



## Legislation Details (With Text)

**File #:** 14-SP-14      **Version:** 1

**Type:** Site Plan      **Status:** Reported from Commission

**File created:** 9/15/2014      **In control:** Planning and Zoning Commission

**On agenda:** 9/22/2014      **Final action:** 9/22/2014

**Title:** Consider a request from Hitesh Hirani for approval of an amended Site Plan for a remodeled motel consisting of approximately 1.2 acres and located at 13313 Stemmons Freeway and take appropriate action.

**Sponsors:** Andy Gillies, Director of Community Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Aerial, 3. Staff Report, 4. ROW Taking Map, 5. Amended Site Plan, 6. Elevations, 7. Interior Improvements, 8. Landscape Plan, 9. Site Photographs

Date	Ver.	Action By	Action	Result
9/22/2014	1	Planning and Zoning Commission	recommended for approval	Pass

Consider a request from Hitesh Hirani for approval of an amended Site Plan for a remodeled motel consisting of approximately 1.2 acres and located at 13313 Stemmons Freeway and take appropriate action.

### BACKGROUND:

As part of the future expansion of US Interstate 35 East additional right of way is required along the western edge of the existing freeway. The existing Days Inn motel located at 13313 Stemmons Freeway has agreed to sell TxDOT approximately 70 feet of their frontage (approximately 12,800 square feet of area) along the southbound frontage road. Losing this much area will cause the motel to eliminate approximately one third of their existing building.

The current owners plan to completely remodel the remaining motel building and continue operation. This substantial reduction in lot size will require significant redevelopment of the building, utilities, on-site parking, circulation, and landscaping.

This site is located in Planned Development No. 25 (PD-25) and requires all amended site plans to be reviewed by the Planning & Zoning Commission and approved by City Council.

### RECOMMENDATION:

City Staff is recommending APPROVAL of the amended Site Plan

### ACTIONS:

1. Motion to Recommend APPROVAL of the amended Site Plan for 13313 Stemmons Freeway as described and presented this evening.
2. Motion to Recommend DENIAL of the amended Site Plan for 13313 Stemmons Freeway as described and presented this evening.

3. Motion to Recommend APPROVAL with MODIFICATIONS of the amended Site Plan for 13313 Stemmons Freeway as described and presented this evening.
4. Motion to CONTINUE DISCUSSION on this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial
3. Staff Report
4. ROW Takings Map
5. Amended Site Plan
6. Elevations
7. Interior Improvements
8. Landscape Plan
9. Site Photographs