AGENDA
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
4:00 P.M., Wednesday, June 20, 2018
City Council Chambers, 2nd Floor of City Hall
823, Rosenberg, Galveston, Texas

1. Call Meeting To Order

2. Attendance

3. Conflict Of Interest

4. Approval Of Minutes: June 6, 2018

   Documents:

   060618 ZBA MINUTES.PDF

5. Request To Address Commission On Non-Agenda Items (Three Minutes Maximum Per Speaker)

6. Old Business And Associated Public Hearings

   A. 18Z-009 (1211 11th Street) Request For A Variance From The Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum, Regarding Minimum Lot Area Requirements In An Urban Neighborhood (UN) Zoning District. Property Is Legally Described As The South 22.17 Feet Of Lot & (7-4), Block 11, A Subdivision In The City And County Of Galveston, Texas. Applicant: Brene Addison, Tricon Land Surveying Property Owner: Barbara Guerra

      Documents:

      18Z-009 PKT.PDF

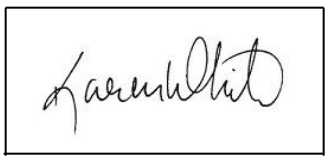
   B. 18Z-011 (7627 Stewart Road Also Known As 7628 Seawall) Request For Variances From The Galveston Land Development Regulations, Article 10, Section 10.300, Height And Density Development Zone Regarding Wall Plane Articulation, Height And Lot Coverage, In A Commercial Height And Density Development Zone, Zone-5 (C-HDDZ-5) Zoning District. Property Is Legally Described As, Lot 1, Neel's Place (2016), In The City And County Of Galveston, Texas. Application: Tipps Architecture, Jerry Tipps Property Owner: SPN Enterprises LLC.

      Documents:

      18Z-011 PKT.PDF

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on June 14, 2018 at 2:00 P.M.

Prepared By:  Karen White, Planning Technician

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.

2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.

3. The variance is not contrary to the public interest, in that:

a. It does not allow applicants to impair the application of these regulations for:
    1. Self-imposed hardships;
    2. Hardships based solely on financial considerations, convenience, or inconvenience; or
    3. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.

a. The variance will not have a detrimental impact upon:
    1. The current or future use of adjacent properties for purposes for which they are zoned;
    2. Public infrastructure or services; and
    3. Public health, safety, morals, and general welfare of the community.

4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

APPEAL FROM DECISION OF BOARD

In accordance with Section 13-901 (I) of the Land Development Regulations, Should the applicant or City be aggrieved by or dissatisfied with the decision of the Zoning Board of Adjustment, the applicant or City may pursue all legal remedies to appeal the decision to a court of competent jurisdiction pursuant to Texas Local Government Code, Chapter 211.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.

City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON
REGULAR MEETING – June 6, 2018

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: James Bangle (Alt. 1), Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch, Dominick Sasser

Members Absent: None

Staff Present: Janice Norman, Planning Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donald Glywasky, City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The May 9, 2018 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

Staff requested a special meeting be held on Wednesday, June 20, 2018 to vote on two cases that were deferred due to notification errors.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18Z-011 (7627 Stewart Road) Request for variances from the Galveston Land Development Regulations, Article 10, Section 10.300, Height and Density Development Zone regarding wall plane articulation, height and lot coverage, in a Commercial Height and Density Development Zone, Zone-5 (C-HDDZ-5) zoning district. Property is legally described as, lot 1, Neel's Place (2016), in the City and County of Galveston, Texas.
Application: Tipps Architecture, Jerry Tipps
Property Owner: SPN Enterprises LLC.

Staff presented a memorandum requesting the case be deferred until the June 20, 2018 Special Meeting in order to correct a notification error.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 18Z-011. Please see attached list for presentations to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Rhonda Gregg-Hirsch moved to continue case 18Z-011 per Staff's Request. Dominick Sasser seconded, and the following votes were cast:

In Favor: James Bangle (Alt. 1), Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch, Dominick Sasser
In Opposition: None

Non-Voting
Participant: None
Absent: None

The motion passed.

18Z-010 (1413 23rd Street) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Standards, Commercial (C) Addendum, to reduce the side yard setback in a Commercial zoning district. Properties are legally described as Part of the Southeast Block 17 (3000-10) and Part of the Southeast Block 17 (3000-13), Galveston Outlots, in the City and County of Galveston, Texas
Applicant: Steve Schulz
Property Owners: John J. Parsley, Michael J. McDaniel and Patricia A. McDaniel

Staff presented the Staff Report and noted that of twenty-five (25) notices of public hearing sent, one (1) had been returned opposed.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 18Z-010. Applicant Steve Schulz and property owners John J. Parsley and Michael J. McDaniel presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Rhonda Gregg-Hirsch moved to approve case 18Z-010. Dominick Sasser seconded, and the following votes were cast:

In Favor: James Bangle (Alt. 1), Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch, Dominick Sasser
In Opposition: None
Non-Voting
Participant: None
Absent: None

The motion passed.

THE MEETING ADJOURNED AT 4:32 PM

Zoning Board of Adjustment
Development Services Department
City of Galveston
May 9, 2018

18Z-009 STAFF REPORT

ADDRESS:
1211 11th Street

LEGAL DESCRIPTION:
Property is legally described as South 22.17 Feet of Lot 7 (7-4), Block 11, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Tricon Land Surveying, Brene Addison

PROPERTY OWNER:
Sylvia Reyna

ZONING:
Urban Neighborhood, San Jacinto Neighborhood Conservation District (UN-NCD-1)

APPEAL REQUEST:
Variance of minimum lot area

APPLICABLE ZONING LAND USE REGULATIONS:
Urban Neighborhood (UN) Addendum

ATTACHMENTS:
A - Applicant's submittal
B - Article 3, Section 3.301(A), Article 3, Page 3-9
C - Photos

STAFF:
Daniel Lunsford, Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
35				

City Department Notification: No Objections

Background:

A survey conducted in 2018 indicates that the house located at 1211 11th Street encroaches the property line of adjacent lot located at 1105 Avenue L by 1.6 feet. In order to resolve this encroachment, the owner of 1211 11th wishes to purchase additional land. However, the lot will remain below the minimum 2,500 square foot limit set by the city's Land Development Regulations.

Executive Summary:

The applicant is requesting a variance from the Urban Neighborhood (UN) Addendum regarding minimum lot area as provided in Article 3, Section 3.301(A) and Article 3, page 3-9: Minimum Lot Standards in Urban Neighborhood (UN) zoning district.

Minimum Lot Standards, Urban Neighborhood (UN):

The applicant requests a variance from the 2,500 square foot minimum lot area to allow a lot of 1,005 square feet in area.

Minimum Lot Standards	
Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Applicant's Justification:

The owner of the adjacent parcel at 1105 Avenue L wishes to sell a small portion of that parcel to the owner of 1211 11th Street in order to resolve the encroachment of the existing house. It will be necessary to resolve the encroachment in the event that the current owners should sell either property.

Please see Agenda for Approval Standards for Variances and Appeal from Decision of Board Process.

Respectfully Submitted,

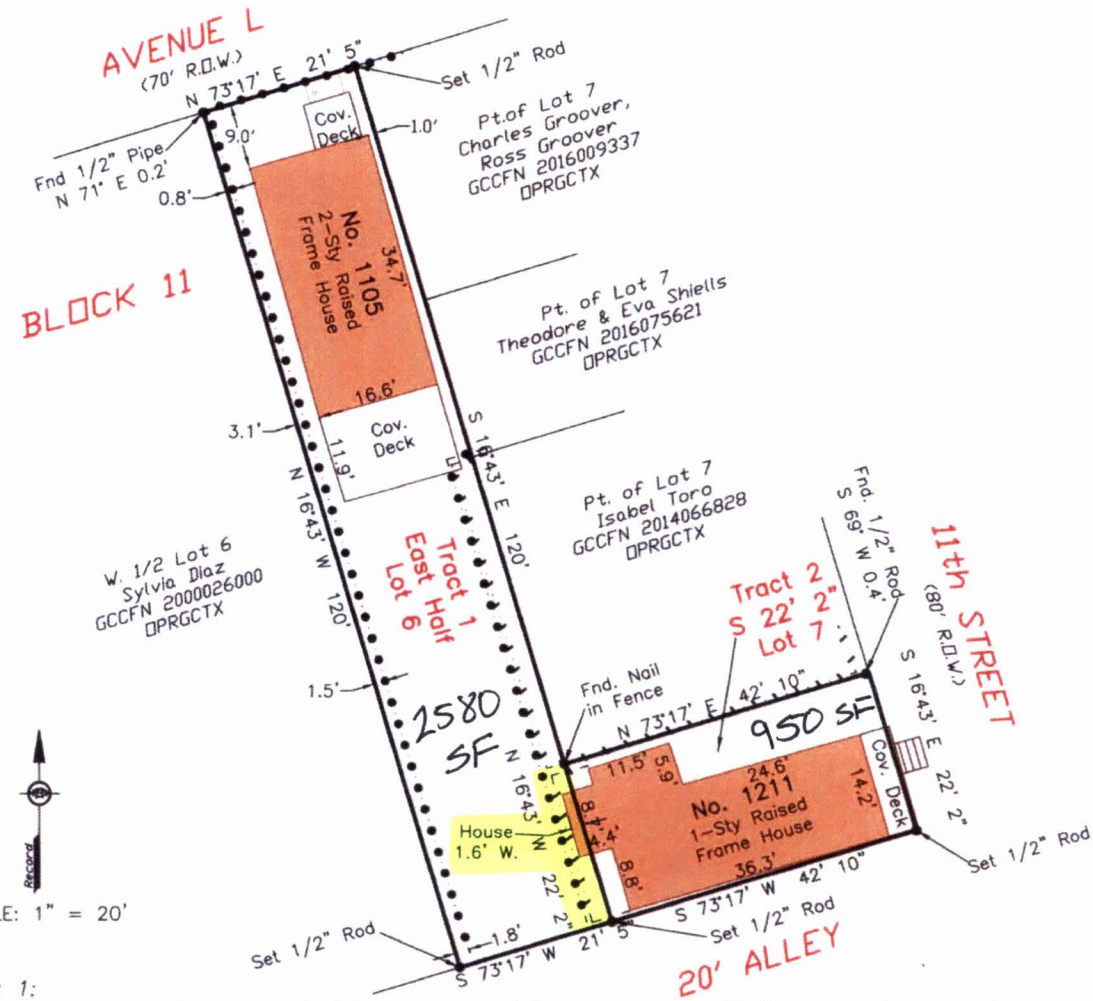
Daniel Lunsford
Planner

05/02/18
Date

Catherine Gorman, AICP
Assistant Planning Director

5-2-18
Date

TLS Job No 18-0045	1105 Avenue L, Galveston, TX 77550	Ref No: 3505-0011-0006-002



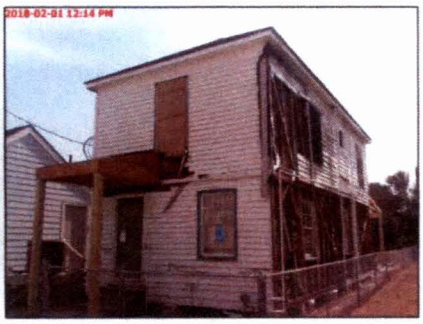
Tract 1:
Survey of the East One-Half (1/2) of Lot Six (6), Block Eleven (11), in the City and County of Galveston, Texas.

Tract 2:
Survey of the South Twenty-Two feet, Two inches (22' 2") of Lot Seven (7), Block Eleven (11), in the City and County of Galveston, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR



NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
4) Bearings are based on the monumentation of South Right-of-Way of Ave. L.

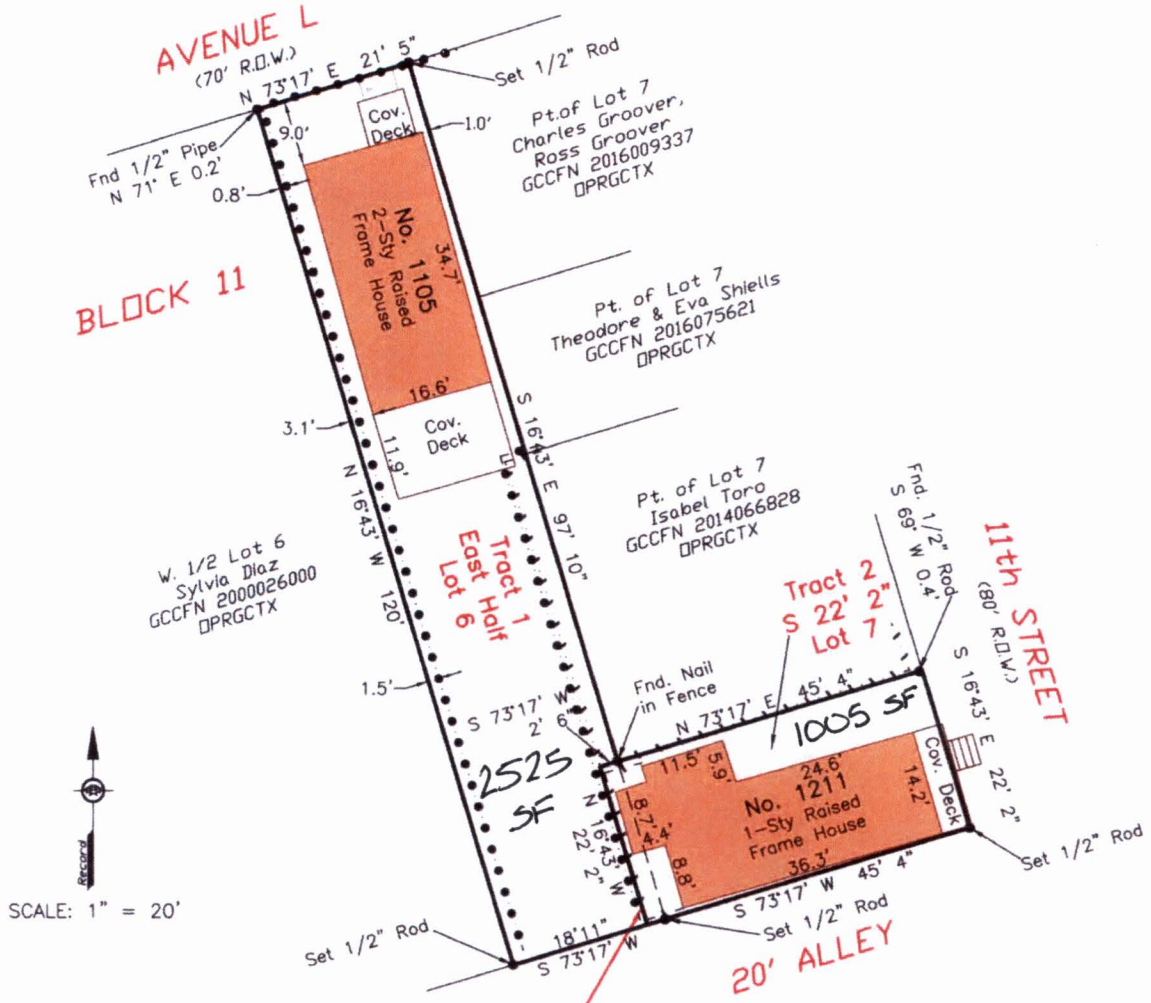
Surveyed Without the Benefit of a Title Commitment

Legend:
- Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: kr | *Survey Date: February 01, 2018*
February 13, 2018

Surveyed for: Barbara Guerra



Proposed to shift property line 2'-6" West
by replat to remove encroachment

URBAN NEIGHBORHOOD (UN)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water.
3. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
4. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
5. Building facades shall include appropriate architectural details and ornament to create variety and interest.
6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
7. Encroachments*:* Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.
8. Average Front Yard Setback*:* Where 30 percent of buildings on one side of a street, on a single block, are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
9. Building setback may conflict with Fire Code. Refer to Fire Code to determine final building and fire code setbacks.

CONTINUE TO NEXT PAGE.

Minimum Lot Standards

Area:	2,500 square feet
Width:	0 feet
Depth:	0 feet

Setbacks

Front-Build-to-Line:	0 – 5 feet
Side:	0 – 5 feet
Rear:	0 – 5 feet

Building Height

Maximum:	50 feet, measured from base flood elevation

Parking:

Residential:	Minimum 0 per unit; Maximum 1.5 per unit
Non-Residential:	Minimum 1 per 1,500 square feet gross floor area
Lodging:	Minimum .75 per unit
Parking Location:	On/Off site

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations.

14th Street Corridor

The table on Page 3-11 will govern land uses within the

Parking Structure/Lot Incidental to Main Use = Permitted Use

Home Based Occupation/Business = Permitted Use

City of Galveston
823 Rosenberg
Galveston, TX 77550

Division 3.300 Lot and Yard Standards

SEC. 3.301 MINIMUM LOT AREA

Lot area is the square footage contained within the lot lines bounding the lot that shall not include any portions of streets or alleys. Minimum lot area requirements are provided later in this Division for each type of residential dwelling unit by zoning district. General exceptions include:

A. **Lot Area Reduction.** The minimum lot area may be reduced to 2,500 square feet for any lot that:

   1. Abuts a public street in the 1F-3, 1F-4, or GR zoning districts that were in effect prior to the effective date of these regulations; and

   2. Is a part of any recorded subdivision prior to January 1, 1971.

Zoning Board of Adjustment
Development Services Department
City of Galveston
June 6, 2018

18Z-011 STAFF REPORT

ADDRESS:
7627 Stewart Road also known as 7628 Seawall

LEGAL DESCRIPTION:
Property is legally described as, lot 1, Neel's Place (2016), in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Tipps Architecture, Jerry Tipps

PROPERTY OWNER:
SPN Enterprises LLC.

ZONING:
Commercial- Height and Density Development Zone -5 (C-HDDZ-5)

VARIANCE REQUEST:
1) Wall Plane Articulation.
2) Height.
3) Lot Coverage

APPLICABLE ZONING LAND USE REGULATIONS:
Article 10, 10.307 (C), Wall Plane Articulation.
Article 10, 10.305 (A) (1) Base Tier Height.
Article 10, 10.311, Table 10.311 Lot Coverage.

EXHIBITS:
A – Survey
B – Hotel Drawings
C- Applicants Narrative

STAFF:
Janice Norman, Planning Manager, CFM
409-797-3670
jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
202				

City Department Notification: No Objections

Executive Summary:
The applicant is proposing to build a new Hilton Garden Inn Hotel. The proposed new construction is located in a Commercial, Height and Density Development Zone, Zone -5 (C-HDDZ-5) zoning district. The applicant is requesting variances from the following standards of the Height and Density Development Zone, Zone- 5 (Seawall West) overlay zone Wall Plane Articulation, Height and Lot Coverage.

Applicable Standards: Wall Plane Articulation
Article 10, Table 10.307
Applicable Standards
C. **Wall Plane Articulation**. A building shall be articulated with wall place offsets to encourage a varied and interesting street front and break down the visual mass of taller building elements. Wall Plane Articulation establishes the required articulation for different vertical sections of a building:

Summary: The applicant is requesting a variance from Wall Plane Articulation in two places on the west side of the proposed hotel. The two places that will not meet the Building wall Length maximum of 30-feet are side by side with a maximum wall space of 37-feet, 8-inches. Reference Exhibit B page A0.01.

Applicable Standards:

Article 10, Section 10.307, Wall Plane Articulation

From	To	Building Wall Length (Max)	Offset Depth (Min.)	Offset Length (Min.)
Grade	3 stories or 35 feet	30-feet	5-foot	10-feet

Requested Variance:

From	To	Building Wall Length (Max)	Offset Depth (Min)	Offset Length (Min.)
Grade	3 stories or 35-feet	37-feet 8-inches	5-foot *(Not Requested)*	10-feet *(Not Requested)*

Requested Variance: Wall Plane Articulation (Building Wall Length) – From 30-feet to 37-feet, 8- inches.

Applicable Standards:

SEC. 10.305 HEIGHT AND DENSITY TIERS
Article 10, Section 10.305 (A) (1), Base Tier Height

The HDDZ allows for two separate tiers of development activity. Each tier has increasingly restrictive development standards and requires additional development review. Base Tier defined below:

A. Base Tier (very low-rise and low-rise).

1. Development with a maximum height of five stories or 70 feet above grade and a floor area ratio not to exceed that defined for the character area.

Summary: The applicant is requesting a variance from height along the north and west sides of the proposed Hotel shown in Exhibit B pages A5.02 and A5.03. The red arrows indicate the height in specific areas along those sides of the hotel due to the grade change. The highest point of the building is proposed to be 74-feet, 8-inches from grade.

Requested Variance: Height - From 70-feet to 74-feet 8-inches

Applicable Standards:

Article 10, SEC. 10.311 BASE TIER DEVELOPMENT STANDARDS
Site Development Standards:
B. Table 10.311 shows the low-rise site development standards that shall apply in the HDDZ:
Lot Coverage (Maximum) 75% for Low-rise Site Development Standards

Summary: The applicant has exceeded the 75% maximum total for impervious cover allowed in Seawall West character area. The applicant is requesting to increase the maximum by 14%.

Requested Variance: Lot Coverage Maximum– From 75% to 89%

Applicant's Justification:
Please reference Exhibit C for applicant's justification

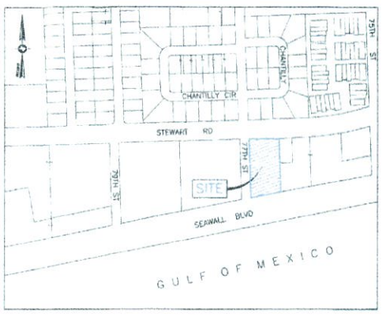
Please see Agenda for Appeal from Decision of Board Process and Variances from Development Standards.

Respectfully Submitted,

Janice Norman

Janice Norman, Planning Manager — 5/21/18 Date

Catherine Gorman, AICP
Assistant Director/HPO — 5-29-18 Date



VICINITY MAP
N.T.S

SCALE: 1" = 20'

ABBREVIATIONS

AC	Air Conditioner Unit
AD	Area Drain
Bldg.	Building
B.L.	Building Line
CO	Clean Out
DG	Down Guy
DCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
IB	Inlet Box
MH	Manhole
Pg.	Page
PP	Power Pole
R.O.W.	Right of Way
SSMH	Sanitary Sewer Manhole
Sty.	Story
Sq. FT.	Square Feet
U.G.	Underground
Vol.	Volume
WMV	Water Meter Vault
Xfmr	Transformer

LEGEND

	Cable TV Pedestal
	Electrical Box
	Fire Hydrant
	Gas Meter
	Irrigation Valve
	Light Fixture
	Power Pole
	Sign
	Telephone Pedestal
	Water Valve
	Concrete Pavement
	Covered Area
	Deck Area
OHU	Over Head Utility Lines
SEWER	Sanitary Sewer Lines
WATER	Water Lines
TELE	U.G. Telephone & Cable Lines
ELEC	U.G. Electrical Lines
GAS	Gas Lines

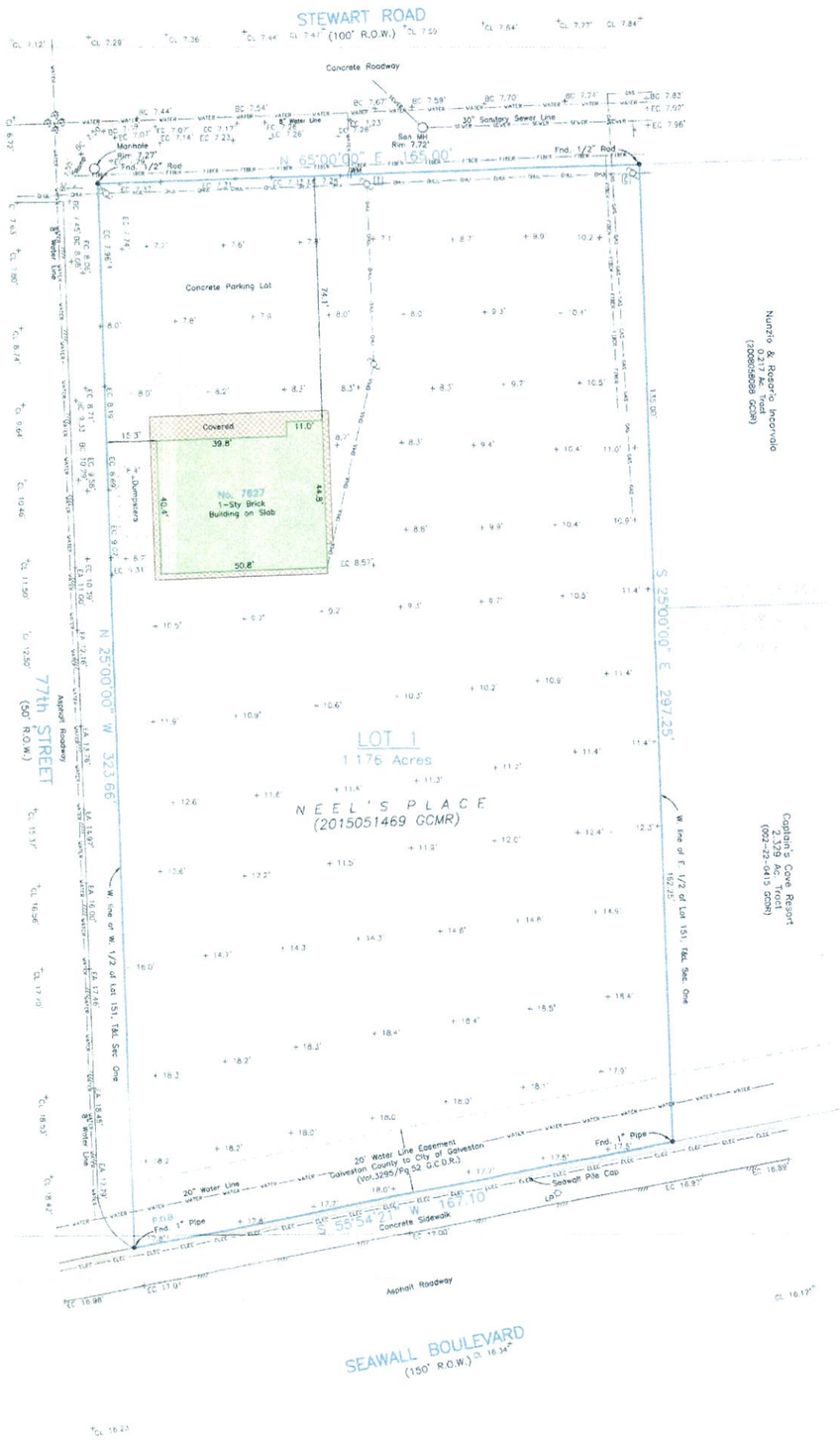


Exhibit A

Topographic survey of Lot 1, of NEEL'S PLACE, a subdivision in Galveston County, Texas, according to the plat or map thereof in Plat Record No. 2015051469 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described hereon by metes and bounds.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

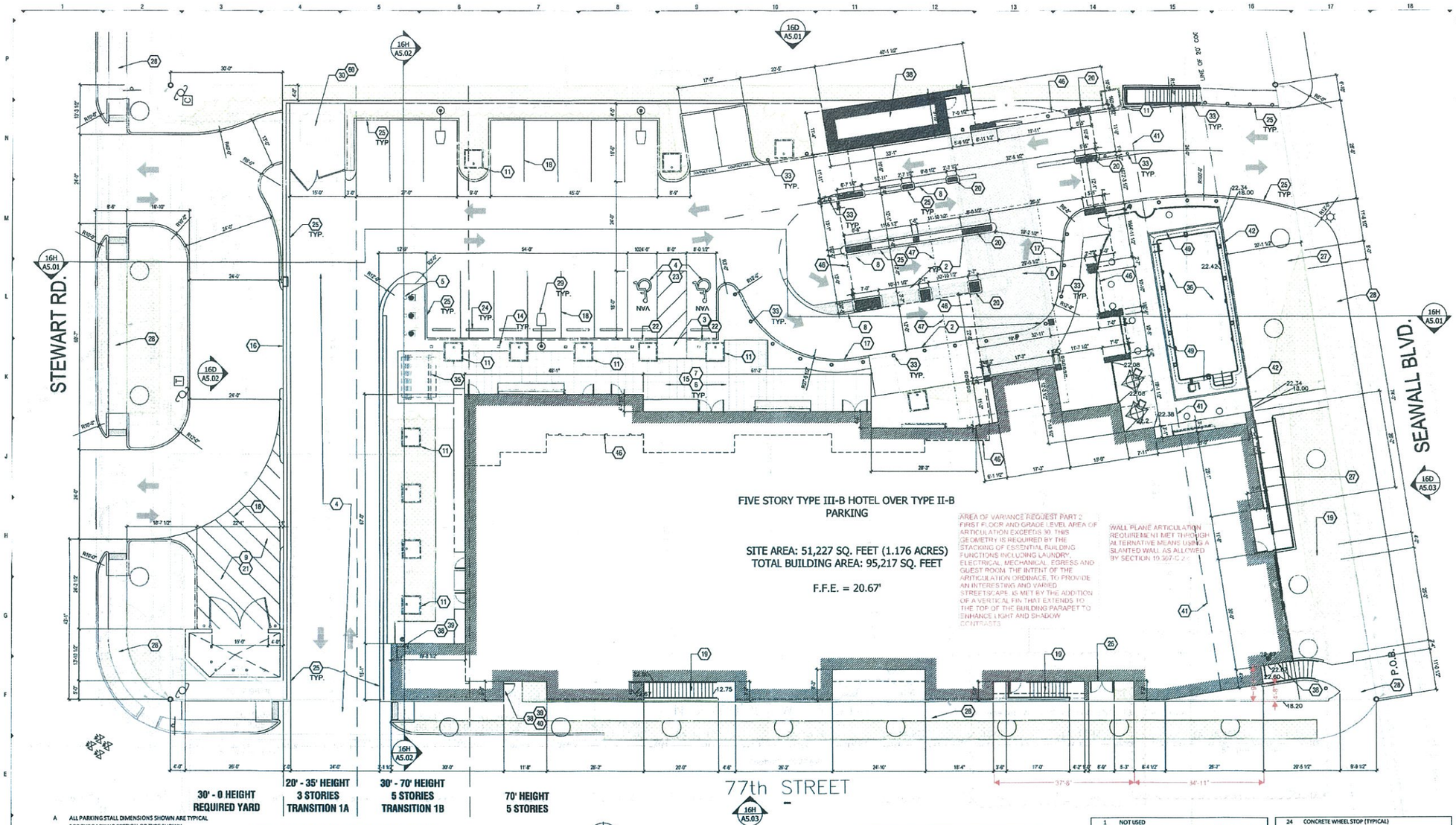
STEPHEN C. BLASKEY
5856
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS

SURVEY DATE	OCTOBER 12, 2015
FIELD No.	J205-0000-0151-004
DRAFTING	JW
JOB No.	15-0700

High Tide Land Surveying L.L.C.
8017 HARBORSIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph (409) 740-1517
Registration Number: 10193855
www.hightidelandsurveying.com

NOTES:
1) This property is subject to restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
2) Bearings based on Monumentation of the North R.O.W. line of Seawall Boulevard, being a 1" pipe found at the intersection of the East R.O.W. line of 77th Street with the North R.O.W. line of Seawall Boulevard, and a 1" pipe found at the intersection of the West line of the East 1/2 of Lot 151(T&L Sec. 1) with the North R.O.W. line of Seawall Boulevard.
3) Elevations are shown in feet above Mean Sea Level NAVD 88 Datum on tie to NOS Monument HGCSD 62.
4) Utilities shown hereon are based on locations marked by Texas 811 (Ticket Nos 157755953 & 157553007), and as represented on utility maps provided by the City of Galveston GIS Department.
5) Surveyed without benefit of a Title Report.

Exhibit B



A ALL PARKING STALL DIMENSIONS SHOWN ARE TYPICAL FOR THE PARKING SECTION OR TYPE SHOWN

B RE: CIVIL FOR FINISH GRADES AND DRAINAGE PLAN FOR THIS LEVEL

D3 SITE PLAN SEAWALL BLVD. LEVEL

Scale: 1/32" = 1' - 0"

NORTH

D1 GENERAL NOTES

Scale: NTS

TABLE 10.3068					SETBACK		
RIGHT OF WAY	BUILDING LENGTH	DISTANCE AT BUILDING LINE	PERCENT	PERCENT REQUIRED	REQUIRED	PROV DED	
SEAWALL	159.72	67.8	42%	30%	0	0	FRONT IS SET TO WATER EASEMENT LINE
77TH	223.25	223.25	100%	30%	0	0	COMPLIES WITH TRANSITION ZONE 5A AND 1B STANDARDS
STEWART	161		0%		30	30	

FLOOR AREA RATIO						
SITE AREA					51,227	1
PARKING LEVEL AREA						
FIRST FLOOR AREA					16,789	1
2ND - 5TH FLOOR AREA					19,607	4
TOTAL FLOOR AREA						
FLOOR AREA RATIO						
COMMUNITY BENEFIT TABLE 10.333A -- NATURAL RESOURCE; BEACH REHOURISHMENT	350 LF		0.0625	4	0.2500	
COMMUNITY BENEFIT TABLE 10.333B -- HOTEL FAR INC. PER 10 RMS = .0625 (.25 MAX)	140	10	0.0625	14	0.2500	
COMMUNITY BENEFIT TABLE 10.333B -- PUBLIC RESTROOM			0.0625	1	0.0625	

A1 SETBACK AND FLOOR AREA RATIO

Scale: NTS

LOT COVERAGE				
IMPERVIOUS AREA	PAVING, BUILDINGS AND WALKS	41,168	1.00	41,168
IMPERVIOUS AREA	PLAZA IMPERV PAVING AND PLANTING AREAS (75%)	5,621	0.75	4,215
TOTAL IMPERVIOUS AREA				45,384
IMPERVIOUS AREA COMPENSATION	PLANTED ROOF SYSTEM	9,250	0.75	6,938
TOTAL IMPERVIOUS AREA, MITIGATED				38,446
LOT COVERAGE ALLOWED (TOTAL IMPERVIOUS AREA)				

IMPROVED OPEN SPACE -- 8% REQUIRED				
REQUIRED		51,227	8%	4,098
PROVIDED	SEAWALL SETBACK AREA	2,220		
	77TH SETBACK AREA	588		
	STEWART SETBACK AREA	728		
	LANDSCAPE AROUND POOL	515		
	ENTRY LANDSCAPE	282		
	TOTAL PROVIDED			4,313

PARKING SUMMARY	STANDARD	H/CAP	COMPACT	TOTAL
PARKING SPACES LOBBY LEVEL	14	2	2	18
PARKING SPACES, PARKING LEVEL	75	3	9	87
TOTAL SPACES	89	5	11	105
STALL TYPE %	85%	5%	10%	100%

PARKING ANALYSIS		
TOTAL ROOMS		140
PARKING RQD (CITY OF GALVESTON)	0.75	105
PARKING PROVIDED		105

A7 AREA AND PARKING ANALYSIS

Scale: NTS

SOD. COASTAL GRASS MIX (NATIVE, LOW-WATER)

BLACK BULL ROCK

SEASONAL COLOR

ORNAMENTAL GRASS. NATIVE. LOW WATER

HORSETAIL REED

ORNAMENTAL SHRUB 1. NATIVE. LOW WATER

ORNAMENTAL SHRUB 2. NATIVE. LOW WATER

ORNAMENTAL SHRUB 3. NATIVE. LOW WATER

PALM TREE

ORNAMENTAL TREE 1

ORNAMENTAL TREE 2

LANDSCAPE PLAN IS CONCEPTUAL AND SCHEMATIC TO DEMONSTRATE DESIGN INTENT. FINAL PLAN TO BE PROVIDED BY LANDSCAPE INSTALLER. INSTALLATION SHALL SERVICED BY AN AUTOMATIC IRRICATION SYSTEM. PLANTINGS ON THE "PODIUM" ARE IN CAST WELLS IN THE CONCRETE WITH INTERNAL DRAINS. PLANT MATERIAL WILL BE INSTALLED IN SUITALBE SOIL MIX OVER GEOTEXTILE OVER BULLROCK AND GRAVEL DRAINAGE LAYER.

A10 LANDSCAPE AND PLANTING LEGEND

Scale: NTS

1 NOT USED
2 ACCESSIBLE PASSENGER DROP OFF AREA. LIMIT SLOPE AND CROSS SLOPE TO 1.5% IN THIS AREA. NO CURB WHERE INDICATED FOR "ZERO" TRANSITION FROM DRIVEWAY TO SIDEWALK
3 ACCESSIBLE RAMP TRANSITION
4 ACCESSIBLE PARKING SPACES, SIGNAGE, PAVEMENT MARKINGS AND WHEEL STOPS SHALL BE PER TEXAS ACCESSIBILITY STANDARDS, 2012 REV. LIMIT SLOPE TO 1.5% AND CROSS SLOPE TO 2%
5 FLAGPOLES. THREE REQUIRED WITH UPLIGHTING. RE: STANDARDS
6 DECORATIVE PERMEABLE PAVERS WITH UNDERDRAIN SYSTEM
7 ACCESSIBLE ROUTE. LIMIT TO SLOPES SHOWN. DO NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE AT ANY CONDITION
8 DECORATIVE PAVERS
9 DELIVERY SERVICE LOADING ZONE
10 PEDESTRIAN ACCESS ZONE
11 42" TALL INTEGRAL PLANTER
12 DRIVEWAY RAMPS UP/DOWN TO/FROM 77TH ST.
13 CURB CUT AND DRIVEWAY RE: CIVIL
14 96" TALL ORNAMENTAL LIGHT FIXTURE
15 EXTERIOR PATIO AREA
16 ENTRY TO PARKING AREA
17 6" CURB TRANSITIONS TO "ZERO" CURB
18 PAINTED PAVEMENT MARKING (STRIPPING)
19 EGRESS STAIR, LOBBY OR CORRIDOR TO PUBLIC WAY
20 SUPPORTING STRUCTURE
21 HEAVY DUTY 6" PAVING AT LOADING AND TRASH AREAS
22 ACCESSIBLE PARKING SIGN RE: DETAIL
23 PAINTED PAVEMENT MARKING -- ACCESSIBILE SYSMBOL RE: DETAIL -- WITH "VAN" WHERE SHOWN
24 CONCRETE WHEEL STOP (TYPICAL)
25 6" CURB, TYPICAL
26 SERVICE DOOR ABOVE GRADE FOR EQUIPMENT TRANSFER INTO/OUT OF LAUNDRY. DOOR IS AT FINISH FLOOR LEVEL. RQUIRES A LIFT TO ACCESS.
28 EXISTING MUNICIPAL SIDEWALK
29 PARKING AREA LIGHTING RE: SITE LIGHTING PLAN
30 TRANSFORMER LOCATION
31 ACCESSIBLE RAMP TO/FROM PUBLIC SIDEWALK
33 INTERNALLY ILLUMINATED BOLLARD RE: SITE LIGHTING PLAN
35 GARDEN TERRACE PERGOLA
36 POOL DEPTH SHALL BE 3' AT ENTRY STEP END AND 5' AT "DEEP" END.
38 STAIR TO/FROM HOTEL ROOMS ABOVE
39 STAIR TO/FROM PARKING GARAGE
40 STAIR TO/FROM PUBLIC WAY AND PARKING GARAGE
41 LINE OF PARKING STRUCTURE BELOW
42 48" TALL BLACK STEEL FENCE. POWDER COAT. ROUND TOP RAIL (NO EXPOSED PICKET ENDS OR SHARPENED FINIALS)
43 HEAVY STEEL EDGING
44 BLACK GUARD RAIL. POWDER COAT. 42" TALL TO TOP.
45 WALL. TERMINATES 8" ABOVE TOP OF PAVERS.
46 LINE OF BUILDING ABOVE
47 LINE OF CANOPY ABOVE
49 POOL DECK SLOPES AWAY FROM POOL COPING
60 PAD MOUNTED TRANSFORMER. ON 8" TALL PAD

A14 KEYED NOTES

Scale: NTS

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05/18/2018

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	CITY OF GALV. COMMENT 1	04/09/18
	CITY OF GALV. COMMENT 2	04/16/18
	GEN REV CCG + B.1	04/27/18

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SHEET INFORMATION

OVERALL AREA DEVELOPMENT PLAN

A0.01

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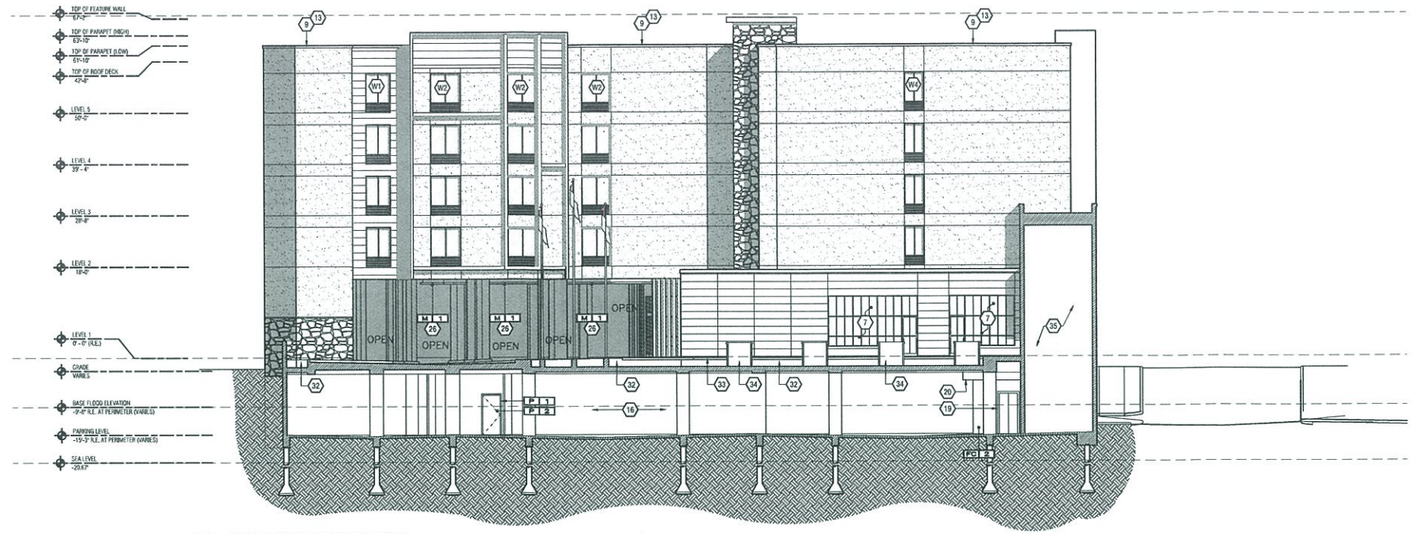


16H NORTH (RIGHT) ELEVATION

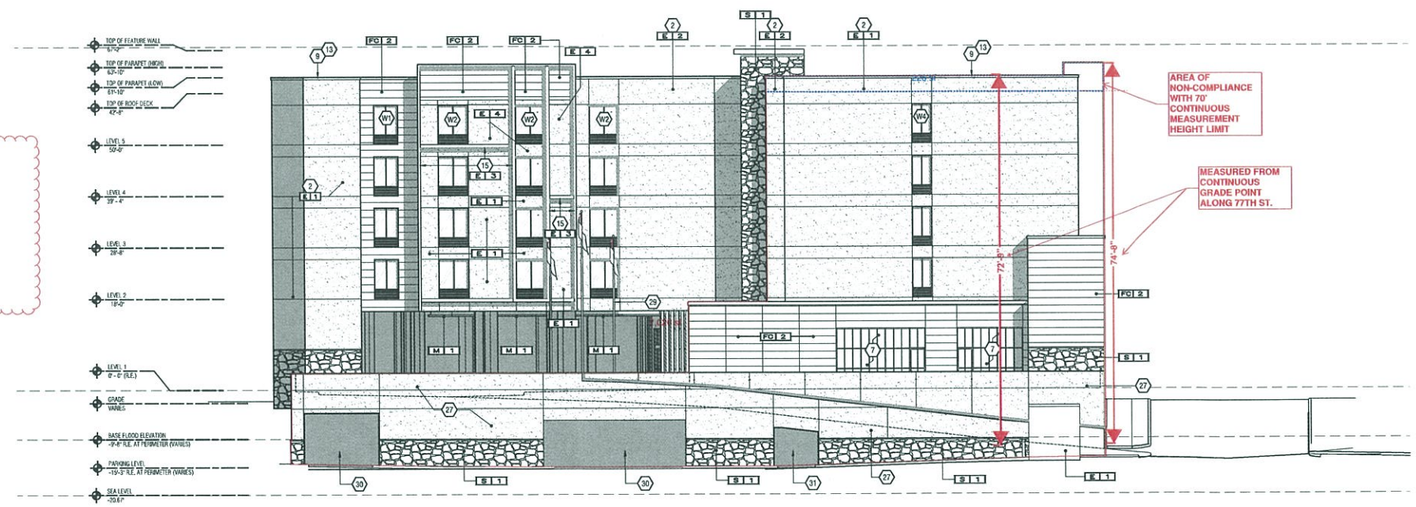
Scale: 3/32" = 1'-0"

CONTINUOUS HEIGHT COMPLIANCE ANALYSIS:

TOTAL AREA OF THIS ELEVATION (IMPACTED PLANES) = 7,020 SQ. FT.

AREA EXCEEDING 70 CONTINUOUS MEASUREMENT LIMIT = 226 SQ. FT.

COMPLIANT AREA = 96.8%
NON COMPLIANT AREA = 3.2%



16D NORTH (RIGHT) ELEVATION FROM PROPERTY LINE

Scale: 3/32" = 1'-0"

MFGR: CULTURED STONE
TYPE: COBBLEFIELD
COLOR: TEXAS CREAM

1A STONE "S-1"

Scale: NONE

DF 1	DFS: - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:	P 3	PT: - PAINT - FINISH: - COLOR:
DF 2	DFS: - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:	FC 1	FC: - FIBER CEMENT PANEL - FINISH: ILLUMINATION PANEL - COLOR:
E 1	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SAND, FINE - COLOR: proto gray	FC 2	FC: - FIBER CEMENT PANEL - FINISH: VINTAGE WOOD CEDAR - COLOR:
E 2	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR: proto white	SP 1	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
E 3	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SMOOTH - COLOR: proto white--banding and ledges	SP 2	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
E 4	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: LYMESTONE DP - COLOR: proto yellow	M 1	M : - METAL - FINISH: - COLOR: GREY
P 1	PT: - PAINT - FINISH: FLAT - COLOR: BM-2132-10	M *	M : - METAL - FINISH: - COLOR:
P 2	PT: - PAINT - FINISH: SEMI GLOSS - COLOR: HC-166	S *	S : - STONE - FINISH: - COLOR:

3A EXTERIOR FINISH SCHEDULE

Scale: NONE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.

   RACEWAYS / WIREWAYS ARE NOT ALLOWED
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR, CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
5. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.
6.

7A SIGNAGE NOTES

Scale: NONE

1. NOT USED
2. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
3. GRADE LEVEL
4. PRE-FINISHED ALUMINUM DOOR W/ SIDELITE
5. PRE-FINISHED ALUMINUM DOOR
6. PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
7. PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8. CLEARANCE SIGNAGE
9. PRE-FINISHED METAL COPING
10. LIGHT FIXTURE
11. REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION – PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTG.
13. ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM – FINISH TO MATCH ADJACENT MATERIAL.
14. STEEL FRAME GATES W/STAINED WOOD SLATS – PAINT STEEL TO MATCH.
15. PRONOUNCED "ACCENT" LEDGE, SEE DETAIL 3/A6.22
16. PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADA/TAS PARKING COMPLIANCE
17. STEEL FENCE. 48" TALL. 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINIALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
18. STEEL RAILING. 3"X3" MESH INFILL PANELS. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
19. ELEVATOR
20. SOFFIT. 8' - 0" AFF RELATIVE TO PARKING LEVEL "FLOOR"
21. SEA LEVEL. "0" FEET ELEVATION
22. FFE LINE. 20.67'
22A. BASE FLOOD ELEVATION. 11'
23. 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
24. 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
25. ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE
26. CANOPY/"CLOUD" ELEMENT DEFINING ENTRY
27. SANDED ELASTOMERIC COATING. FINISH AND COLOR TO MATCH "E-2"
28. CAST IN PLACE REVEAL IN CONCRETE WALL
29. FLAGPOLES
30. PARKING ENTRY/EXIT
31. NON-VEHICULAR SERVICE ENTRY
32. PLANTING WELL. DRAINS REQUIRED.
33. PERVIOUS PAVER SYSTEM
34. CAST CONCRETE PALM TREE PLANTER
35. STAIR SHAFT
36. RAMP UP TO ENTRY LEVEL
37. 77TH STREET
38. LOUVERED VENT. LOUVERS TO MATCH STOREFRONT SYSTEM

10A KEYED NOTES

Scale: NONE

1. ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.
2. EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR. STANDARDS AND RECOMMENDATIONS.
3. SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
4. REFER TO HILTON GARDEN IN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
5. REFER TO SHEET A10.01 FOR GLAZING SCHEDULE & INFORMATION
6. ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM GROUND

16C GENERAL NOTES

Scale: NONE

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05/08/2018

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SHEET INFORMATION

EXTERIOR ELEVATIONS

A5.02

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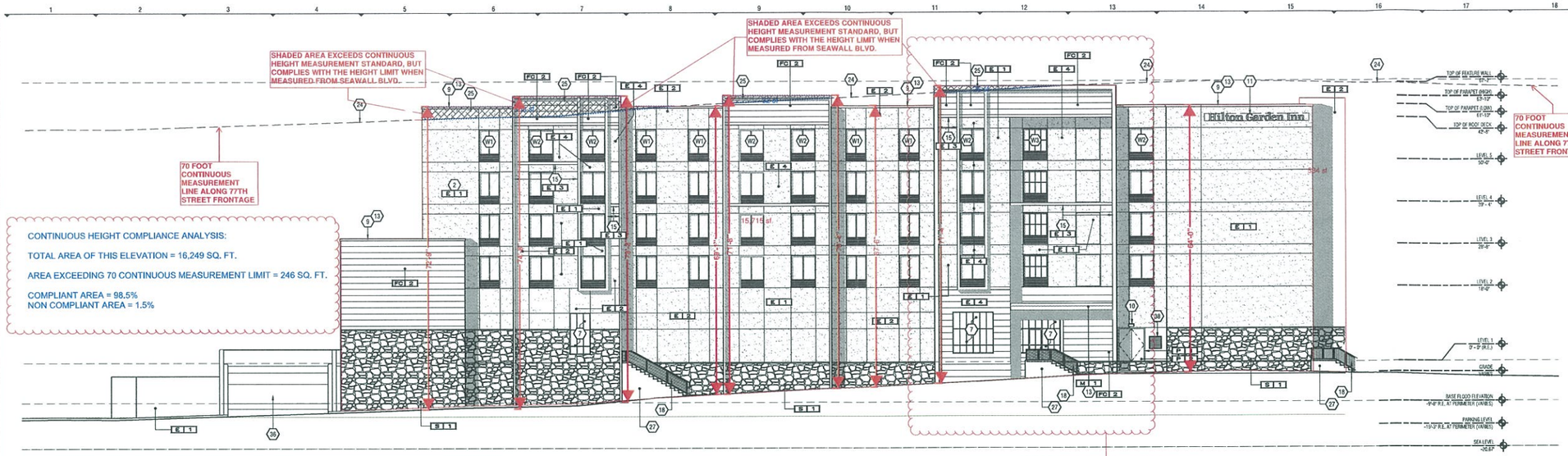
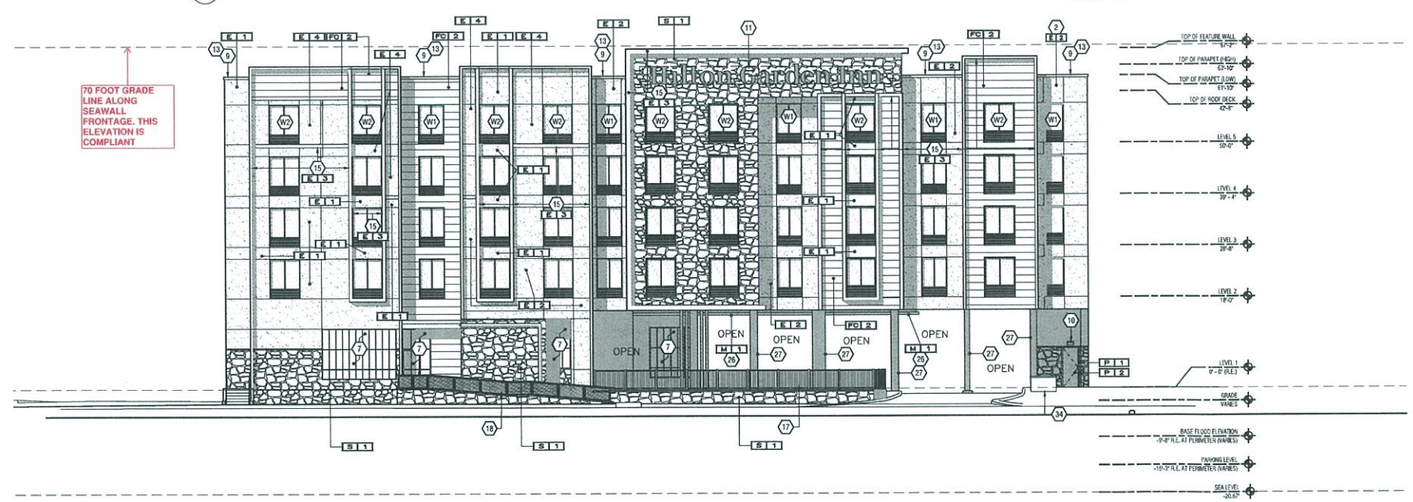


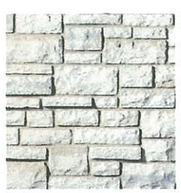
16H WEST (REAR) ELEVATION

Scale: 3/32" = 1'-0"



16D SOUTH (LEFT) ELEVATION

Scale: 3/32" = 1'-0"



MFGR: CULTURED STONE
TYPE: COBBLEFIELD
COLOR: TEXAS CREAM

1A STONE "S-1"

Scale: NONE

DF 1	DFS: - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:	P 3	PT: - PAINT - FINISH: - COLOR:
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E 1	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SAND, FINE - COLOR: proto gray	FC 2	FC: - FIBER CEMENT PANEL - FINISH: VINTAGE WOOD CEDAR - COLOR:
E 2	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR: proto white	SP 1	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
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E 4	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: LYMESTONE DP - COLOR: proto yellow	M 1	M : - METAL - FINISH: - COLOR: GREY
P 1	PT: - PAINT - FINISH: FLAT - COLOR: BM-2132-10	M *	M : - METAL - FINISH: - COLOR:
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3A EXTERIOR FINISH SCHEDULE

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16C GENERAL NOTES

Scale: NONE

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05/08/2018

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SHEET INFORMATION

EXTERIOR ELEVATIONS

A5.03

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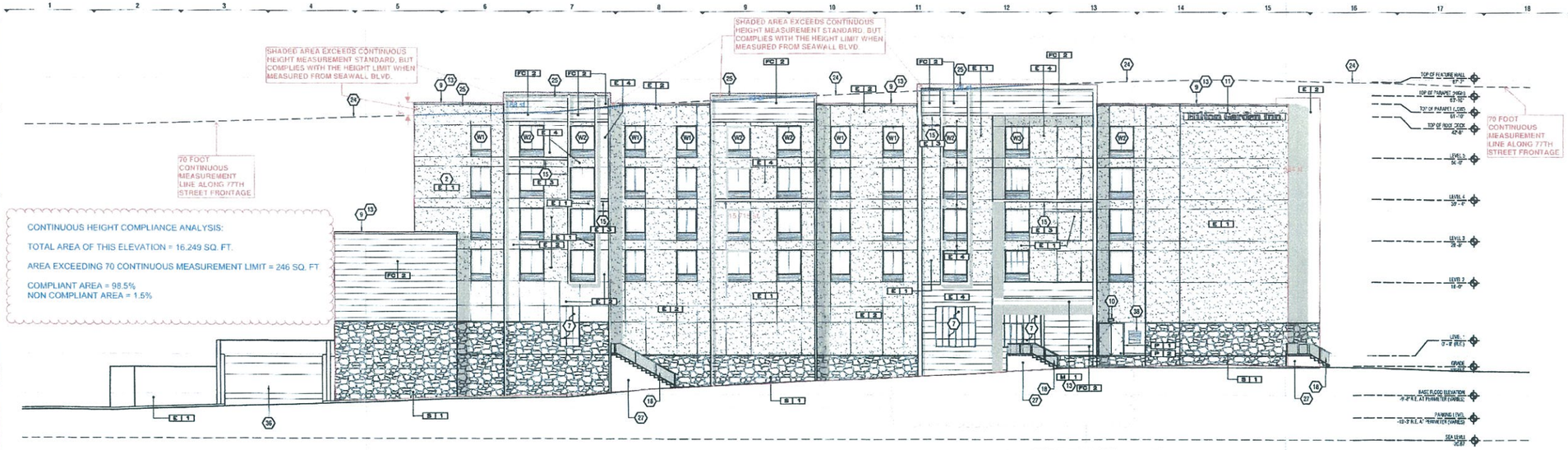
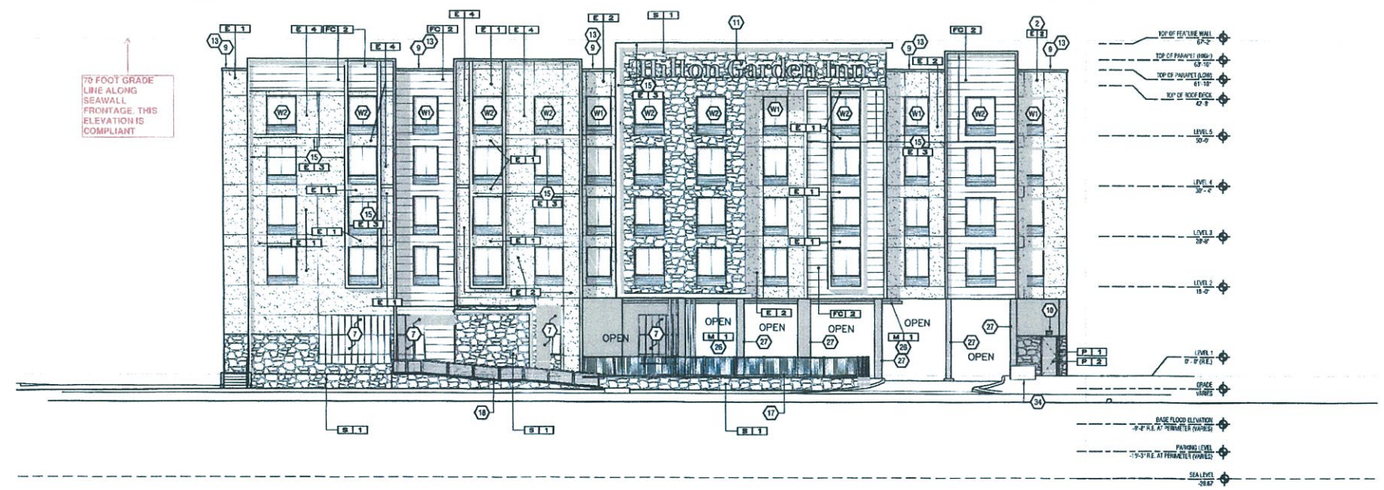


16H WEST (REAR) ELEVATION

Scale: 3/32" = 1'-0"



16D SOUTH (LEFT) ELEVATION

Scale: 3/32" = 1'-0"

MFGR: CULTURED STONE
TYPE: COBBLEFIELD
COLOR: TEXAS CREAM

1A STONE "S-1"

Scale: NONE

DF 1	DFS: - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:
DF 2	DFS: - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:
E 1	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SAND FINE - COLOR: proto gray
E 2	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR: proto white
E 3	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SMOOTH - COLOR: proto white--banding and ledges
E 4	EIFS: - EXTERIOR INSULATED FINISH SYSTEM - FINISH: LYMESTONE DP - COLOR: proto yellow
P 1	PT: - PAINT - FINISH: FLAT - COLOR: BM-2132-10
P 2	PT: - PAINT - FINISH: SEMI GLOSS - COLOR: HC-168
P 3	PT: - PAINT - FINISH: - COLOR:
FC 1	FC: - FIBER CEMENT PANEL - FINISH: ILLUMINATION PANEL - COLOR:
FC 2	FC: - FIBER CEMENT PANEL - FINISH: VINTAGE WOOD CEDAR - COLOR:
SP 1	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
SP 2	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
M 1	M: - METAL - FINISH: - COLOR: GREY
M -	M: - METAL - FINISH: - COLOR:
S -	S: - STONE - FINISH: - COLOR:

3A EXTERIOR FINISH SCHEDULE

Scale: NONE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
   RACEWAYS / WIREWAYS ARE NOT ALLOWED
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
5. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.
6.

7A SIGNAGE NOTES

Scale: NONE

1	NOT USED
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
3	GRADE LEVEL
4	PRE-FINISHED ALUMINUM DOOR W/ SIDELITE
5	PRE-FINISHED ALUMINUM DOOR
6	PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
7	PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8	CLEARANCE SIGNAGE
9	PRE-FINISHED METAL COPING
10	LIGHT FIXTURE
11	REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTG.
13	ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM -- FINISH TO MATCH ADJACENT MATERIAL.
14	STEEL FRAME GATES W/STAINED WOOD SLATS -- PAINT STEEL TO MATCH.
15	PRONOUNCED "ACCENT" LEDGE, SEE DETAIL 3/A6.22
16	PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADA/TAS PARKING COMPLIANCE
17	STEEL FENCE. 48" TALL. 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINIALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
18	STEEL RAILING. 3"X3" MESH INFILL PANELS. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
19	ELEVATOR
20	SOFFIT. 8' - 0" AFF RELATIVE TO PARKING LEVEL "FLOOR"
21	SEA LEVEL "0" FEET ELEVATION
22	FFE LINE. 20.67'
22A	BASE FLOOD ELEVATION. 11'
23	70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
24	70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
25	ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE
26	CANOPY/"CLOUD" ELEMENT DEFINING ENTRY
27	SANDED ELASTOMERIC COATING. FINISH AND COLOR TO MATCH "E-2"
28	CAST IN PLACE REVEAL IN CONCRETE WALL
29	FLAGPOLES
30	PARKING ENTRY/EXIT
31	NON-VEHICULAR SERVICE ENTRY
32	PLANTING WELL. DRAINS REQUIRED.
33	PERVIOUS PAVER SYSTEM
34	CAST CONCRETE PALM TREE PLANTER
35	STAIR SHAFT
36	RAMP UP TO ENTRY LEVEL
37	77TH STREET
38	LOUVERED VENT. LOUVERS TO MATCH STOREFRONT SYSTEM

10A KEYED NOTES

Scale: NONE

1. ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.
2. EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR. STANDARDS AND RECOMMENDATIONS.
3. SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
4. REFER TO HILTON GARDEN IN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
5. REFER TO SHEET A10.01 FOR GLAZING SCHEDULE & INFORMATION
6. ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM GROUND

16C GENERAL NOTES

Scale: NONE

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Hilton Garden Inn

Hilton Garden Inn©
North American Prototype
VERSION 9.1
Hilton Worldwide
755 Crossover Ln. Memphis, TN 38117

05/08/2018

HILTON GARDEN INN
7690 SEAWALL BLVD.
GALVESTON, TEXAS 77551

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TIPPS PROJECT #15-00051-204
TIPPS PROJECT #16-00051-204
ISSUE INFORMATION

JULY 2017

REVISIONS

1	REVIEW AND PRICING	9/12/16
2	GENERAL REVISIONS	10/12/16
	REVIEW	10/10/17
	MODIFY TO B.1 PROTO	03/30/18
	CITY OF GALV. COMMENT 1	04/09/18
	CITY OF GALV. COMMENT 2	04/15/18
	GEN REV COG + B.1	04/23/18

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Jerry Tipps, AIA, LEED AP

SHEET INFORMATION

EXTERIOR ELEVATIONS

A5.03

Exhibit C

May 8, 2018

Ms. Catherine Gorman
Assistant Director
Planning and Development Division
City of Galveston
Fourth Floor
823 25th St.
Galveston, Texas 77550

Re: **ZBA Variance Application**
Hilton Garden Inn – Seawall Blvd and 77th St.
7627 Stewart Rd.

Dear Ms. Gorman,

Thank you for meeting with me twice earlier to preview this project. First, we would like to change the address for this site from its current one on Stewart Rd. to 7690 Seawall Blvd. Any direction you can provide for that would be appreciated.

The purpose of this letter is to explain our Request for Variance from the LDR per the application you will find herewith.

We are seeking three Variances for this project and have proposed mitigating elements in our design to comply with the LDR's intent where we have struggled to meet its prescriptive standards. The site is zoned "C" and is in the Seawall West Character Area, Overlay Zone HDDZ-5. We are proposing a five-story building over parking, and are complying with the 70' height restriction, measured from the existing grade to the top of the parapet. We have aligned 42% of the building face at Seawall along the 20' water easement that parallels the front property line, and 100% of the building face along the 77th Street property line.

1. **Variance Request One. Continuous Measurement Standard, Section 10.303-I**. This standard states that the maximum height for the building shall be measured continuously from existing or finished grade. We are requesting a variance from this standard along parts of the West (77th St.) elevation and parts of the North (Stewart) elevation. Specifically, referring to drawing sheet A5.03, we propose that 246 square feet of the total 16,249 square feet--1.5% of the West elevation--be allowed to exceed the continuous measurement standard by less than four feet at its worst condition. Additionally, referring to drawing sheet A5.02, we have 226 square

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feet of the total 7,020 square foot far North elevation that exceeds this standard (3.2%). We believe that the other elevations comply with the standards as designed.

We have worked extensively with Hilton Hotels on the design for this Site and made modifications to their prototype design to comply with various sections of the LDR and maximize the beauty of the site. We believe that the result is an outstanding hotel property worthy of this premier beachfront location. Allowing for robust construction that will perform well in storms over its life time, we use larger floor framing members than most hotels of this type. Our proven design method helps ensure that the hotel will withstand weather events and remain open and operational through and after them. A consequence of this is that, for this building, about four feet has been added to the overall building height relative to normal framing methods (one foot per floor above the first floor). Additionally, we utilized parapets to provide appropriate screening for all roof top equipment. Finally, we sought to find a balance in the finish floor elevation height that limits the excavation required on the site, while insuring that the parking areas are fully handicap accessible by van with a minimum 9'-6" clear height throughout the parking facility. The combination of these factors have made it difficult to comply with the continuous measurement standard along all parts of the building's elevations.

We request that the building height be allowed as presented, with the areas of exceedance limited as illustrated in the drawings submitted herewith.

2. **Variance Request Two. Wall Plane Articulation.** Table 10.307 of the LDR states that for each maximum wall length of 30' there must be an offset of not less than 5' deep, that continues for not less than 10' ("minimum offset length") around the building's elevations. Most hotels are designed around a three-room module of about 39'. We have re-designed the hotel compared to the prototype to utilize two room modules. Additionally, we have made the typical Hilton Garden Inn double rooms longer, and the king rooms shorter to create the five-foot offset required by the LDR. We have been successful in complying with the standard except in one area on the west side of the building. Referring to drawing sheet A0.01 we have one section of wall plane that is 37'-8" long as opposed to 30'. This area is at the part of the hotel where electrical, mechanical, plumbing, laundry and vertical transportation infrastructure all come together around the elevator lobby and rear lobby egress to 77th

Street. This, combined with the stacking geometry of mechanical chases and guest rooms above, make it very difficult to comply with the 30' articulation standard.

As this distance is in the "offset length" as opposed to the outer most wall plane, we believe that a technical reading of the standard actually allows this condition. The standard states that the offset length shall be a minimum of 10', but no maximum is given. One can assume that the intent of the standard is that it should be greater than 10' and less than 30', but I can not find a maximum length in the Standard for the offset.

The intent of this standard is to create varied building elevations and a more pleasant overall streetscape than mono-planer buildings provide. To mitigate the offset length in this condition, we designed a vertical one foot wide "fin" element that goes from grade to parapet and creates sharp shadowing to break that wall section. Additionally, we have introduced a horizontal canopy over the doors, and wrapped some of the windows with a fin element that is repeated across all the elevations. We believe that the design intent is met, and that an interesting, visually appealing design has been achieved along the street frontages.

We are requesting that this condition be allowed as designed to avoid complications later in the permitting process. We believe that all other wall plane articulations comply with Table 10.307 and related sections of the Regulations.

3. **Variance Request Three. Lot Coverage**, by definition (Section 10.303-K), is the total area of all impervious structures or pavements on the site. Per Table 10.311 this is limited to 75% of the total site area. To get the maximum possible guest room count while complying with the Off-Street Parking requirements of this Use, vehicle ingress, egress and circulation, and while providing richly landscaped interior courts and amenities, we have ended up with 89% impervious area. We are proposing to mitigate this overage by providing 9,250 square feet of planted roof area, which will count for 6,938 square feet of additional impervious area (75% of 9,250) which brings the site into compliance at 75%. Please review the calculation in the Table, Drawing A7 on Sheet A0.01 for our design basis.

   We interpret the intent of this regulation to help insure that, when coupled with the rest of the regulations impacting this site, an open,

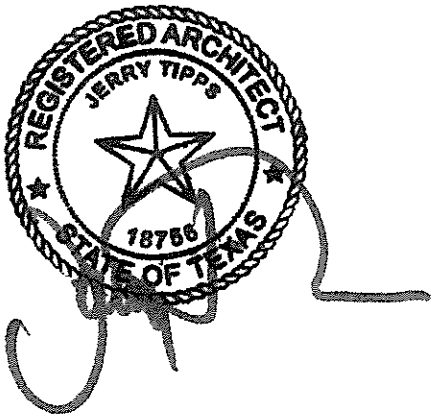
pleasing design is created, while minimizing the development's impact on the storm drainage infrastructure through the delayed release or retained management of storm water across the site.

In addition to the roof top planted areas, a proven "green building" strategy as an aid in storm water quality and management, we are proposing that all of the planted areas on the roof and top of the parking structure are conveyed by drains to retention tanks with a portion of that water capacity being utilized for landscape irrigation. This will comply with the impervious area requirement of the LDR and mitigate the Storm and Domestic Water management and use impact of the development.

We are requesting that you allow us to achieve compliance with the Lot Coverage Standard, Table 10.311, by augmenting impervious area through a planted roof system with water capture and storage for use in landscape irrigation.

--end--

Respectfully Submitted:
Tipps Architecture, Inc.



Jerry Tipps, AIA, LEED-AP
President