

**Conduct a Public Hearing to Consider/Discuss/Act on the Request by JDJR Engineers and Consultants, Inc., on Behalf of AKAL III Management, Inc., for Approval of a Site Plan for a Multi-Story Hotel (Hampton Inn), Approximately 2.00 Acres, Located Approximately 700 Feet South of Bray Central Drive and Approximately 300 Feet East of U.S. Highway 75 (Central Expressway).**

**09-112SP\*  
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Ms. Nusser, Planner for the City of McKinney, gave the staff report and stated that the applicant is proposing a site plan to develop a two-acre site as a four-story Hampton Inn hotel. She stated that the hotel will be approximately 50,000 square feet with 79 rooms. Ms. Nusser stated that an amending plat for the subject property has been submitted and is currently under review by Staff. She stated that access for the site will be through a series of fire lanes and access drives which connect to U.S. Highway 75 to the west and Central Circle and Redbud Boulevard to the east. Ms. Nusser stated that Staff is recommending two conditions regarding the fire lanes for the subject property and stated that the proposed fire lanes do not currently connect with the existing east-west fire lane, and two easements by separate instrument are necessary to connect them. She stated that the Zoning Ordinance requires minimum standards for parking, loading, and landscaping, and stated that the applicant has met the minimum requirements. Ms. Nusser stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report. Commission Member Feldt asked for clarification on the access, and stated that the site plan appears to show connection to the fire lanes. Ms. Nusser stated it is a

technicality and demonstrated to the Planning and Zoning Commission (through the overhead) where there are gaps and stated that the existing fire lane and mutual access easement does not connect to the property line. She stated that the applicant had to do two easements by separate instrument to connect the small gaps. Mr. Opiela, Senior Planner for the City of McKinney, stated that the two small portions are offsite and would have to be filed by separate instrument. Commission Member Feldt stated he liked the parking provided. Mr. Jim Dewey, 2500 Texas Drive, Suite 100, Irving, Texas, stated he is in agreement with Staff's recommendation. He stated that the subject property was platted years ago and the easements were an oversight by the developers or by City Staff. He stated that the subject property has access from the east-west drive and stated that there is an access easement that covers the small gaps but the easement does not include a fire lane designation. Mr. Dewey stated that the City of McKinney wants him to get a separate instrument for the fire lane. He stated that the subject property has access, but technically, there is a sliver between the existing drive and the subject property that is not covered under a fire lane easement and stated that they will get that before proceeding with construction. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning

Commission will be forwarded to the City Council meeting on January 5, 2010 meeting.