

PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #14- SU150407/S150402 – Specific Use Permit/Site Plan - Comfort Suites (Paddock Way Drive) (City Council District 1). Senior Planner Denice Thomas presented the case report and a Power Point presentation for a specific use permit/site plan to construct a four-story-58,456-square-foot-88-room hotel. The 1.84-acre property, located at 702 Paddock Way, zoned Light Industrial, is within the State Highway 360 (S.H. 360) Corridor Overlay District. The agent is Hugo Monsanto, Monsanto Architects, the applicant: Mike Patel, DITWIN II LLC, and the owner is Stephen Korkmas, Cedars Heritage, LTD.

Mrs. Thomas stated the proposal has been compared to the Light Industrial District dimensional requirements. The proposal meets all applicable minimum dimension requirements outlined in UDC. Hotel and motels in the City are parked at a ratio of one space per rooming unit plus four. The proposal would allow 91 guest rooms which would require 95 parking spaces. The site plan graphically depicts 96 parking spaces. The parking requirement has been met.

Mrs. Thomas noted the landscape plan does comply with the landscape requirements contained in Article 10 of the UDC. This proposal has been reviewed by the Development Review Committee and has been cleared to proceed to the Planning and Zoning Commission for consideration.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Hugo Mouskuto, 200 S. Rogers Street, Waxahachie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150407/S150402 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**