

PLANNING AND ZONING COMMISSION DRAFT MINUTES MAY 2, 2016

PUBLIC HEARING AGENDA Item #10 – SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W. Main St. (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval for a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel.

Mrs. Thomas stated after multiple meetings with Staff the Development Review Committee cleared the project to move forward subject to conditions found in the recommendation section of this report. 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 43 guest rooms which would require 47 parking spaces. The site plan graphically depicts 47 parking spaces. The parking requirement has been met. Direct Access to N.W. 25th Street and Main Street have been provided.

Mrs. Thomas stated the Central Business District is not subject to the provisions contained in Appendix F of the UDC. The Unified Development Code requires 85% of the building façade to be masonry. The resultant area (total area per façade minus openings (windows and doors) from the top plate to the ground) must have a minimum of 85% brick or stone to meet the UDC requirement. The landscape plan is one tree deficient from meeting the minimum requirements of the UDC. Staff is recommending the plan be amended to include one street tree along N.W. 25th Street prior to approval of the mylars. With this condition, the plan will meet all minimum landscape requirements of the UDC.

Mrs. Thomas stated staff recommends approval subject to the following conditions and the DRC recommendations:

1. Prior to approval of the mylars, the landscape plan shall be revised to depict one street tree on N.W. 25th Street.

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

Fred Gatela, 1044 Morningside Court, Mesquite, TX was present representing the case and to respond to questions from the Commission.

Attorney, John Watson, 330 E. Las Colinas Boulevard, Irving, TX was present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160202/S160201 with a Specific Use Permit to construct a two-story motel and have a minimum of 85% brick or stone to meet the UDC requirement. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried**