



City Council Agenda Item Summary Report

Meeting Date: July 19, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for the Towne Suites Marriott Forney, located south of U.S. Highway 80 and west of Regal Drive.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

Eric L. Davis Engineering, representing the property owner, requests approval of a site plan for the Towneplace Suites Marriott Forney. The purpose of the request is to establish the site design to develop a Towneplace Suites Marriott hotel on the property.

Image 1: Location Map



Current Standards:

The property consists of 2.104 acres of land, recently used as a U-Haul rental and an 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. City Council approved the commercial zoning for the property and a conditional use permit for the building height on April 19, 2022.

Site Plan:

The site plan is designed in accordance with the commercial zoning requirements for the property. The property has an access easement to the U.S. Highway 80 service road and a direct connection to Hunters Circle.

The site plan shows that the hotel structure is 48,500 square feet, with 87 hotel guest rooms in the four-story structure.

The building elevation plan shows that the exterior construction materials are approved under the International Building Code.

The landscape plan complies with Zoning Ordinance requirements. Landscape islands and trees are provided across the property.

Recommendation:

The Planning and Zoning Commission recommended approval of the request on July 7, 2022.