18, 2018 - Application was reviewed by staff and deemed to be incomplete. Additional information was requested for a DRC review.

May 29, 2018 - Staff deemed revised application complete and it was forwarded to DRC for review.

July 12, 2018 - Public notice advertising the August 6, 2018, Planning and Zoning Commission meeting was sent to property owners within 500 feet of the subject property, posted on the subject property, and sent to the newspaper for publishing.

August 06, 2018 - Planning and Zoning Commission held a public hearing and made a recommendation of approval 6-0-0 with two members absent.

August 28, 2018 - City Council will hold a public hearing and potentially take action on the first reading of the SUP request. The applicant has requested a first and final reading.

Project Summary:

The applicant is proposing to open a “Limited Service Hotel” use at 1144 Pinnacle Park Drive. The proposed hotel meets all the standards for Limited Service Hotels, with two exceptions. The applicant proposed to provide radiant roofing in lieu of the LEED certification requirement and to provide a 350 square-foot conference room instead of the 1,250 square-foot conference room. The applicant is proposing to construct an approximately 67,000 square-foot, five-story hotel. The hotel will include 112 guest rooms with 140 parking spaces provided, a lobby bar, a conference room, a business center, a fitness room, and a swimming pool.

The subject property is currently undeveloped. Approving this SUP will allow for a hotel that will visually enhance the area with similar standards as the remainder of the Pinnacle Park development. The proposed business anticipates approximately \$3,500,000 in annual sales at this location. Each façade will consist of approximately 20% stone veneer and 60% to 70% stucco, with the rest of the facades being composed of phenolic panels. The proposed materials meet the minimum standards of exterior construction for hotels. The rooms will include outdoor patios with trellis and the main entrance will include a porte-cochere, with stained concrete underneath. In addition to the porte-cochere, the main entrance will also include a water feature surrounded by landscaping.

The Future Land Use Plan, adopted by City Council in September 2017, identifies the properties as Urban Low. The Urban Low designation focuses on high-density uses, with maximum lot coverage, multiple story building, and uses that attract visitors and residents. The proposed hotel complies with the Comprehensive Plan and meets the intent of the Urban Low designation.

On August 6, 2018, the Planning and Zoning Commission conducted a public hearing and recommended approval, 6-0-0 with two members absent. The Planning Department has received one letter of support and received no letters of opposition to the request.

1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The only use permitted by this SUP is a Limited Service Hotel.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit B), elevations (Exhibit C), and landscaping plan (Exhibit D). This includes the parking requirements, landscaping, and elevations.
4. All utilities shall be located underground. Any electrical equipment such as switch gear or transformers shall be pad mounted or installed underground and screened on all sides.
5. The project shall comply with all of the architectural requirements of Section 125-90.E. of the League City Code of Ordinances with those exceptions shown below:
 - a. 10 percent of the roof and/or building material will be composed of materials that meet the LEED Green Building Rating System (e.g. concrete, masonry, radiant flooring), in lieu of being LEED certified.
 - b. The conference room is to be at least 350 sq. ft.
6. Screening of Structures:
 - a. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure (stone). In addition, a continuous, evergreen hedge not less than three (3) feet tall, spaced not less than three (3) feet on center, shall be installed around the structure.
 - b. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) shall be screened with a masonry wall consistent with the material used on the primary structure (stone). The transformer may be screened with landscaping only if a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center is installed.
7. Lighting:
 - a. Lighting shall be directed away from all property lines toward the interior of the lot.
8. Signage: The project shall comply with the League City Sign Ordinance with the following exception:
 - a. Any pylon or monument sign(s) along any right-of-way must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.

Attachments:

1. Data Sheet
2. Zoning Map
3. Excerpt Minutes from August 6, 2018 P&Z Meeting
4. Staff Report
5. Applicant Letter

FUNDING

- Funds are available from Account # _____
- Requires Budget Amendment to transfer from Account # _____ to Account # _____
- NOT APPLICABLE

STRATEGIC PLANNING

- Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
- NOT APPLICABLE