

## Project Narrative

### Proposed Hotel – Highway 114 and T.W. King Road

#### Project Information

The proposed site is approximately 2.473 acres in size and is located at the northwest corner of the intersection of State Highway 114 and T.W. King Road, within the Town limits of Westlake, TX. The property is currently platted as Lot 1, of the CM Throop No. 1510 Addition. A portion of the site is covered with parking, that was formerly utilized by the existing property owner and the development to the East. This parking area is no longer needed due to the construction of a large parking garage within its parent property.

We are proposing to construct a new hotel, either a Hilton, Marriott or Hyatt Flag. The proposed project will have the following design standards:

- 1) Maximum number of rooms = 130
- 2) Maximum building height = 75 feet
- 3) Estimated Maximum Elevation Above Sea Level = 682 feet
- 4) Estimated Floor Area = 80,612 sf
- 5) Estimated Floor Area Ratio = 75%
- 6) Parking ratio provided= 1 parking space per room up to 117 rooms. 117 parking space max.
- 7) Amenities to include a swimming pool (680 sf +/-), meeting space (520 sf +/-) and hotel offices (393 sf +/-).
- 8) Plan on using Trophy Club Municipal Utility District for water and sewer services.
- 9) Landscape setbacks as follows:
  - Front Setback (T.W. King) = 5'
  - Front Setback (TX – 114) = 5'
  - Side Setback = 10'
- 10) Building setbacks as follows:
  - Front Setback (T.W. King) = 30'
  - Front Setback (TX – 114) = 50'
  - Side Setback = 30'

#### Developer Information

The project will be developed by Pegasus Hospitality Group. The Developer has been in the hotel business since 2004. They have expertise in developing, constructing, and operating trendsetting hotels. Once their hotels open, they become leaders in their competitive sets. As operators, they thrive to provide their guests the best service, comfort, and experience they can find. They have exceptional guest satisfaction scores.

Near the Westlake area, the developer has opened the following hotels:

Homewood Suites by Hilton – Trophy Club  
Tru By Hilton – Coppel

Hilton Garden Inn by Hilton – Denton

They are also currently working on developing the following hotels in the Westlake area:

Homewood Suites – Coppell – 137 rooms – Construction to commence quarter 3 of 2022

Hilton Garden Inn – Coppell – Construction to commence quarter 1 of 2024

The Developer's Homewood Suites in Trophy Club won an award for being ranked in the top 5% out of all Homewood Suites hotels in the system. Their Tru hotel in Coppell is ranked within the top 15 out of all Tru hotels in the system.

### Economic Information

For the Proposed Hotel in Westlake, the developer plans to develop a +/- 120 room hotel to be valued at approximately \$20,000,000. Based on their analysis/research and underwriting, a stabilized full year is projected to yield the following statistics:

75% Occupancy

\$165 Average Daily Rate (ADR)

\$112 Revenue per Available Room (RevPAR)

Based on this performance, at an approximate 7.00% occupancy tax/city tax, the expected revenue to be generated for Westlake is approximately \$379,500 per year.

### Exterior Construction Materials

The exterior construction materials for the Westlake hotel will consist of three primary facade materials. They include EIFS (Stucco), Metal Clad colored Panel System, and Resin Panels which is a composite of resin with laminate finish. For colors of each of the materials please refer to the exterior elevations for specific locations as presented on the colored elevations.

Exterior grilles for exhausting interior spaces will be specified to match the windows. Windows will be galvanized metal, fixed panel, double pane insulated glass to satisfy the energy code.

### Development Schedule

The Developer has the project scheduled to commence construction between the 3<sup>rd</sup> quarter of 2024 and the 1<sup>st</sup> quarter of 2025.

## Waivers to Town Development Regulations

We are requesting waivers to the following Town development regulations:

### **Sec 98-106 (b)(1)**

*Required: Parking lots. Parking lots shall maintain a minimum of 60 square feet of landscaped area for each required off-street parking space. A maximum of 200 parking spaces is permitted in each defined parking lot.*

### **Sec 98-106 (b)(2)**

*Required: Parking lot edge. A parking lot edge shall surround each parking lot, and be a minimum of 12.5 feet wide. The parking lot edge may overlap any parking setback line. When separating two parking lots, the parking lot edge shall be a minimum of 25 feet wide and contain an average minimum three-foot-high berm, as measured from the higher curb or paving elevation. If there is a three-foot or greater differential in the elevations of the edges of the parking lots being separated, then an average two-foot berm, as measured from the higher curb or paving elevation, shall be provided. Parking lot edges may facilitate the grading and terracing of parking lots on a site.*

Proposed: Landscape Edge Depths

(T.W. King): 5'

(TX-114): 5'

Side Buffer: 10'

### **Sec 98-106 (c)(2)**

*Required: Tree density. There shall be a minimum of one tree per parking space in all parking areas. These trees may be planted within each parking area or within the parking lot edge area. No parking space may be greater than 15 feet from a tree.*

### **Sec 98-106 (c)(4)**

*Required: Spot islands. A spot island shall be located within a maximum 15 feet of each parking space. The distance is measured from the nearest curb line of the island to the nearest point on the edge of the parking stall. Spot islands shall be a minimum of nine feet wide by 18 feet long. The location of spot parking lot islands shall recognize convenient pedestrian circulation routes and walks within the island planned accordingly.*

### **Sec 102-124 Figure 2**

*Required Minimum Lot Size: 200,000 S.F.*

Proposed: 107,733 S.F.

*Required Max Building Height: 35' or 2 Stories*

Proposed Max Height: 75'

*Required FAR: 0.25:1*

Proposed FAR: 0.75:1

*Required Front Building Setback: 100'*

Proposed (T.W. King): 30'

Proposed (TX-114): 50'

*Required Rear Building Setback: 100'*

Proposed: 30'

*Required Side Building Setback: 75'*

Proposed: 30'

*Required Landscaping: 20%*

Proposed: 15%

**Section 102-155 Figure 3**

*Required: 1 for each guest room or residence unit*

Proposed: 1 parking space per room up to 117 rooms. 117 Max Parking Spaces.



**Know what's below. Call before you dig.**  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR EMERGENCY CONTACT**  
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 NORTH RICHLAND HILLS, TX 76180  
 TEXAS FIRM NUMBER: F-12242

TX HWY 114 & T.W. KING  
 WESTLAKE  
 TARRANT COUNTY, TX

**PROPOSED HOTEL**  
 TROPHY LODGING  
 CONCEPT PLAN

DATE 11/29/22

REVISIONS

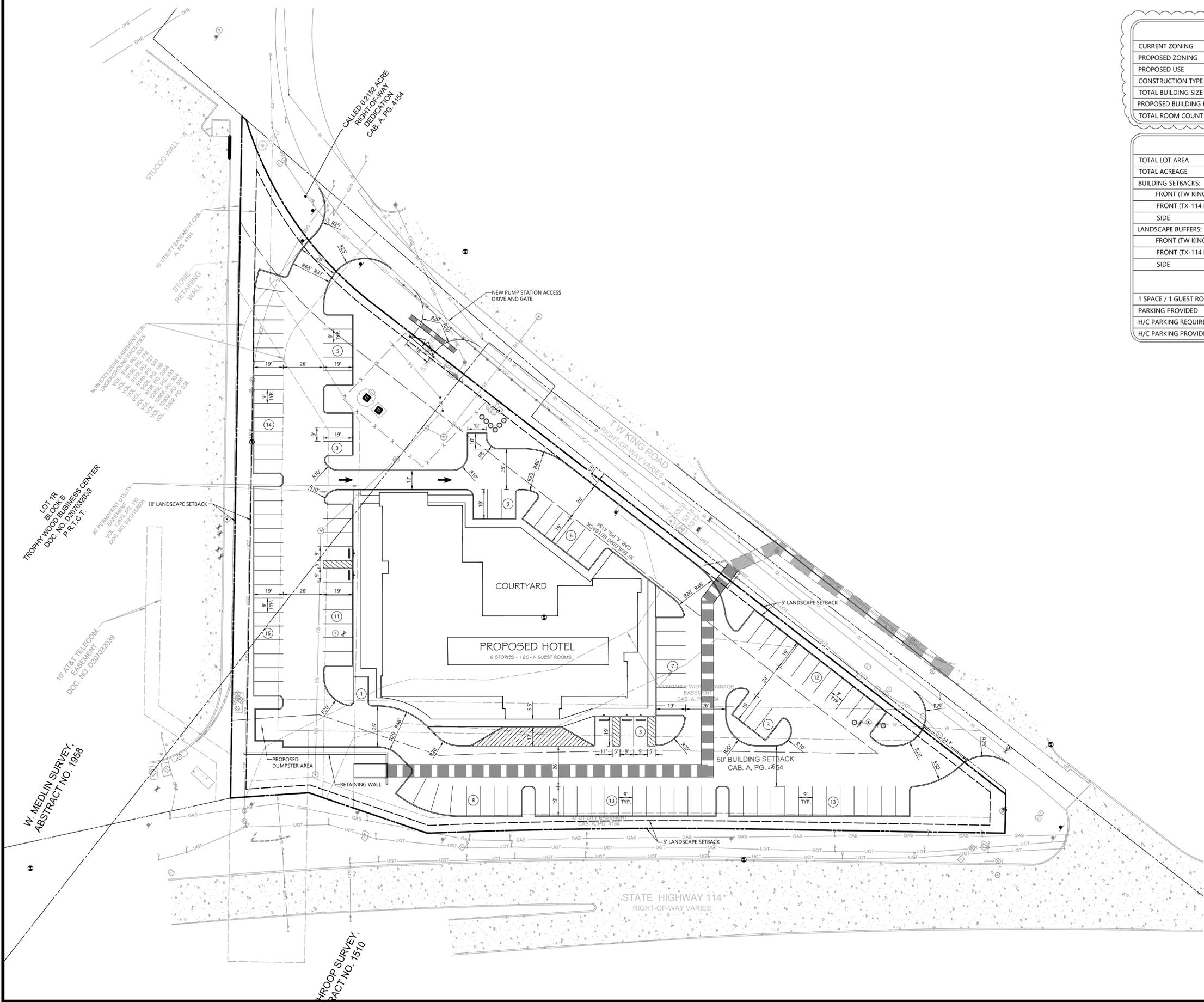
SCALE: 1"=30'

DRAWN BY: C. ATCHLEY  
 CHECKED BY: M. HOLMES  
 PROJECT MANAGER: J. GREEN  
 JOB #: 21005327  
 FILE CODE: ##  
 SHEET NO. **C200**

PROPOSED HOTEL - SITE DATA	
CURRENT ZONING	O - OFFICE
PROPOSED ZONING	PD
PROPOSED USE	HOTEL
CONSTRUCTION TYPE	IIB
TOTAL BUILDING SIZE	80,612 SF
PROPOSED BUILDING HEIGHT	6 STORIES, 75'-0"
TOTAL ROOM COUNT	120 +/-

SITE SUMMARY	
TOTAL LOT AREA	107,733.95 S.F.
TOTAL ACREAGE	2.473 AC
BUILDING SETBACKS:	
FRONT (T.W. KING)	30'
FRONT (TX-114 FRONTAGE)	50'
SIDE	30'
LANDSCAPE BUFFERS:	
FRONT (T.W. KING)	5'
FRONT (TX-114 FRONTAGE)	5'
SIDE	10'

PARKING SUMMARY	
1 SPACE / 1 GUEST ROOM	120
PARKING PROVIDED	117
H/C PARKING REQUIRED	5
H/C PARKING PROVIDED	5



FILE NAME: K:\21005327\_CAD\21005327-C200\_SHEET\_01.dwg DATE: 11/29/2022 11:29:22 AM USER: CATCHLEY, C. TITLE: 21005327-C200\_SHEET\_01.dwg PLOT DATE: 11/29/2022 11:29:22 AM PLOT BY: CATCHLEY, C.

NOT ISSUED FOR CONSTRUCTION CAD FILE: 21005327-C200 SITE PLAN



MAIN ENTRANCE OF HOTEL  
Brand of hotel to be: MARRIOTT, HILTON OR HYATT



BACK POOL ENTRANCE OF HOTEL

