



City Council Agenda Item Summary Report

Meeting Date: August 7, 2018

Submitted by: P. Morgan

Consent **X**

Public Hearing

Action Item

Item Title: Consider approval of a preliminary plat for Hampton Inn, located south of U.S. Highway 80 and east of Regal Drive.

Summary Statement

Mr. Kaveen Patel requests approval of a preliminary plat for Hampton Inn. The purpose of the request is to provide the boundaries and easements necessary for the development of a new hotel south of U.S. Highway 80 and east of Regal Drive.

Current and Proposed Standards:

The property consists of 2.286 acres of land located south of U.S. Highway 80 and east of Regal Drive. The property is located within the General Retail zoning district and is bordered to the east by General Retail zoning and to the west by Commercial zoning. The proposed use of the property is hotel. A preliminary plat for the project was originally approved by City Council on November 17, 2015. That preliminary plat has expired due to inactivity, in accordance with City of Forney Subdivision Ordinance Section 2.6(e). The applicant has revised the building plans to comply with the 2015 building and fire code updates completed last year by the City and is requesting re-approval of this site plan, the preliminary plat, and the final plat.

The preliminary plat is unchanged from the 2015 approval. Access easements are provided to both Regal Drive and the U.S. Highway 80 service road. A fire lane easement is provided around the hotel building. The plat design complies with Subdivision Ordinance and Zoning Ordinance requirements.

In addition to Community Development staff, the preliminary plat was reviewed by the City Engineer and by Public Works staff.

RECOMMENDED ACTION

Staff recommends approval. The Planning and Zoning Commission will consider the item on August 2, 2018.