



# 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 site plan for Hampton Inn, located south of U.S. Highway 80 and east of Regal Drive.

**Summary Statement**

Mr. Kaveen Patel requests approval of a site plan for Hampton Inn. The purpose of the request is to provide the site design 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 site plan for the project was originally approved by City Council on February 16, 2016. That site plan expired due to inactivity. 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 site plan is unchanged from the 2016 approval. It shows that the building will have a footprint of 20,140 square feet and will have 80 guest rooms. The building will be four (4) stories. A Conditional Use Permit was approved by City Council in November, 2015, to allow a height of four (4) stories. Parking is provided on the property in accordance with the City of Forney Comprehensive Zoning Ordinance. 114 spaces are provided. Access is provided to the site from Regal Drive and from U.S. Highway 80.

The building elevation plan shows that the architectural features will meet the vertical and horizontal offset requirements found in the General Retail section of the Zoning Ordinance. The applicant previously requested approval of alternative exterior construction materials. That request was denied by the Planning and Zoning Commission in November, 2015, and the applicant revised the plan to use brick, stone, and stucco in conformance with the exterior material requirements stated in the City of Forney Zoning Ordinance. Zoning Ordinance section 42.2.C requires 90% masonry construction for the first floor, and 80% masonry construction for any story above one.

In addition to Community Development staff, the plans were 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.