

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of January 7, 2016**

Consider And Act On An Alternate Façade Material For A Retaining Wall On An Approximately 6.3-Acre Tract Located At 1201 Raiford Road And Zoned PD-189 For The (O-4) Office District. Case No. 10-15MD1 Raiford Hotel (Alt. Façade). Case Coordinator: Christopher Barton.

Barton presented the request noting that this was the first project under the Raiford Overlay District guidelines which was intended to provide a very high quality pedestrian oriented environment. The guidelines also include a requirement to use a particular type of natural stone facing material. The applicant has requested to use an alternate material that is not a natural stone material. The justification was that it would be lower in long term maintenance; it would be a material that would flex as the soil shifts and should not experience the cracking and degradation that a natural stone material might experience. He provided photos of examples of the alternate material. He advised that the purchase agreement between the City and the developer requires that the site be developed in accordance with the Raiford Road Design Standards. He advised that staff did not have a recommendation and he further noted that should the Commission deny the request, the applicant could appeal the decision to the City Council.

Sanjay Naik, Lowen Hospitality, 1920 Enchanted Way, Ste 200, Grapevine, representing the applicant, asked the representative of the stone company to give a brief presentation regarding the product and address the concerns heard during the Worksession.

Ken Morrison, owner, founder and President of Stonecoat, 4401 Westgrove Drive, Addison, manufacturer of the proposed product, noted buildings in various DFW locations that used Stonecoat material. He stated that Stonecoat is a real limestone veneer and stressed that it was 95%-96% pure CaCO_3 (Calcium Carbonate) which is the chemical compound for limestone. He stated it would be a seamless, breathable wall of limestone so there would be no grout joints that would shift or break. He stated that it would also be very easily repaired and felt it important to note that it could be customized.

Kiser asked about coloring and sealing. Mr. Morrison replied that because it was natural stone, they use mineral oxides which are quarried and sealing is not required. He stated that the stone would not spall like brick because it is one solid layer of limestone. It was possible that one might see leaching which happens during cold weather on a natural stone which eventually comes off after the cold weather goes away.

Nesbit asked again about joints in the material. Mr. Morrison stated that because it would be a seamless, breathable wall of limestone, they would still honor the expansion joints. He stated they honor the joints that are there; they don't create joints because they were self supporting at 6 lbs per sq ft. He stated that sometimes they include a weep hole to make the architect feel better. Nesbit asked what the highest point was in feet of the wall and the architect replied that it was 18

feet. He added that an important note about a weep hole was that there was no air gap behind the stone. He felt that approving the request would not be giving relief to the requirements; it would be interpreting the product as a new stone product noting that other cities have accepted it as an alternate. Mr. Morrison stated that the MSDS sheet reflects that it is a 95-96% pure CaCO_3 . He also advised that they do 50% of their work in commercial and 50% in residential.

Kraus asked about the weep holes already in the wall and Mr. Morrison stated they do not require weep holes because there would be no gap but existing weep holes would go through the stone. Kraus asked how the wall would stay in place and Mr. Morrison explained how the product would be applied.

Chair McAninch opened the public hearing and invited speakers to address the Commission.

Mr. Naik stated they understand the importance of the wall being the main entrance to the hotel. He stated they were looking at the product because of the long term maintenance and he noted that it would not be the only hotel they would develop in the area.

Mr. Morrison underscored the ability to customize the wall stating it was an opportunity to make it look like anything you want.

There being no other speakers, Chair McAninch closed the public hearing.

Averett asked staff if there were any other examples of the magnitude of the wall in question and Barton replied that possibly on the McCoy Road. Averett asked if this was just for the existing courtyard or if it would apply to the other property and Barton replied that he would anticipate that Council action would apply to everything they own.

Chair McAninch stated that her first meeting on the Commission included the Raiford Hotel and she felt that the City made a commitment to the 160 people in the audience that this was going to be a quality product and she felt the City needs to stand by the commitment. She stated she was happy to hear that it appeared to be a quality product but it is different than what was approved and she felt that a change in the standard should go to the City Council.

Nesbit stated it was a good looking product and from what the Commission has heard, it technically meets the standard that it is real limestone but agreed that it should be something that is sent to the City Council. He stated that although he was a proponent of the product, he would deny the request to give the applicant an opportunity to take it to the City Council.

Kiser felt it was a quality product and as an architect he thought it was limestone; whether it was particularized limestone or cut out of a quarry, it is limestone. He stated he was in favor.

Chair McAninch read from A under "design standards" that all walls will be Oklahoma multicolored flagstone or as approved by the City Manager or his designee, with deep rate joints. She asked the applicant if they could replicate Oklahoma multicolored flagstone. Mr. Morrison

replied that they could and noted that there were many different types of Oklahoma flagstone and three or four of the walls on Raiford were totally different stone.

- ***Kiser moved to close the public hearing and approve Case No. 10-15MD1 Raiford Hotel, alternate façade with stipulations; second by Romo and the motion failed with 2-6 vote, Kiser and Romo in favor and McAninch, Averett, Chadwick, Nesbit, Kraus and Sundaran opposed.***

Chair McAninch advised the applicant that he could appeal the decision to the City Council.