



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/04/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval as presented by a vote of 8-0)

APPLICANT: Debra Cox, JDJR Engineers & Consultants Inc

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Belt Line Corridor Overlay District, with approximate addresses of 340 & 360 E Palace Pkwy.

PURPOSE OF REQUEST:

The applicant plans to construct an extended-stay hotel on 2.18 acres. LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. The site's zoning is a Planned Development (PD-217) with a base zoning of Mixed Uses, including entertainment, retail, and office uses. Hotels are allowed by right by the existing zoning.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-217	Hotel (La Quinta, Super 8, Studio 6)
South	PD-217	IH 30 / Undeveloped
West	MF-1	Derby Park Apartment

East	PD-452	Commercial/Entertainment
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HISTORY:

- September 17, 1996: City Council approved a zoning change creating PD-217 for mixed uses including entertainment, retail, and office uses (Case Number CPA960901/Z960901).
- October 27, 2007: The Planning and Zoning Commission approved a final plat for the property (Case Number P081004).

HOTEL REQUIREMENTS:

The Unified Development Code (UDC) classifies hotels as one of the following use types based on their chain scale rating, which is based on their average daily rate by STR, Inc. The hotel types are as follows: Luxury Hotel, Upscale/Upper-Upscale Hotel, Midscale/Upper-Midscale Hotel, and Economy/Independent Hotel. Any hotel not classified in the listing of chain scale ratings shall be classified as an Independent Hotel.

Extended-stay residence Hotels are a subclassification of the hotel categories. They offer rental units for stays extending 30 consecutive days or more or consist of suites with a complete kitchen suitable for long-term occupancy. The LivSmart by Hilton provides rooms with fully-equipped kitchens, so it is considered an Extended-Stay Residence Hotel. The following table shows that the UDC limits the concentration of similar hotels within a one-mile radius.

Table 2. Limits on Concentration of Hotels

Hotel Classification	Max. Number within 1 Mile
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation
Extended-Stay	2 or more than 250 rooms

Attachment i – Hotel Classification within 1 Mile shows the location and classification of existing and proposed hotels within one mile of the subject property.

One Upper-Midscale hotel and two Economy hotels are within one mile of the subject property. If this hotel is constructed, there will be two Midscale/Upper-Midscale hotels. There is one existing Extended-Stay Hotels. If this hotel is constructed, the total number will be two. Therefore, if this hotel is constructed, the concentration requirement would be met.

Table 3. Hotels within One Mile

Name	Class	Location	Distance	Rooms	Ext. Stay	Year Built
La Quinta Inn	Upper-Midscale	380 E Palace	0 ft. (N)	85	No	2015
Super 8 Motel	Economy	402 E Palace	175 ft. (N)	58	No	1974
Studio 6	Economy	406 E Palace	341 ft. (N)	99	Yes	1983

Table 4. Scale Rating Concentration within One Mile

Hotel Classification	Limit within 1 Mile	Existing Hotels	Proposed	Total
Midscale/Upper-Midscale	4	1	1	2

Economy	3	2	0	2
Extended-Stay	2 or 250 rooms	1 (99 rooms)	1 (112 rooms)	2 (211 rooms)

PROPOSED USE CHARACTERISTICS AND FUNCTION:

LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. It is an extended-stay hotel with studio apartment-style rooms, a fitness center, and laundry facilities for long-stay guests. Each room features a full kitchen, including a stovetop, microwave, dishwasher, sink and full-sized fridge. Pots, pans, and cutlery are provided.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-217 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 5. Density and Dimensional Summary

Standard	Required (PD-217)	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	95,193	Yes
Min. Lot Width (Ft.)	150	342.75	Yes
Min. Lot Depth (Ft.)	100	375.86	Yes
Front Setback (Ft.)	25	73	Yes
Rear Setback (Ft.)	25	87	Yes
Side Yard Adj. Residential (Ft.)	20	Yes	Yes
Max. Height (Ft.)	Unlimited*	67	Yes
Setback required Adj. MF-1 (50 Ft. max. height)	34	88	Yes

* Unlimited, except must be setback 2 feet for each 1 foot in height from a lot in a residential zoning district.

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 6. Parking Summary – Lot 1 (SpringHill Suites)

Standard	Required (Max.)	Provided	Compliance
1 per unit plus 4	116	116	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements, except for two variances.

Table 7. Landscape & Screening Requirements

Standard	Required	Proposed	Meets
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Landscape Buffer (Ft.)	30	10 to 16	Variance
Landscape Area 10 % (Sq. Ft.)	9,519	21,002	Exceed
Front Yard 75% (Sq. Ft.)	7,139	14,309	Exceed
Street & Buffer Trees (1/500 Sq. Ft.)	19	19*	Yes
Parking Island with Tree (1/10 spaces)	12	14	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	190	190	Yes
Flowering/Colorful Plantings	29	29	Yes
Screening adj. Residential	6-foot masonry fence	Existing 6-foot wood fence w/ retaining wall	Variance

* Four trees are placed elsewhere on-site due to existing utility easements.

Building Design

The building consists of brick veneer, stucco, and stucco wall cladding panels. The applicant states that the proposed architecture is the prototype for LivSmart by Hilton. The proposed entry features a prominent porte-cochere supported by a partial wall. Storefront glazing is provided along the laundry, main entry vestibule, and fitness center. An enhanced landscaped area with a sculpture is proposed around the entrance.

The property is subject to lodging facilities requirements in Section 16 of Article 4 of the Unified Development Code (UDC). Upper Midscale hotels are required to provide all Tier 1 amenities. The proposal generally meets the requirements except for the following variances:

Table 8.1 Tier 1 Amenities

Amenity	Provided	Meets
A. Wi-Fi Connectivity in all guest rooms and common areas	Yes	Yes
B. Daily in-suite trash and linen service	Yes	Yes
C. Lobby/waiting area with min. area of 2% of the overall building floor area	Yes	Yes
D. Pool with a water surface area of at least 3,000 sq. ft.	No	Variance
E. Fitness Center	Yes	Yes
F. In-suite coffee and beverage facilities	Yes	Yes
G. Service of at least one meal per day	Yes	Yes
Total Elements	6	Variance

1. Pool Surface: Tier 1 (d) requires a pool with a water surface of 3,000 sq. ft. for upper-midscale hotels. No pool is provided.

Upper Midscale hotels are required to provide at least one Tier 2 amenity. Extended-stay hotels are required to provide (b) & (c) Tier 2 amenities.

Table 8.2. Tier 2 Amenities

Amenity	Provided	Meets
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A. Lobby/waiting area with a min. floor area of 3%	No	N/A
B. Outdoor park or landscaped common area at least 5% of overall building sq. ft.	Yes	Yes
C. Service of at least one meal per day plus a snack bar or concessions area serving non-professed foods	Yes	Yes
D. At least 10,000 sq. ft. of meeting space or other programmable space	No	N/A
E. One or more electric vehicle charging stations	No	N/A
F. Permeable pavement equivalent to 1 permeable space per 10 required spaces	No	N/A
Total Elements	2	Yes

Appendix F Checklist

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The LivSmart by Hilton proposal includes 12.5 Menu Items. The proposal does not meet the requirement for Appendix F Menu Items.

Table 9. Appendix F Menu Items

Category	Amenity
Usable Open Space & Pedestrian Linkages	Enhanced Usable Open Space
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Canopy Variation
Building Design	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)
Healthy, Smart & Sustainable Community	Recycling Program (.5)
Alternative Standard	Foundation Planting
Alternative Standard	Bike Rack

VARIANCES:

The applicant is requesting the following variances:

1. Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 10 feet to 16 feet.

2. Screening Wall – The applicant is requesting a variance to the 6-foot masonry screening requirement along the western property line to allow no screening walls adjacent to the existing multi-family development. There is currently an existing retaining wall and wood fence.
3. Number of Tier 1 Amenities - The applicant is requesting a variance to allow no pool surface to be provided and allow 6 Tier 1 Amenities to be provided.

RECOMMENDATION:

- On January 13, 2025, the Planning and Zoning Commission recommended approval as presented by a vote of 8-0.
- Staff recommends approval with the following condition:
 1. The applicant shall provide a masonry screening wall per UDC standards along the western property line adjacent to the multi-family development.