



Planning and Zoning Commission Agenda Item Summary Report

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| Meeting Date: April 7, 2022 | Submitted by: P. Morgan |
| Item Title: Hold a public hearing and discuss and consider approval of a conditional use permit for a hotel to operate with a structure height taller than thirty-six feet (36') at 503 E. U.S. Highway 80. | |
| Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/> | Documentation Attached: Concept Plan Zoning Exhibit Legal Description |

Item Summary:

Cameron Slown, representing the property owner, requests approval of a conditional use permit for a hotel to operate at a height taller than thirty-six feet (36'). The property is located at 503 E. U.S. Highway 80.

Image 1: Location Map



Current Standards:
The property consists of 4.842 acres of land and is currently used as a U-Haul rental and automotive accessories business. Access to the property is provided from the U.S. Highway 80 service road. The property also has access to Hunters Circle on the south side of the property. Commercial businesses operate on each side of the property.

CUP Request:
The property is currently split between the General Retail District and the Commercial District. The applicant is requesting to combine the property into only the Commercial District. This will allow the property to develop under one consistent set of zoning regulations. The Commercial District uses are consistent with the adjacent uses. The Concept Plan shows that a hotel use is proposed, but a

conditional use permit is required for the hotel structure to be taller than thirty-six feet (36'). The elevation plan shows a four-story hotel at a height of fifty-seven feet and seven inches (57'-7").

Accessibility:

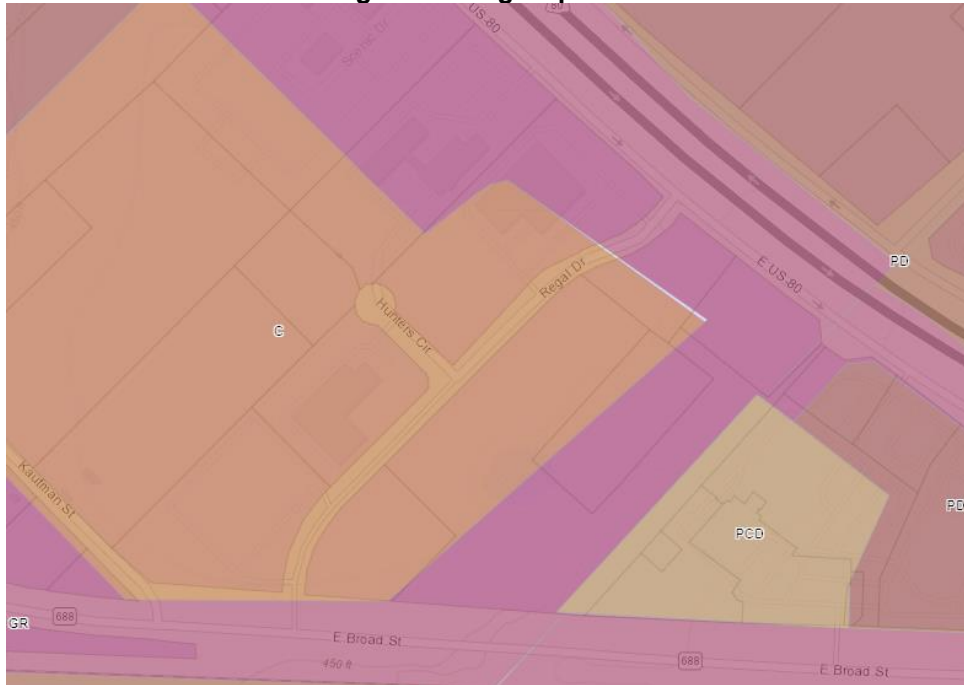
The property provides direct access to the U.S. Highway 80 service road. The property has rear access to Hunters Circle, which connects to Regal Drive.

Comprehensive Plan:

The 2016 Comprehensive Plan does not provide a future land use designation but does note that the current land use is Commercial.

| Direction | Existing Use | Existing Zoning | Future Land Use |
|------------------|-----------------------|-----------------|-----------------|
| Subject Property | Automotive | GR/C | C |
| North | Highway | N/A | N/A |
| South | Commercial | C | C |
| East | GR/C | GR/C | C |
| West | Excavation Contractor | GR/C | C |

Image 2: Zoning Map Details



Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes

improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:

- a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Public Notification:

Staff provided notification of this public hearing to adjacent property owners (within City limits) and the notice was published in the Forney Messenger. Staff did not receive any public comment.