



October 27, 2023

City of Kyle Planning Department
100 West Center Street
Kyle, TX 78640

Re: Country Inn & Suites for Kyle TX; MAI #23099

#3. A detailed written description of the proposed use, which written description shall include all relevant factors, including, but not limited to, utility requirement, projected employment, and nature of the proposed activity and products.

City of Kyle Planning Department,

We are submitting this Conditional Use Permit application and required checklist items to request a height variance for our proposed hotel. Our hotel will be located within the I-35 overlay district. The current I-35 overlay district building height limit is 45'.

In order to fulfill our Owner's requirements of a minimum of 87 guestrooms, we propose a hotel of 4 stories with a final height to top of tallest parapet/structure at 58'. (see accompanying elevation drawings for familiarization).

In researching the city ordinance to comply with the guidelines, we discovered an ordinance we believe could help with our request for a building height increase.

In section 53-33 – General requirements and limitations see (C.) Structures and buildings, #2b. In this subsection you see: Public and semipublic service buildings, institutions or schools, where permitted, may be erected to a height not exceeding 60 feet and churches and of places of worship may be erected to a height not exceeding 75 feet when each of the required yards is increased by one foot for each two feet of additional building height above the height limits for the district in which the building is located. We have allowed for this yard increase on our site for this possibility. (see site plan for notification of these additional yard distances for our request for a building height increase).

Even though our building isn't necessarily a service building we do provide the option of a lodging service for travelers and visitors to the city. It is also our belief that an aesthetically pleasing building seen from the Interstate might convince weary travelers to stay the night and thus spend funds in the City of Kyle not only at the hotel but other establishments as well.

Hotel description:

This hotel will be four story, 58' tall, 51,400 sf. building with 87 guestrooms predominantly on floors 2-4, although there will be some guest rooms on the first floor.

The other areas that we call "back of house" hotel support rooms are also on the first floor: pantry/storage, laundry, linen storage behind the elevators, managers office, mechanical, maintenance, pool equipment and fire pump rooms.

In examining some of the larger amenity rooms such as meeting room, breakfast and den/business we hope you will understand, and experience has taught us that these room will draw people in and are often times areas that would beg for a taller ceiling and treatments such



as furrdowns. These rooms, especially the meeting room and the den/business room would be a location where small presentations might occur requiring a projector screen or large format viewing wall. Often times furrdowns are used to provide an aesthetically pleasing room by their use within the space. The higher ceiling heights will allow the furrdowns to be a part of this volume.

To specifically address the 45'-0" maximum building height, our proposed (4) story hotel building will be 47'-11" to the top of roof deck. Some parapet elements will extend above this roof level 2'-11", 6'-11", 8'-11", and a maximum 12'-11" above the roof deck. The additional building height was mostly caused by the higher ceiling heights on the first level. (as noted above)

We believe our hotel will help in providing an aesthetically pleasing building and increase the inviting possibility of further development in this area. It is our hope you will take in the above reasons and conclude that we have fulfilled a great many requirements and will allow our building height increase.

Respectfully,

Todd Leverett