

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 3, 2007
FOREST HILL COMMUNITY CENTER
6800 FOREST HILL DRIVE
SPECIAL MEETING - 6:00 PM**

Chairperson Johnson called the meeting to order at 6:00 p.m.

Members present: Berniece T. Johnson, Ann Pierce, James Reed, David Humphreys, and Damian Dalcour.

Members absent: Frankie Mathis and Janice Flowers

Staff Present: David Miller, City Manager; Pat Ekiss, Acting City Planner; Venus Wehle, Economic Development Director; and Jacquelyn Allen, City Secretary.

Commissioner David Humphreys delivered the invocation.

The pledge to the United States and Texas flags were recited.

A. PUBLIC HEARINGS

1. Case # PZ-2007008 - to receive citizens' comments on applicant's request for a Specific Use Permit for a four (4) story hotel to be located on the Southeast quadrant of I-20 and Forest Hill Drive, Forest Hill, Texas. Legal Description is Lot 1, Block 4, of the Park Forest Addition, Forest Hill, Tarrant County, Texas. Proponent is Hampton Inn & Suites through their agent, Viran Nana.

Berniece Johnson opened the public hearing at 6:03 pm.

Mr. Joubert, 7329 Falmouth, voiced support for granting a Specific Use Permit for the Hampton Inn & Suites. Mr. Joubert stated the hotel will be a great addition to the city.

No one else wished to speak.

Chairperson Johnson closed the public hearing at 6:07 pm.

B. DELIBERATION AGENDA

1. Consideration of Planning and Zoning Commission minutes of November 26, 2007.

A motion was made by Commissioner Pierce, seconded by Commissioner Humphreys to approve the minutes as amended.

Motion passed with Commissioners Pierce, Humphreys, Dalcour, and Johnson voting aye and no nay votes.

2. Discuss and consider making a recommendation to the City Council regarding applicant's request for a Specific Use Permit for a four (4) story hotel to be located on the SE quadrant of I-20 and Forest Hill Drive, Forest Hill, Texas. Legal description: Lot 1, Block 4 of the Park Forest Addition, Forest Hill, Tarrant County, Texas.

Mr. Ekiss addressed the Commission and provided drawings of the hotel and stated that the Hampton Inn & Suites is part of the Hilton Hotel chain which is a very high class and will produce a fine product. Mr. Ekiss expressed a desire for the following stipulations to be placed in the Specific Use Permit:

1. Floor indicator lights on each elevators
2. Building to include interior cameras
3. Building to include exterior cameras
4. Web monitoring of interior and exterior cameras @ Police and Fire Department
5. Camera recordings are to be made available to law enforcement and fire personnel upon their request
6. Exterior structure will be comprised of brick and/or rock façade
7. Restricted height not to exceed 57' and to include parapits
8. AC units to be hidden from public view on all side by parapits
9. Telephone system need to ID room number when guests call 911
10. Building to include three wall signs as depicted on preliminary site plan
11. No pole signs allowed
12. If monument sign erected, it is to be the same brick and stone combination that matches the building. Per owner, up to 3 might be erected at points of entry
13. In addition to compliance with current city landscape ordinances, the number of trees depicted on preliminary site plan shall be no less than 25; 2/3 to be evergreen trees, each at a 3" minimum in diameter at the time of planting
14. Lighting - owner required to have:
 - a. amber glow, low sodium vapor lights on any poles or ground lights
 - b. amber glow high sodium high sodium vapor lights for any lights attached to the building
 - c. entire grounds must be well lit to make the grounds adequately visible
15. No shadowy areas; lighting does not reflect into the street, interfering with traffic visibility
16. Building to be fully sprinkled with smoke and heat detections in each room; system to be monitored 24 hours a day
17. Owner must submit drawings for fire protection and detection to Fire Chief
18. Hydrant requirements: looped & grided
 - a. 1 hydrant with a remote FDC
 - b. 2 additional hydrants on site (NW and NE corner)
19. Building to be constructed in accordance with current city codes
20. Owner must submit emergency operations plan to Police and Fire Departments
21. Owner must submit a 24 hour contact for duration of the property.

22. Cleanliness of parking lot - free from debris

Commissioner Humphreys asked about the SE quadrant of I-20 and Forest Hill Drive location. Mr. Ekiss stated that the location information was confusing and that he would ask the Council to consider removing it from the Specific Use Permit. The correct location is Forest Hill Circle and Park Brook.

A motion was made by Commissioner Pierce to approve the Specific Use Permit with all of the suggested stipulations and forward to the City Council for approval, seconded by Commissioner Humphreys.

Motion passed with a vote of four (4) to zero (0).

C. CLOSING AGENDA

1. Announcements

No announcements were made.

2. Adjournment

Commissioner Pierce made a motion to adjourn the meeting, seconded by Commission Dalcour.

Motion passed unanimously.

Chairperson Johnson adjourned the meeting at 6:33 pm.

Signature on File

Berniece T. Johnson
Planning & Zoning Chairperson

ATTEST:

Signature of File

Lisa Dawn Cabrera
Planning & Zoning Secretary