

STAFF REPORT

Case Number: 14-SP-14
Request: Site Plan Amendment
Address: 13313 Stemmons Freeway
Lot Size: 1.573 Acres
Petitioner: Days Inn (Hibesh Hirani, Property Owner)

Existing Conditions:

With the future improvements planned for US Interstate 35 East (Stemmons Freeway), additional right of way (ROW) is being acquired by the Texas Department of Transportation (TxDOT) along the western edge of the existing freeway. The existing motel property currently located at 13313 Stemmons (Days Inn, owned by Hibesh Hirani) has agreed to sell TxDOT approximately 12,800 square feet (0.29 acres) of their property along the southbound frontage road. With the purchase of this parcel, the motel owner must remove a substantial portion of their existing building and reconfigure parking and circulation within the remaining smaller site.

The site is flanked on the north and south by other motel developments. Motel 6 (formerly La Quinta) is located to the south. Best American Value Inn is located to the north of the subject site. To the west of the site is MediaTech, an educational institution specializing in training media and audio technicians. To the east is Stemmons Freeway, or US Interstate 35 East.

This site is located in Planned Development No. 25 (PD-25). This PD allows for a wide range of commercial and light industrial land uses. All hotels and motels within the City, however, require a Special Use Permit (SUP). In 1995 this site obtained an SUP for operation of a motel as described on an associated site plan (Ordinance 2194).

Planned Development No. 25 (PD-25) does not allow for administrative approval of Site Plan revisions. Therefore this amended Site Plan has been submitted to Planning & Zoning Commission review and City Council approval.

Site Design:

The additional right-of-way needed for the Stemmons Freeway will eliminate roughly 75-85 feet along the eastern edge of the subject site. The lot will lose approximately 13 existing parking spaces, mostly along its southeastern edge of the property. In addition, approximately thirty percent (30%) of the existing building is being removed. The applicant plans to remodel the remaining portion of the motel and continue operation. Currently the existing motel has 74 rooms. After remodeling the motel will only have 52 rooms. Total area of the remaining two story building will be approximately 24,960 square feet. (See ROW Taking Map).

The remodeling of the existing building will include the following:

- A complete new lobby area, office, and breakfast area.
- A new canopy entry (on north side of building)
- All new carpet, paint throughout, HVAC systems
- New metal roof (blue)
- New furniture
- Repair the existing pool and pool area
- Repair the existing brick façade (including power washing after repair)
- Repair the electrical system
- Repair the plumbing system
- Repair, resurface and restripe parking lot
- Install perimeter fence (6' black decorative metal-see detail on Landscape Plan)
- Install new landscaping throughout (See Landscape Plan)

Parking

The current site contains approximately 78 parking spaces. After redeveloping the site, only 65 parking spaces will remain. City requires at least 60 parking spaces be provided. All parking spaces will be repaired, resurfaced and restriped.

A new dumpster enclosure will be installed in the southwest corner of the site.

Landscaping

The applicant has proposed adding new landscaping throughout the site. Five (5) new trees are proposed along the eastern edge of the property. For better security, the applicant is proposing a new 6' decorative metal fence be installed on the north, west, and south borders of the site. The pool area will be repaired and re-landscaped. Additional landscaping is proposed along around the perimeter of the remaining building. Upon redevelopment, approximately 6% of the site will be landscaped open space (See Landscape Plan).

All city development requirements, including those specified in PD-25, have been met with the amended Site Plan, therefore City Staff recommends approval of this new Site Plan for 13313 Stemmons Freeway.

Comprehensive Plan:

The 2003 Westside Plan designates this area for commercial land uses. Therefore the amended Site Plan is consistent with the Comprehensive Plan.

Thoroughfare Plan:

The Stemmons Freeway (US Interstate 35 East) is being improved and expanded in two phases. Phase One is currently underway and generally includes the conversion of the HOV lanes into managed toll lanes. No additional ROW is needed in Farmers Branch for Phase One.

All the needed ROW being acquired along our western edge of Stemmons Freeway is part of Phase Two. Phase Two will be activated only when adequate construction funds (including a combination of governmental contributions and toll revenue) have been secured. The date for Phase Two is very nebulous, possibly in the next 5-15 years.

Public Response:

PD-25 does not require Site Plan amendments to go through the public hearing process. Therefore, no notification letters were sent out to the surrounding property owners. As of September 18th, no written opposition to this Site Plan amendment has been received by the City.