



# 18Z-011

# STAFF REPORT

**ADDRESS:**

7627 Stewart Road

**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

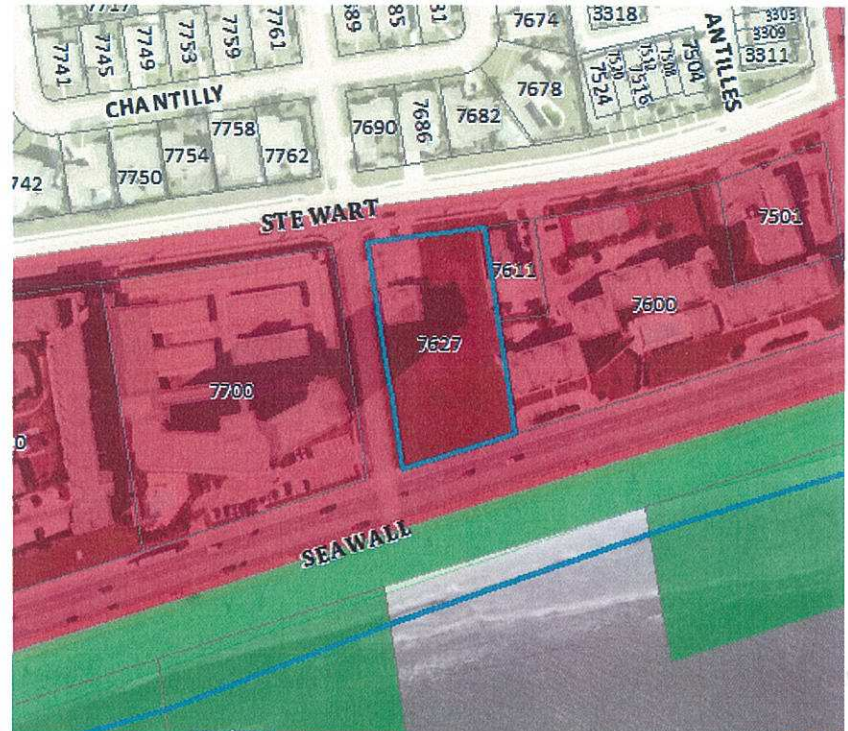
**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
11				

**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 <i>(Not Requested)</i>	10-feet <i>(Not Requested)</i>

**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:**

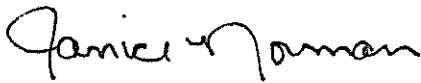
Lot Coverage Maximum– From 75% to 89%

**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,




5/21/18

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Janice Norman, Planning Manager

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Date

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Catherine Gorman, ACIP  
Assistant Director/HPO

5-29-18

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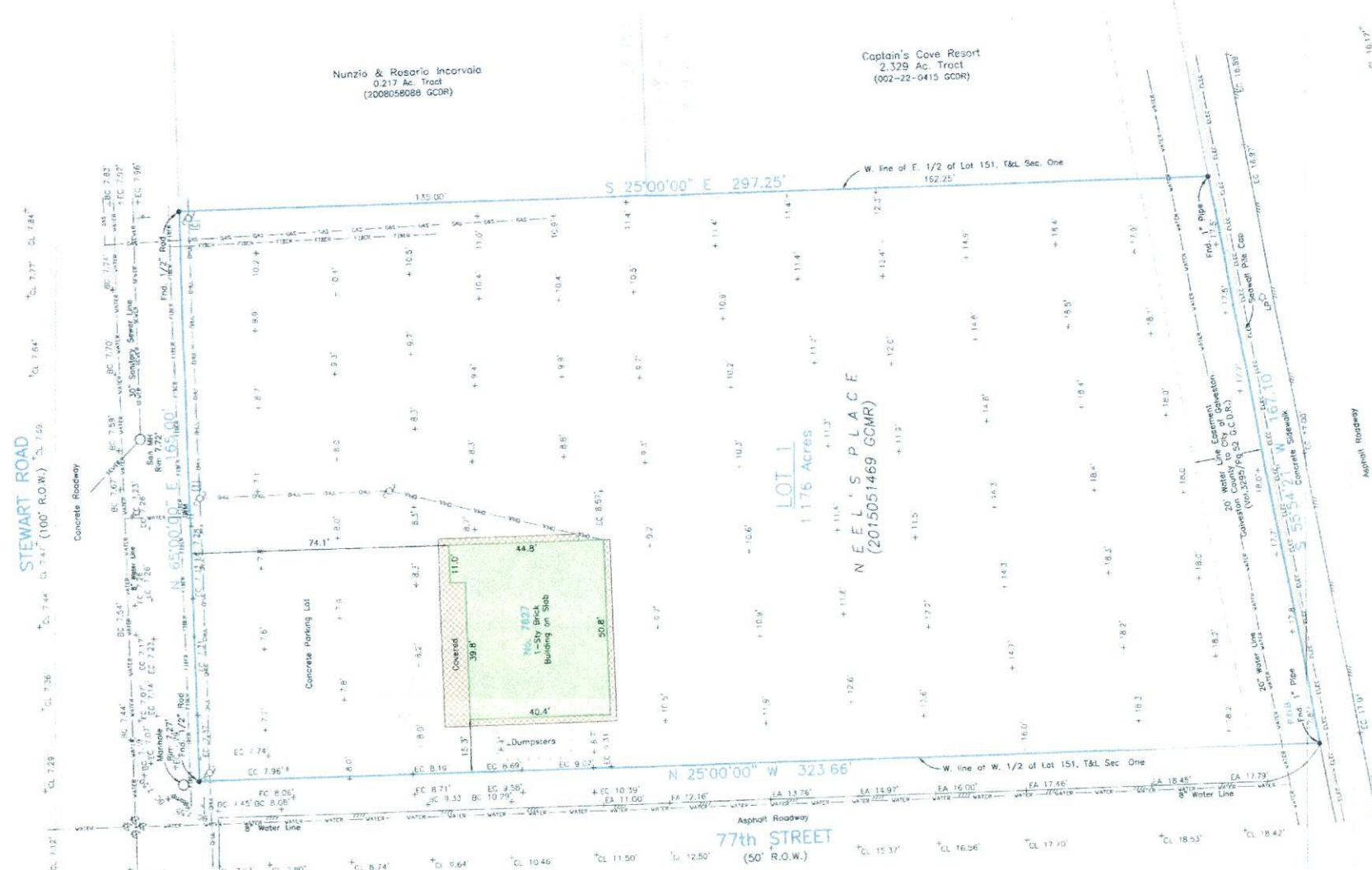
Date



VICINITY MAP  
N12

ABBREVIATIONS	LEGEND
AC Air Conditioner Unit	EC Cable TV Precast
AD Area Drain	ED Electrical Box
Bldg. Building	EH Fire Hydrant
B.M. Building Line	EB Gas Meter
CD Clean Out	EV Irrigation Valve
DC Down Guy	EL Light Fixture
DCDR Galveston County Deed Records	EP Power Pole
GDGR Galveston County Map Records	ER Power Pole
B Inlet Box	ES Sign
Wt. Manhole	ET Telephone Precast
Ng. Pipe	EW Water Valve
RP Power Pole	Concrete Footprint
R.O.W. Right of Way	Covered Area
SSMH Sanitary Sewer Manhole	Deck Area
Sty. Story	Over-Head Utility Lines
Sq. Ft. Square Feet	Sanitary Sewer Lines
U.C. Underground	Water Lines
Vol. Volume	U.G. Telephone & Cable Lines
W/Mr Water Meter Vault	U.G. Electrical Lines
Xtrmr Transformer	Cable Lines

SCALE: 1" = 20'



SEAWALL BOULEVARD  
(150' R.O.W.)<sup>1034'</sup>

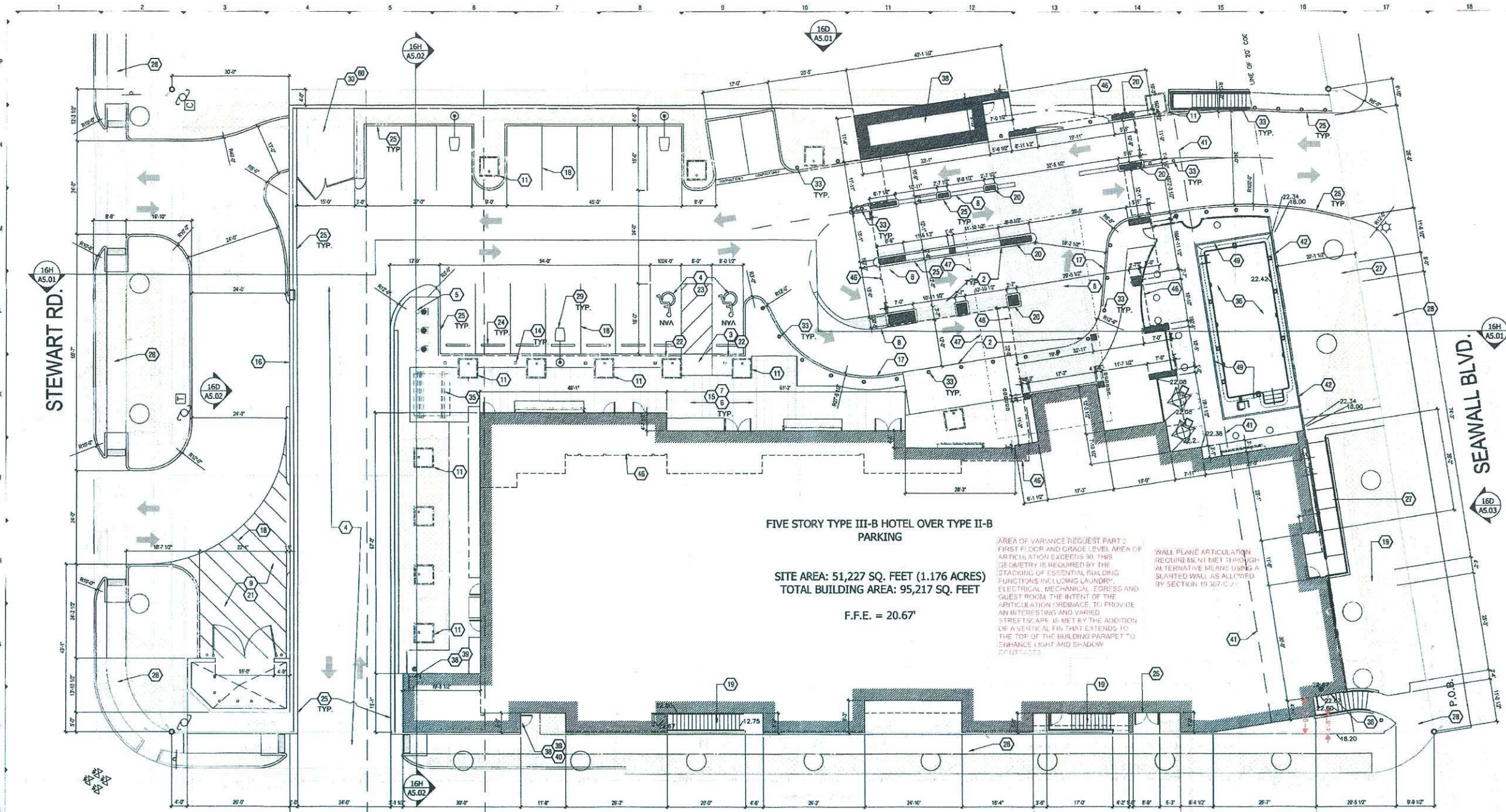
NOTES:  
 1) The property is to be used for...  
 2) The property is to be used for...  
 3) Elevations are shown in feet above...  
 4) Utilities shown herein are based on...  
 5) Surveyed without benefit of a title report.



Topographic survey of all of N E L S P L A C E, a subdivision in Galveston County, Texas, according to the plat or map hereof, and the plat or map hereof, is hereby certified to be correct and true, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Baskley  
 Registered Professional  
 Land Surveyor No. 5856

DATE: 04/15/2015  
 TIME: 2:05:00 PM  
 PAGE: 15-01/05



FIVE STORY TYPE III-B HOTEL OVER TYPE II-B PARKING  
 SITE AREA: 51,227 SQ. FEET (1.176 ACRES)  
 TOTAL BUILDING AREA: 95,217 SQ. FEET  
 F.F.E. = 20.67'

AREA OF VARIANCE REQUEST PART 2: ARTICULATION EXCEEDS 30% THIS IS COMPLETED BY THE STACKING OF ESSENTIAL BUILDING FUNCTIONS INCLUDING LAUNDRY, ELECTRICAL, MECHANICAL, EGRESS AND GUEST ROOM THE INTENT OF THE ARTICULATION REQUIREMENT TO PROVIDE AN INTERESTING AND VARIED STREETSCAPE IS MET BY THE ADDITION OF A VERTICAL FIN THAT EXTENDS TO THE TOP OF THE BUILDING PARAPET TO CHANGE LIGHT AND SHADOW CONTRASTS

WALL PLANE ARTICULATION REQUIREMENT MET THROUGH AN ALTERNATIVE MEANS USING A SLANTED WALL AS ALLOWED BY SECTION 19.07.02.01

30' - 0 HEIGHT REQUIRED YARD  
 20' - 35' HEIGHT 3 STORIES TRANSITION 1A  
 30' - 70' HEIGHT 5 STORIES TRANSITION 1B  
 70' HEIGHT 5 STORIES

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

D1 GENERAL NOTES  
 Scale: NTS

RIGHT OF WAY	BUILDING LENGTH	DISTANCE AT BUILDING LINE	PERCENT	PERCENT REQUIRED	REQUIRED	PROVIDED	REMARKS
SEAWALL	159.72	67.8	42%	30%	0	0	FRONT IS SET TO WATER CASSEMENT LINE
77TH	223.25	223.25	100%	30%	0	0	COMPLIES WITH TRANSITION ZONE 1A AND 1B STANDARDS
STEWART	151		0%	30%	30	30	

FLOOR AREA RATIO	SETBACK
SITE AREA	51,227
PARKING LEVEL AREA	
FIRST FLOOR AREA	36,769
2ND - 5TH FLOOR AREA	35,077
TOTAL FLOOR AREA	95,217
FLOOR AREA RATIO	1.9
COMMUNITY BENEFIT TABLE 30.333A - NATURAL RESOURCE; BEACH RENOURISHMENT	350 LF
COMMUNITY BENEFIT TABLE 30.333B - HOTEL FAR INC. PER 30 BAYS = 0.25 (1.25 MAX)	140
COMMUNITY BENEFIT TABLE 30.333C - PUBLIC RESTROOM	

A1 SETBACK AND FLOOR AREA RATIO  
 Scale: NTS

IMPERVIOUS AREA	PAVING, BUILDINGS AND WALKS	PLAZA IMPERV. PAVING AND PLANTING AREAS (75%)	PLANTED ROOF SYSTEM
41,368	1.00	41,368	
5,621	0.75	4,215	
9,250	0.75	6,938	
38,446	75%		

SEAWALL SETBACK AREA	77TH SETBACK AREA	STEWART SETBACK AREA	LANDSCAPE AROUND POOL	ENTRY LANDSCAPE	TOTAL PROVIDED
2,220	588	515	282	4,333	

PARKING SUMMARY	STANDARD	HICAP	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 %	80%	5%	10%	100%

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 IRRIGATION SYSTEM. PLANTINGS ON THE "PODIUM" ARE IN CAST WELLS IN THE CONCRETE WITH INTERNAL DRAINS. PLANT MATERIAL WILL BE INSTALLED IN SUITABLE SOIL MIX OVER GEOTEXTILE OVER BULLROCK AND GRAVEL DRAINAGE LAYER.

A10 LANDSCAPE AND PLANTING LEGEND  
 Scale: NTS

- NOT USED
- 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
- ACCESSIBLE RAMP TRANSITION
- 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%
- FLAGPOLES, THREE REQUIRED WITH UPLIGHTING. RE: STANDARDS
- DECORATIVE PERMEABLE PAVERS WITH UNDERDRAIN SYSTEM
- ACCESSIBLE ROUTE. LIMIT TO SLOPES SHOWN. DO NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE AT ANY CONDITION
- DECORATIVE PAVERS
- DELIVERY SERVICE LOADING ZONE
- PEDESTRIAN ACCESS ZONE
- 42" TALL INTEGRAL PLANTER
- DRIVEWAY RAMP UP/DOWN TO/FROM 77TH ST.
- CURB CUT AND DRIVEWAY RE: CIVIL
- 96" TALL ORNAMENTAL LIGHT FIXTURE
- ENTRY TO PARKING AREA
- 6" CURB TRANSITIONS TO "ZERO" CURB
- PAINTED PAVEMENT MARKING (STRIPPING)
- EGRESS STAIR, LOBBY OR CORRIDOR TO PUBLIC WAY
- SUPPORTING STRUCTURE
- HEAVY DUTY 6" PAVING AT LOADING AND TRASH AREAS
- ACCESSIBLE PARKING SIGN RE: DETAIL
- PAINTED PAVEMENT MARKING - ACCESSIBLE SYMBOL/BL RE: DETAIL - WITH "VAN" WHITE SHOWN
- CONCRETE WHEEL STOP (TYPICAL)
- 6" CURB, TYPICAL
- SERVICE DOOR ABOVE GRADE FOR EQUIPMENT TRANSFER INTO/OUT OF LAUNDRY. DOOR IS AT FINISH FLOOR LEVEL. REQUIRES A LIFT TO ACCESS.
- EXISTING MUNICIPAL SIDEWALK
- PARKING AREA LIGHTING RE: SITE LIGHTING PLAN
- TRANSFORMER LIGHTING
- ACCESSIBLE RAMP TO/FROM PUBLIC SIDEWALK
- INTERNALLY ILLUMINATED BOLLARD RE: SITE LIGHTING PLAN
- GARDEN TERRACE PERGOLA
- POOL DEPTH SHALL BE 3' AT ENTRY STEP END AND 5' AT "DEEP" END.
- STAIR TO/FROM HOTEL ROOMS ABOVE
- STAIR TO/FROM PARKING GARAGE
- STAIR TO/FROM PUBLIC WAY AND PARKING GARAGE
- LINE OF PARKING STRUCTURE BELOW
- 48" TALL BLACK STEEL FENCE, POWDER COAT, ROUND TOP (RAIL UNEXPOSED PICKET ENDS OR SHARPENED FINALS)
- HEAVY STEEL EDGING
- BLACK GUARD RAIL, POWDER COAT, 42" TALL TO TOP.
- WALL, TERMINATES IF ABOVE TOP OF PAVERS.
- LINE OF BUILDING ABOVE
- LINE OF CANOPY ABOVE
- POOL DECK: SLOPES AWAY FROM POOL COPING
- PAD MOUNTED TRANSFORMER, ON 6" TALL PAD

A14 KEYED NOTES  
 Scale: NTS

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 info@hiltongardeninn.com

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



**HILTON GARDEN INN**  
 7690 SEAWALL BLVD.  
 GALVESTON, TEXAS 77551

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 TIPS PROJECT #19-0001-204  
 TIPS PROJECT #19-0001-204  
 ISSUE INFORMATION  
 JULY 2017

REVISIONS	DATE	DESCRIPTION
REVIEW AND PRICING	07/27/17	
GENERAL REVISIONS	10/17/18	
REVIEW	10/19/17	
MODIFY TO 1:1 PHOTO	03/08/19	
CITY OF GALV. COMMENT 1	04/09/19	
CITY OF GALV. COMMENT 2	04/16/19	
GEN REV COG # 1	04/27/19	

SHEET INFORMATION  
 OVERALL AREA  
 DEVELOPMENT PLAN

A0.01



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TIPPS PROJECT #18-00051-204  
**ISSUE INFORMATION**

**JULY 2017**

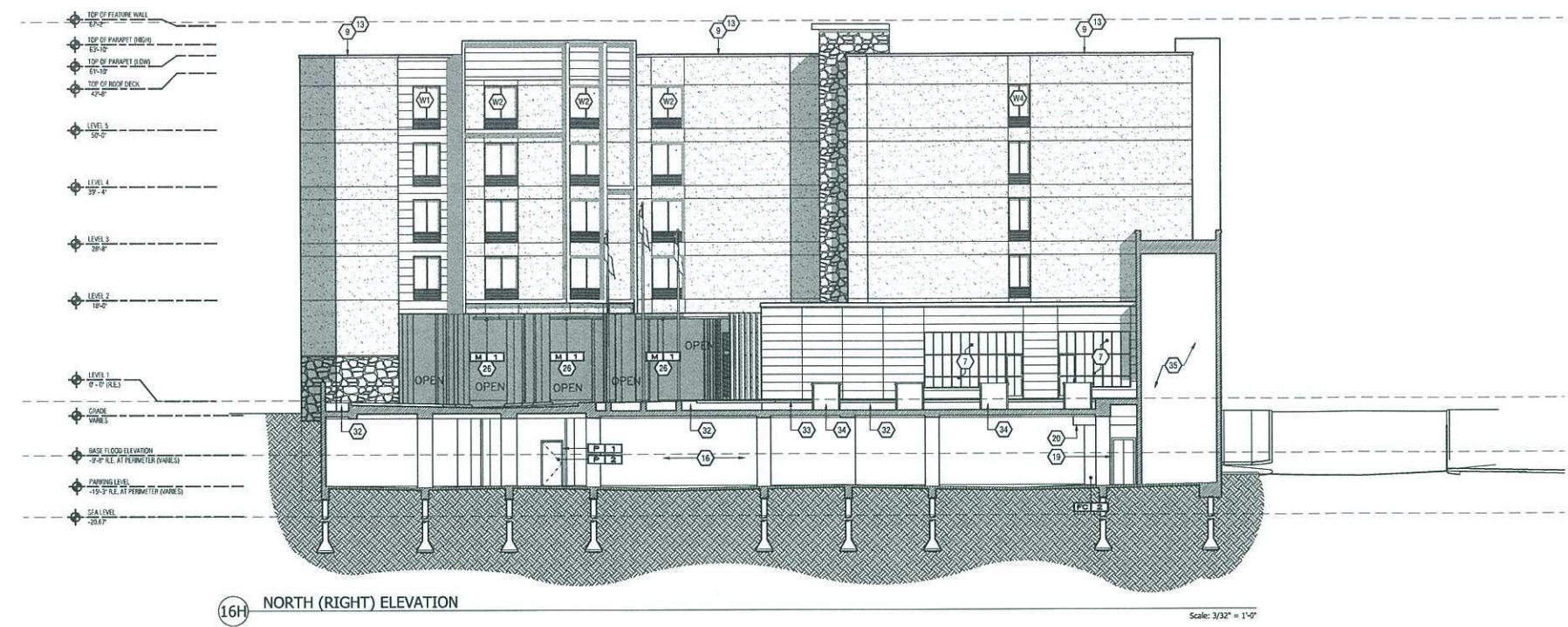
REVISIONS	REVISION AND DATES
REVIEW AND PRICING	01/12/16
GENERAL REVISIONS	10/12/16
REVIEW	10/10/17
MODIFY TO B.I. PHOTO	03/30/18
CITY OF GALV. COMMENT 1	04/25/18
CITY OF GALV. COMMENT 2	04/25/18
GEN REV COG + B.I.	04/23/18

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Jenny Tipps, AIA, LEED-AP

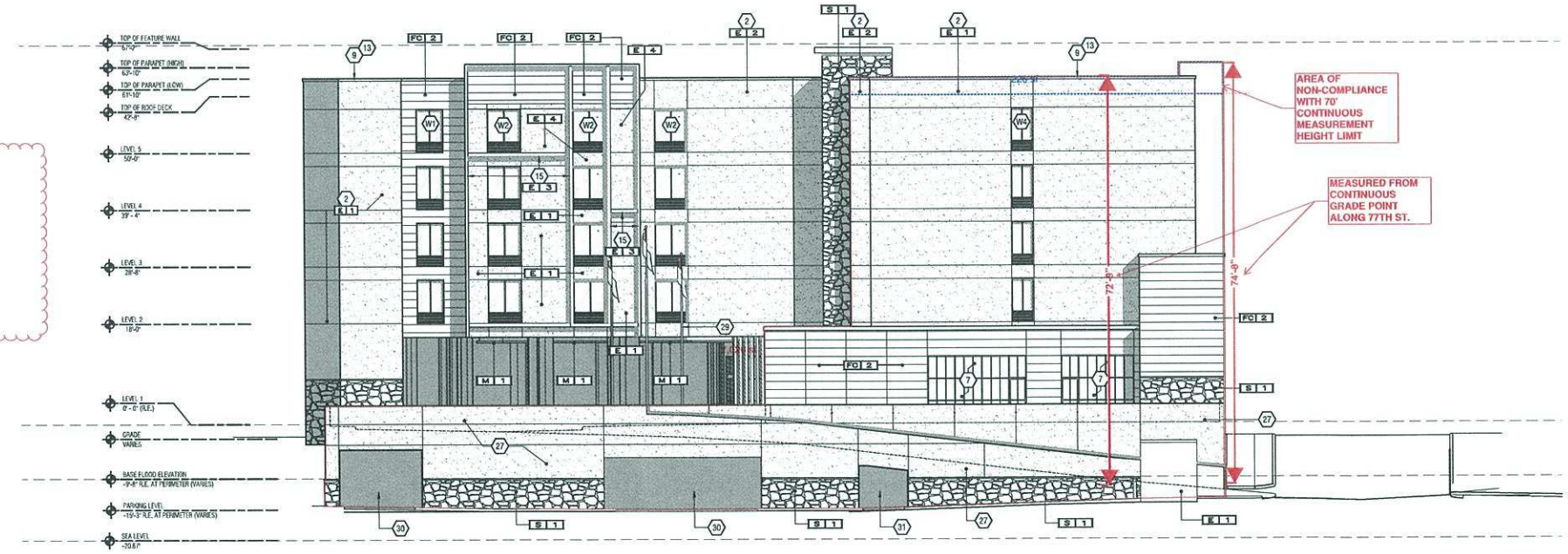
**SHEET INFORMATION**  
EXTERIOR ELEVATIONS

**A5.02**



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"

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

1A STONE "S-1"  
Scale: NONE

3A EXTERIOR FINISH SCHEDULE  
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" FR. PLWD. BACKING FOR SIGNAGE MFG.
- 12** ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL.
- 13** STEEL FRAME GATES W/STAINED WOOD SLATS - PAINT STEEL TO MATCH.
- 14** PRONOUNCED "ACCENT" LEDGE, SEE DETAIL 31A.22
- 15** PARKING LEVEL MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADMTAS PARKING COMPLIANCE

7A SIGNAGE NOTES  
Scale: NONE

- 16** ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- 17** MINIMUM 3/4" PLYWOOD BACKERSBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- 18** ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
- 19** RACEWAYS / WIREWAYS ARE NOT ALLOWED
- 20** 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.
- 21** 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.

10A KEYED NOTES  
Scale: NONE

- 17** STEEL FENCE, 48" TALL, 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS, ROUND TOP RAIL, NO SPIRES OR FINALS. 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'
- 23** BASE FLOOD ELEVATION, 11'
- 24** 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
- 25** 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
- 26** ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE, ALLOWABLE BY VARIANCE
- 27** CANOPY/"CLOUD" ELEMENT DEFINING ENTRY
- 28** SANDED ELASTOMERIC COATING, FINISH AND COLOR TO MATCH "E-2"
- 29** CAST IN PLACE REVEAL IN CONCRETE WALL
- 30** FLAGPOLES
- 31** PARKING ENTRY/EXIT
- 32** NON-VEHICULAR SERVICE ENTRY

- 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

- 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

Scale: NONE

**Tipps**  
Ideas that work

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**Hilton Garden Inn**  
Hilton Garden Inn®  
North American Prototype  
**VERSION 9.1**  
Hilton Worldwide  
755 Crosswood Ln., Memphis, TN 38117



**HILTON GARDEN INN**  
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**ISSUE INFORMATION**

**JULY 2017**

REVISIONS	REVISION AND PREPARED	DATE
Δ	GENERAL REVISIONS	07/17/17
REVIEW		10/10/17
	MODIFY TO 3D PHOTO	03/20/18
	CITY OF GALV. COMMENT 1	04/10/18
	CITY OF GALV. COMMENT 2	04/15/18
	GEN REV COG + 9.1	04/23/18

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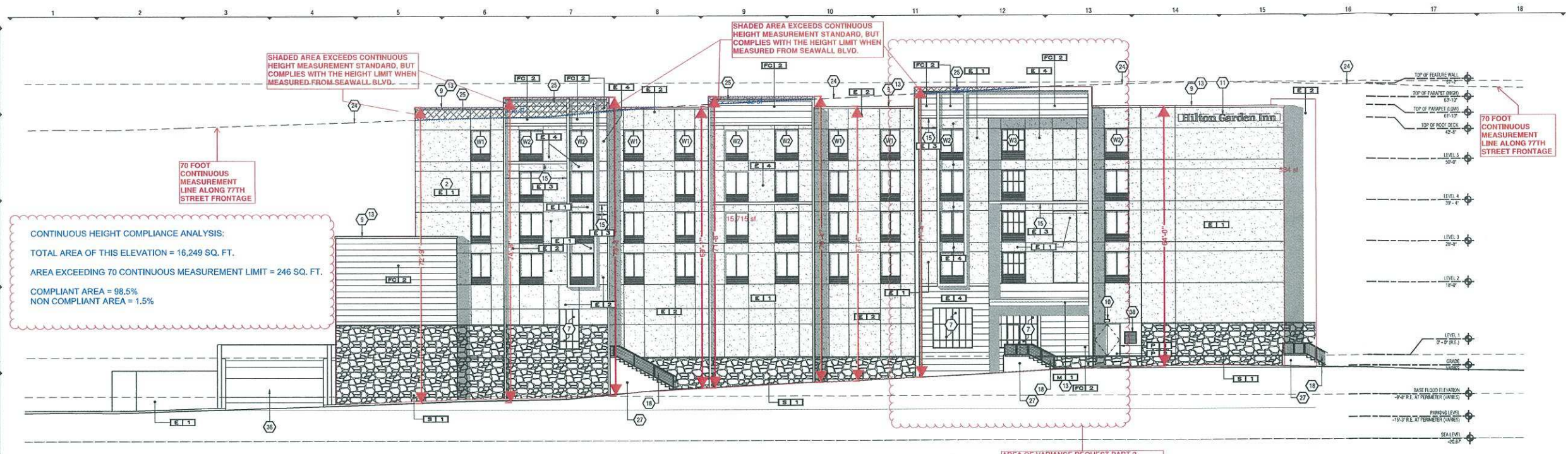
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**SHEET INFORMATION**

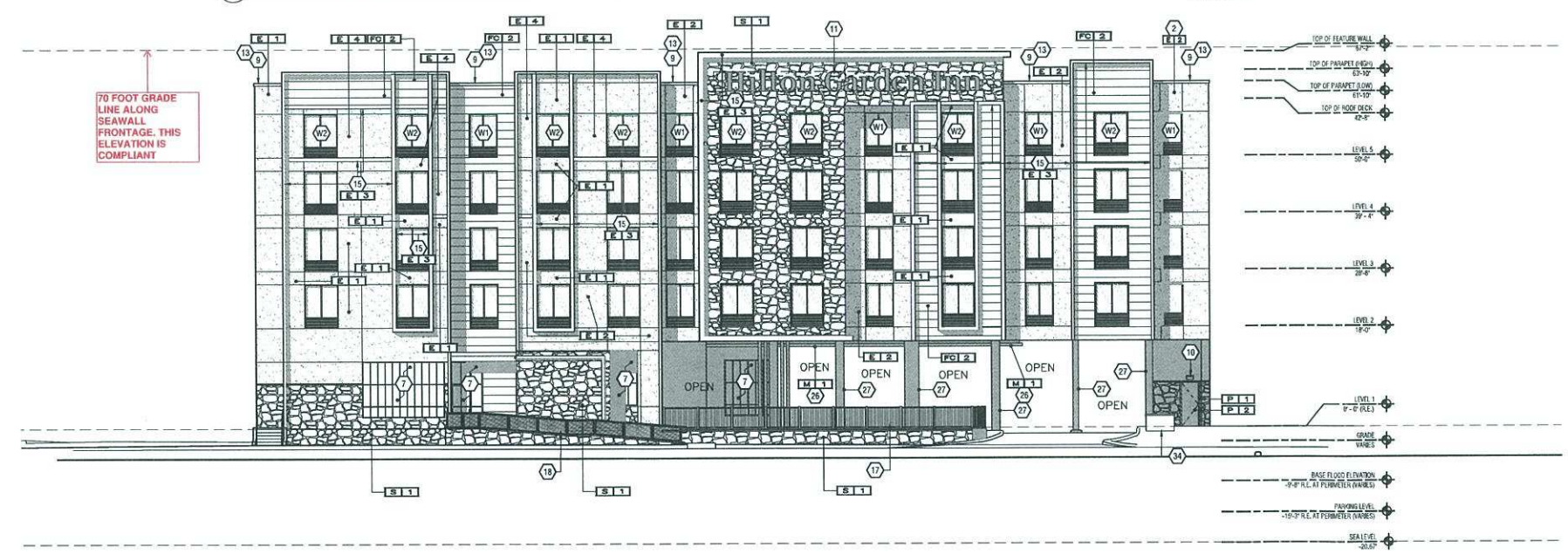
**EXTERIOR ELEVATIONS**

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

**A5.03**



16H WEST (REAR) ELEVATION



16D SOUTH (LEFT) ELEVATION

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

1A STONE "S-1" Scale: NONE

3A EXTERIOR FINISH SCHEDULE Scale: NONE

7A SIGNAGE NOTES Scale: NONE

10A KEYED NOTES Scale: NONE

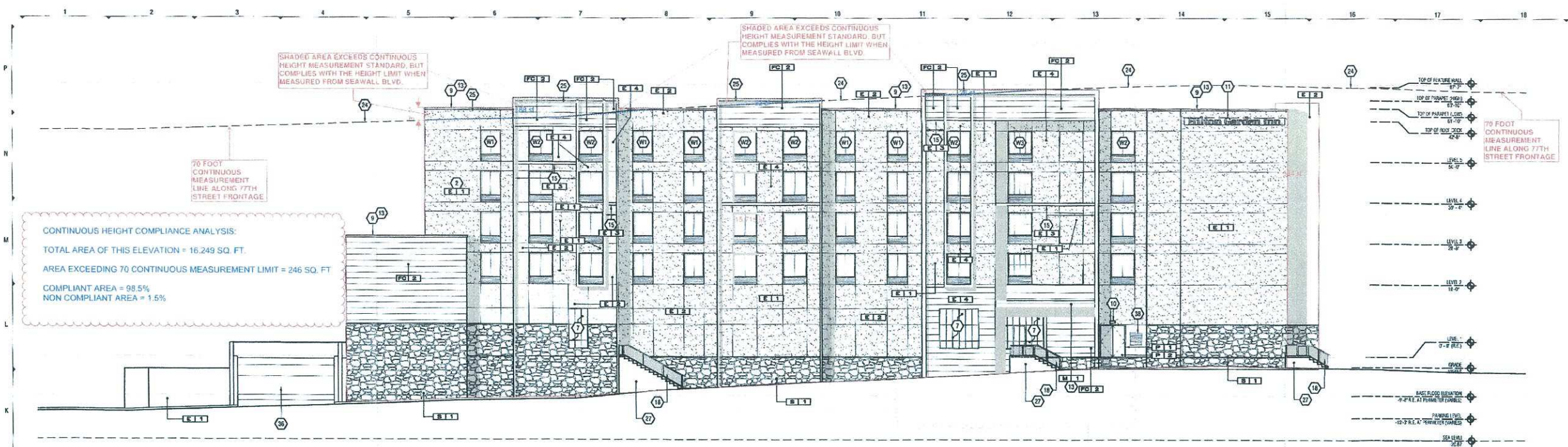
- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERSOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
  - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT. RACEWAYS / WIREWAYS ARE NOT ALLOWED
  - 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.
  - 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.

- NOT USED
- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- GRADE LEVEL
- PRE-FINISHED ALUMINUM DOOR W/ SIDELITE
- PRE-FINISHED ALUMINUM DOOR
- PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING.
- PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
- CLEARANCE SIGNAGE
- PRE-FINISHED METAL COPING
- LIGHT FIXTURE
- REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION - PROVIDE 3/4" FRT PLWD, BACKING FOR SIGNAGE MTS.
- ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL.
- STEEL FRAME GATES W/STAINED WOOD SLATS - PAINT STEEL TO MATCH.
- PRONOUNCED "ACCENT" LEDGE. SEE DETAIL 3146.22
- PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADAPTAS PARKING COMPLIANCE

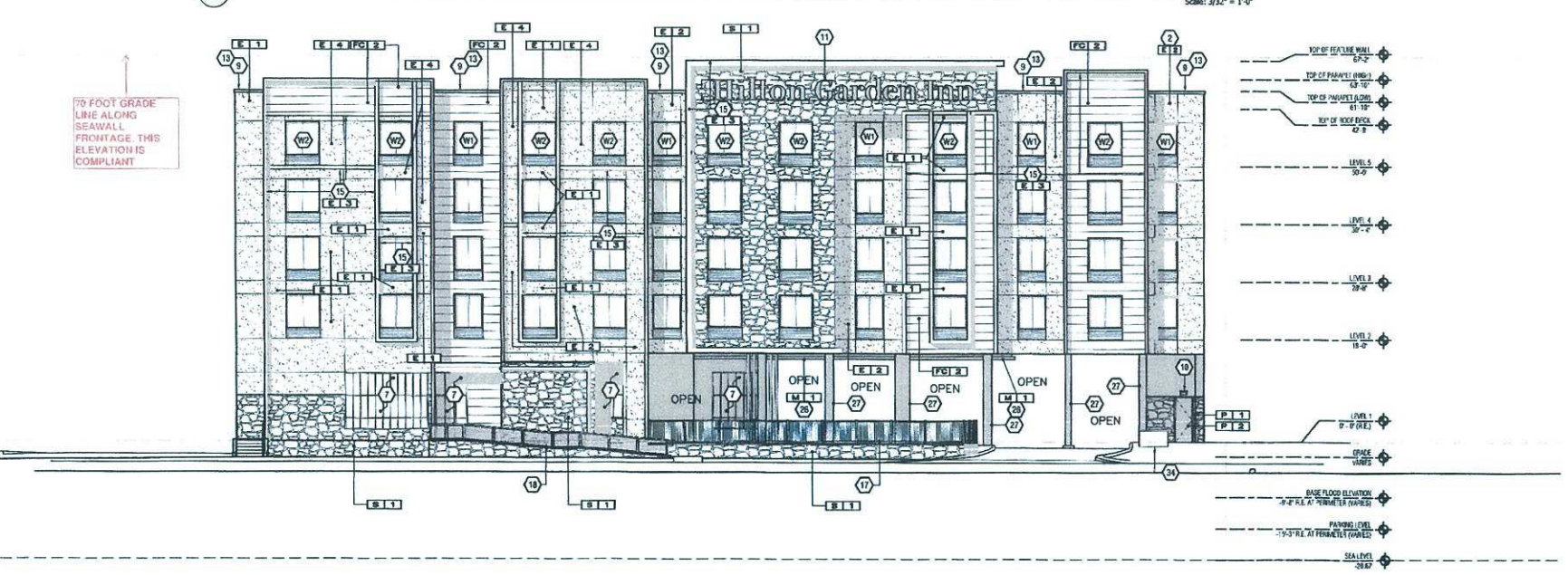
- STEEL FENCE. 48" TALL, 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
- STEEL RAILING. 3"x3" MESH INFILL PANELS. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
- ELEVATOR
- SOFFIT. 8" - 0" AFF RELATIVE TO PARKING LEVEL "FLOOR"
- SEA LEVEL. 10' FEET ELEVATION
- FFE LINE. 20.67'
- BASE FLOOD ELEVATION. 11'
- 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
- 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
- ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE
- CANOPY/"CLOUD" ELEMENT DEFINING ENTRY
- SANDED ELASTOMERIC COATING. FINISH AND COLOR TO MATCH "E-2"
- CAST IN PLACE REVEAL IN CONCRETE WALL
- FLAGPOLES
- PARKING ENTRY/EXIT
- NON-VEHICULAR SERVICE ENTRY

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

- PLANTING WELL DRAINS REQUIRED.
- PERVIOUS PAVER SYSTEM
- CAST CONCRETE PALM TREE PLANTER
- STAIR SHAFT
- RAMP UP TO ENTRY LEVEL
- 77TH STREET
- LOUVERED VENT. LOUVERS TO MATCH STOREFRONT SYSTEM



16H WEST (REAR) ELEVATION



16D SOUTH (LEFT) ELEVATION

<b>DF 1</b>	DFS - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:	<b>P 3</b>	PT - PAINT - FINISH: - COLOR:
<b>DF 2</b>	DFS - DIRECT FINISH SYSTEM - FINISH: SANDPEBBLE - COLOR:	<b>FC 1</b>	FC - FIBER CEMENT PANEL - FINISH: ILLUMINATION PANEL - COLOR:
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<b>E 4</b>	EFS - EXTERIOR INSULATED FINISH SYSTEM - FINISH: LYMESTONE DP - COLOR: proto yellow	<b>M 1</b>	M - METAL - FINISH: - COLOR: GREY
<b>P 1</b>	PT - PAINT - FINISH: FLAT - COLOR: BM-2132-10	<b>M -</b>	M - METAL - FINISH: - COLOR:
<b>P 2</b>	PT - PAINT - FINISH: SEMI GLOSS - COLOR: HC-165	<b>S -</b>	S - STONE - COLOR:

1A STONE "S-1" Scale: NONE  
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.
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7. PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
8. CLEARANCE SIGNAGE
9. PRE-FINISHED METAL COPING
10. LIGHT FIXTURE
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12. ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL.
13. STEEL FRAME GATES W/ STAINED WOOD SLATS - PAINT STEEL TO MATCH.
14. PRONOUNCED "ACCENT" LEDGE. SEE DETAIL 316.22
15. PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADA/ASV PARKING COMPLIANCE

7A SIGNAGE NOTES Scale: NONE  
10A KEYED NOTES Scale: NONE

17. STEEL FENCE 48" TALL, 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR.
18. STEEL RAILING. 1/2" MESH IN/RL PANELS. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR.
19. ELEVATOR
20. SOFFIT. 8'-0" AFF RELATIVE TO PARKING LEVEL "FLOOR"
21. SEA LEVEL. 10' FEET ELEVATION
22. FFE LINE. 20.87
23. BASE FLOOD ELEVATION. 11'
24. 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
25. 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
26. ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE
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30. FLAGPOLES
31. PARKING ENTRY/EXIT
32. NON-VEHICULAR SERVICE ENTRY
32. PLANTING WELL. DRAINS REQUIRED.
33. PERVIOUS PAVEMENT 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

16C GENERAL NOTES Scale: NONE

**Tipps**  
Ideas that work  
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info@tippsarchitecture.com

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



**HILTON GARDEN INN**  
7690 SEAWALL BLVD.  
GALVESTON, TEXAS 77551

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

JULY 2017

REVISIONS	
REVIEW AND PRICING	01/21/15
GENERAL REVISIONS	10/12/17
REVIEW	10/19/17
MODIFY TO B.I. PHOTO	03/20/18
CITY OF GALV. COMMENT 1	04/09/18
CITY OF GALV. COMMENT 2	04/15/18
GEN REV COG - B.I.	04/23/18

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Jury Tyson, AIA, LEED-AP

SHEET INFORMATION

EXTERIOR ELEVATIONS

**A5.03**



May 8, 2018

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

Re: **ZBA Variance Application**  
**Hilton Garden Inn – Seawall Blvd and 77<sup>th</sup> 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 77<sup>th</sup> 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 (77<sup>th</sup> 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,

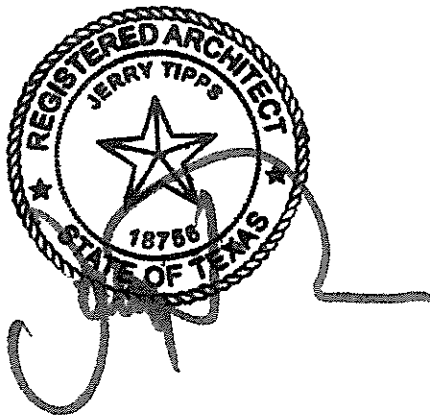
pleasing design is created, while minimizing the development's impact on the storm drainage infrastructure through the delayed release or retained management of storm water across the site.

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