



PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a **Regular Meeting** of the La Porte **Planning and Zoning Commission** to be held on **Thursday, November 15, 2018** at 6:00 p.m. at City Hall Council Chambers, 604 W. Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS.**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. September 20, 2018 Meeting
 - b. October 11, 2018 Special Meeting
- 4. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000014, a request by Nilvarni LP, applicant/owner; to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1– 16 and 19 – 32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 foot Alley La Porte Subdivision.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or question)
 - d. Question and Answer
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider recommendation to City Council on SCUP #18-91000014
- 7. DISCUSSION ITEM**
 - a. Chapter 106 Subcommittee update.
 - b. City Council action – 10.22.18
 - c. 10410 N. L St.
- 8. ADMINISTRATIVE REPORTS**
- 9. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 10. ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, November 15, 2018, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2018.

Title: _____

**City of La Porte, Texas
Planning and Zoning Commission**



November 15, 2018

AGENDA ITEM 3a

Consider approval of the Meeting Minutes:

a. September 20, 2018

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

**Planning and Zoning Commission
Minutes of September 20th, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Richard Warren, Christina Tschappatt, Jo Ann Pitzer, Lou Ann Martin, Trey Kendrick and Chairman Hal Lawler

Commissioners Absent: None

City Staff Present: Assistant City Attorney Clark Askins, Assistant City Manager Jason Weeks, City Planner Ian Clowes, Planning Technician Chase Stewart, City Engineer Lorenzo Wingate

CALL TO ORDER.

Chairman Hal Lawler called the meeting to order at 6:00 p.m.

ROLL CALL OF MEMBERS.

All commission members were present for the meeting

CONSIDER APPROVAL OF THE MEETING MINUTES:

a. August 16th, 2018 Meeting

Motion by Commissioner Tschappatt to approve the meeting minutes of August 16th, 2018.
Second by Commissioner Smith **Motion to approve carried.**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, Martin, Kendrick and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

Major Development Site Plan: (6:03pm): Consider approval of the major development site plan #18-83000001, Port Crossing Building B1; a 14.40 acre development located 1901 Wharton Weems Blvd.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff's report on a request for approval for a Major Development Site Plan to be located in Port Crossing by Terra Associates. 250,000+ Sq. Ft building at S 16th and Wharton Weems Blvd (1901 Wharton Weems Blvd). City Staff recommends approval because the site plan has no outstanding comments.

Applicant Presentation: N/A

Public Comments (for, against, question): N/A

Question and Answer: Commissioner Follis inquiries about landscaping requirements and the proximity of fire hydrants. Both of which have been achieved

Motion by Commissioner Kendrick to approve the Major Development Site Plan presented to the commission

Second by Commissioner Warren **Motion to approve carried.**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, Martin, Kendrick and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

Major Development Site Plan (6:06pm): Consider approval of the major development site plan #18-83000002, Port Crossing Building A2; a 12.43 Acre development located at 1912 S. 16th St.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff's report on a request of approval for a Major Development Site Plan for a building to be located at 1912 S. 16th. 164,000+ Sq. Ft Office/Warehouse development for the Port Crossing development. With no outstanding comments, City staff has recommended approval of the Major Development Site Plan.

Applicant Presentation: Mr. Jacob Fuller explains to the commission the proximity to the rail lines required the addition of "dry fire-lines" per the request of the City's Fire Marshal to meet fire code. Reiterates how Fire Marshal's Office has provided a stamp of approval for how the fire lane/plan has been drawn.

Question and Answer: Commissioner Follis asks if the site plan has a fire lane added that meets the requirements of the International Fire Code. The designer of the project makes note that the site plan had previously obtained FMO (Fire Marshal Office) approval. Commissioner Follis requests that there is additional review to make sure that compliance is met by the developer. Commissioner Follis also questioned the setback requirements for the nearby pipeline for the property in question.

Motion by Commissioner Follis to approve the proposed site plan, with the condition that additional review from the Fire Marshal's Office would be required for the fire lane requirements and pipeline set back requirements.

Second by Commissioner Smith **Motion to approve Carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, Martin, Kendrick and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

Public Hearing (6:15pm): Open Public Hearing to receive input on an application for Zone Change #18-92000009, a request by Adrienne Feller, applicant, on behalf of Victor G. Rocha, owner. The request is for approval of a zone change from Large Lot (LLD) to Low-Density Residential (R-1), on a 1.0 acre tract of land, legally described as Tract 441C, La Porte Outlots Subdivision.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff's report on a zone change request by Adrienne Feller, applicant, on behalf of Victor G. Rocha, owner. The property in question is currently zoned Large Lot (LLD) and the applicant has requested a rezone of the property to Low-Density Residential (R-1), allowing for a subdivision of the 1.0 acre tract into 2 separate parcels, each at a half acre in size. This would allow for a home to be built on the newly-vacant parcel. Mr. Clowes shows that the surrounding zoning districts is a mixture of Large Lot (LLD) and Low-Density Residential (R-1). City staff supports the zone change requested by the applicant.

Applicant Presentation: Adrienne Feller and Victor G. Rocha approach the commission. Adrienne Feller goes over this history of the family and the reasons for trying to build a home next to her parent's existing home; the approval of the zone change would be the first step.

Public Comments (for, against, question): Malory Wicker 529 N 12th St, La Porte TX; Supports the zone change for the applicant. Questions the commission about potential for "grandfathering" aspects for the home. There weren't any applicable for this situation.

Question and Answer: Commissioner Tschappatt asks the City's legal counsel if there are restrictions of some sort that can be integrated into the approval of the zone change. Mr. Clark Askins points to a previous case and shows how it's not possible. Nearly all of the commissioners voice their concerns that the approval of this zone change would allow for a "subdivision" to be developed in the Lomax area (where this property is located) and cause a chain of similar situations.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:17pm

Motion by Commissioner Barrera to approve the proposed Zone Change #18-92000009
Second by Commissioner Tschappatt **Motion to approve carried**

Ayes: Commissioners Barrera and Tschappatt

Nays: Commissioners Smith, Follis, Warren, Pitzer, Martin, Kendrick, and Chairman Lawler

Motion to approve fails, 2-7

Motion by Commissioner Kendrick to deny the proposed Zone Change #18-92000009
Second by Commissioner Follis **Motion to deny carried**

Ayes: Commissioners Smith, Follis, Warren, Pitzer, Martin, Kendrick, and Chairman Lawler

Nays: Commissioners Barrera and Tschappatt **Motion to deny passes, 7-2**

Future Land Use Map Amendment (7:26pm): Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive plan by amending the land use designation for a 1.0 acre tract of land located at the 10410 N. L St., and legally described as Tract 441C, La Porte Outlots Subdivision., from “Large Lot Residential” to “Low Density Residential”

Motion by Commissioner Follis to deny the FLUP amendment associated with the previously denied Zone Change #18-92000009

Second by Commissioner Kendrick **Motion to deny carried**

Ayes: Commissioners Smith, Follis, Warren, Pitzer, Martin, Kendrick, and Chairman Lawler

Nays: None **Abstain:** Commissioners Barrera and Tschappatt **Motion to deny passes, 7-0**

Public Hearing (7:27pm): Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000012, a request by Rick Kight of ODIA Fairmont, LLC, applicant; on behalf of Larry Wiedemann of Atlas Copco Rental, LLC, owner; to allow for administrative offices/equipment rental operations, to locate on a 7.0 acre tract of land legally described as +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-265.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff’s report on a Special Conditional Use Permit request by Rick Kight of ODIA Fairmont, LLC, applicant; on behalf of Larry Wiedemann of Atlas Copco Rental, LLC, owner. The approval of the SCUP would allow for administrative offices/equipment rental operations to be located on a 7.0 acre tract of land legally described as +/- 7 acres out of a 133.93 acre tract in the R Pearsall Survey A-265.

Staff has previously met with the business owner and gone over what their proposed use would entail and if it would be suitable for the zoning district. After consideration, it would be an appropriate use and would conform to the Future Land Use Plan for that area. Therefore, staff recommended an approval for this SCUP request.

Applicant Presentation: Larry Wiedemann addresses the commission. Mr. Wiedemann gives more insight to Atlas Copco itself. Mr. Wiedemann answers questions from the commission in regards to day-to-day processes and hours of operation.

Public Comments: N/A

Question and Answer: Commissioner Follis makes a comment that Spencer Highway is in fact not part of the High-Frequency Truck Route, pointing to a decision from 2016. With that being the case, Commissioner Follis questioned if this use would be allowed with a potential requirement for adjacency to the High-Frequency Truck Route.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:57pm

Motion by Commissioner Kendrick to approve the SCUP #18-91000012

Second by Commissioner Warren **Motion to approve carried**

Ayes: Commissioners Kendrick, Warren, and Chairman Lawler

Nays: Commissioners Barrera, Follis, Smith, Tschappatt, Pitzer, and Martin

Motion to approve fails, 3-6

Motion by Commissioner Follis to deny the SCUP #18-91000012

Second by Commissioner Barrera **Motion to Deny carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Pitzer, and Martin

Nays: Commissioners Kendrick, Warren, and Chairman Lawler **Motion to deny passes 6-3**

Public Hearing (7:59pm): Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000013, a request by Timothy Nguyen, applicant; on behalf of Yoheh Manesia, owner; to allow for a Hotel/Motel Use, to locate on a 3.77 acre tract of land legally described as reserve B, Block 1, M&K Development Amend.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff's report on a request of a Special Conditional Use Permit (SCUP) to allow for a hotel/motel use, to locate on a 3.77 acre tract of land legally described as reserve B, Block 1, M&K Development Amend. Due to the high number of hotels in the region, City Staff was unable to recommend approval.

Applicant Presentation: Yoheh Manesia of Sugarland TX provides a presentation giving a general overview of the project and it's suitability for the area.

Johanna Blisset: General Manager, Hilton Hotel

Malaory Wicker: Assistant General Manager, Hilton Hotel (Both give insight to the proposed hotel in comparison to the existing Hilton)

Public Comments: N/A

Question and Answer: Commissioner Wyatt questions staff to what extent an approved SCUP can dictate the guidelines for Hotels, such as requiring specific branding. Commissioner Follis expresses concerns on amenities.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 8:37pm

Motion by Commissioner Follis to table the Hotel/Motel Use SCUP for the next appropriate meeting.

Second by Commissioner Smith **Motion to table carried.**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Pitzer, Martin, and Chairman Lawler

Nays: Commissioners Warren and Kendrick **Motion to table passes, 7-2**

Election of Officers: Section 5.6 Rules and Bylaws (8:38pm)

The planning and zoning commission held a vote for appointment of the members to the following positions:

- a. Vice Chairperson
- b. Secretary

After brief consideration, the commission settled on voting for Commissioner Warren and Kendrick respectively for the available positions.

Motion by Commissioner Smith to appoint Commissioner Warren to Vice Chairperson and Commissioner Kendrick to Secretary

Second by Commissioner Follis **Motion for appointments carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, Martin, Kendrick and Chairman Lawler

Nays: None **Abstain/Absent:** Commissioners Kendrick, Warren and Martin

Motion for appointments passes 6-0

Administrative Reports (8:49pm): Mr. Clowes informs the commission that Mr. Mancilla had taken a new position in a different municipality. Wished him all the best going forward. Mr. Weeks will be the interim Planning Director. Commissioner La Cour will be replaced in the coming meetings if confirmations go as planned. Mr. Clowes shared the information learned from the Robert's Rules of Meeting to the commission.

Commission Comments (8:55pm)

Adjournment of Meeting (8:59pm)

Motion to adjourn Planning and Zoning Commission meeting by Commissioner Warren
Second Commissioner Smith

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, Kendrick and Chairman Lawler

Nays: None **Motion Passes, 8-0**

Chairman Lawler adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Chase Stewart
Planning Technician

Passed and Approved on _____, 2018.

Hal Lawler
Chairman, Planning and Zoning Commission

**City of La Porte, Texas
Planning and Zoning Commission**



November 15, 2018

AGENDA ITEM 3b

Consider approval of the Meeting Minutes:

b. October 11, 2018 Special Meeting

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

**Planning and Zoning Commission
Minutes of October 11th, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Richard Warren, Christina Tschappatt, Jo Ann Pitzer, and Chairman Hal Lawler

Commissioners Absent: Commissioners Kendrick and Martin

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Technician Chase Stewart, City Engineer Lorenzo Wingate

CALL TO ORDER: (6:03pm)

Chairman Hal Lawler called the meeting to order at 6:03 p.m.

ROLL CALL OF MEMBERS: (6:03pm)

Commissioners Kendrick and Martin were absent for this meeting

Final Plat: (6:04pm): Consider approval of a Final Plat for Bay Area 28; a commercial development consisting of 3 reserves on 28.25 acres located on Bay Area Blvd.

Motion by Commissioner Follis to approve the proposed Final Plat for Bay Area 28

Second by Commissioner Smith **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

Major Development Site Plan (6:22pm): Consider approval of the major development site plan #18-8300003, Domain at La Porte; an 18.02 acre development located at 3300 Bay Area Blvd

Staff Presentation: City Planner, Mr. Ian Clowes, presents a Major Development Site Plan to the commission for approval. The site plan proposed is for “Domain at La Porte”, a multi-family apartment complex to be located at 3300 Bay Area Blvd.

Question and Answer: Commissioner Barrera raises concern about ADA parking on the property. Commissioner Follis also questions the layout and how ADA parking requirements have been met by the applicant. Commissioner Follis proposes conditional approval of the site plan under the premise that the requirements for ADA accessibility and parking have adequately been met by the applicant in the proposed site plan.

Motion by Commissioner Follis with conditions for Staff to address

Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

Consideration: Consider recommendation to City Council on an application for Special Conditional Use Permit (SCUP) #18-91000013, a tabled item from the September 20, 2018 regular meeting; to allow for a Hotel/Motel Use, to locate on a 3.77 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.

Motion by Commissioner Follis to approve the proposed SCUP #18-91000013, a Hotel/Motel Use, with conditions

Second by Commissioner Barerra **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

Discussion Items (6:51pm)

1. Proposed Development Agreement Amendments – Port Crossing:

Motion by Commissioner Follis to approve recommendation to Council for revisions of Port Crossing Development Agreement with conditions

Second by Commissioner Smith **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

2. Chapter 106 Amendments

Staff proposed to the Commission a meeting of subcommittee members to address issues raised by Council. These include “Warehouse v. Distribution Center” definition, generating language to address shipping container homes in the City of La Porte, and potential alterations to the SCUP requirements for “Hotel/Motel”

3. City Council Action – 9.24.18:

Staff informed the Commission of the decisions by City Council for cases that were heard at the September 24th meeting.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:46pm

Motion by Commissioner Smith with to adjourn public hearing

Second by Commissioner Warren **Motion to adjourn carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

**City of La Porte, Texas
Planning and Zoning Commission**



November 15, 2018

AGENDA ITEMS 4-6

Special Conditional Use Permit #18-91000014

A request by Nilvarni LP, applicant/owner; to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1 – 16 and 19 – 32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 foot Alley La Porte Subdivision

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission recommend approval of a SCUP to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1 – 16 and 19 – 32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 foot Alley La Porte Subdivision?

DISCUSSION

Location:

The subject site is located at 711 W. Fairmont Pkwy.

Background Information:

The property is currently partially occupied by a surface parking lot for the adjacent US Post Office and is zoned General Commercial (GC). The applicant is interested in removing the existing paving and redeveloping the site. Current plans call for a Holiday Inn Express and Suites hotel to occupy the entire 2.28 acres.

This same request was brought to the Planning and Zoning Commission at the August 16, 2018 regular meeting. At that meeting, the commission voted to recommend denial based on the proposed location of the hotel. At their September 24, 2018 meeting, the City Council voted 7-2 to uphold the commissions recommendation to deny the proposed SCUP.

The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Commercial/Apartments
South	GC, General Commercial	Undeveloped/Single Family Home
West	GC, General Commercial	US Post Office
East	GC, General Commercial	Credit Union

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing and in this case notice was sent to all property owners and residents within the rezoning area; 4 signs were posted in the area of the rezoning within 15 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City’s website.

Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff’s analysis of those considerations:

1. *Land Use.* The proposed hotel use is not an ideal use for this section of the city. The site is located within 1500 feet of at least 6 existing hotel/motel uses, and within 2200 feet of 10 existing or approved hotel/motels.
2. *Access.* There is sufficient existing right-of-way access along 7th and 8th St.
3. *Utilities.* Water services is available along Fairmont Pkwy. Sewer service is available along 6th St.

Additionally, the City’s Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff’s finding:

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed use would add to a glut of existing hotel/motel uses already operating in the immediate area and potential hurt the existing operations.
Conformance of a zoning request with the land use plan.	The proposed use will be in conformance with the future land use plan as the property is currently zoned for commercial uses.
Character of the surrounding and adjacent areas.	The proposed use would not be in conflict with other uses in the area. There are existing Hotels/Motels in the area but most are located along SH 146.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The site is an ideal candidate for commercial uses due to its existing zoning and location along Fairmont Pkwy. However, the proposed hotel use would not fit in with the adjacent commercial uses.
The extent to which the proposed use designation would adversely affect the	The proposed use would not have a major negative impact to the existing road infrastructure.

capacity or safety of that portion of the road.	
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use will not create any additional excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed use would not add to the public health, welfare, or safety of the city.

RECOMENDATION

Based on the above analysis, staff is unable to recommend approval of the proposed SCUP #18-91000010 to allow for a Hotel/Motel use in the GC zoning district.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Proposed SCUP
- Exhibit E: Application



AERIAL MAP

SCUP
18-9100014

711 Fairmont Pkwy.

Legend

 Subject Property

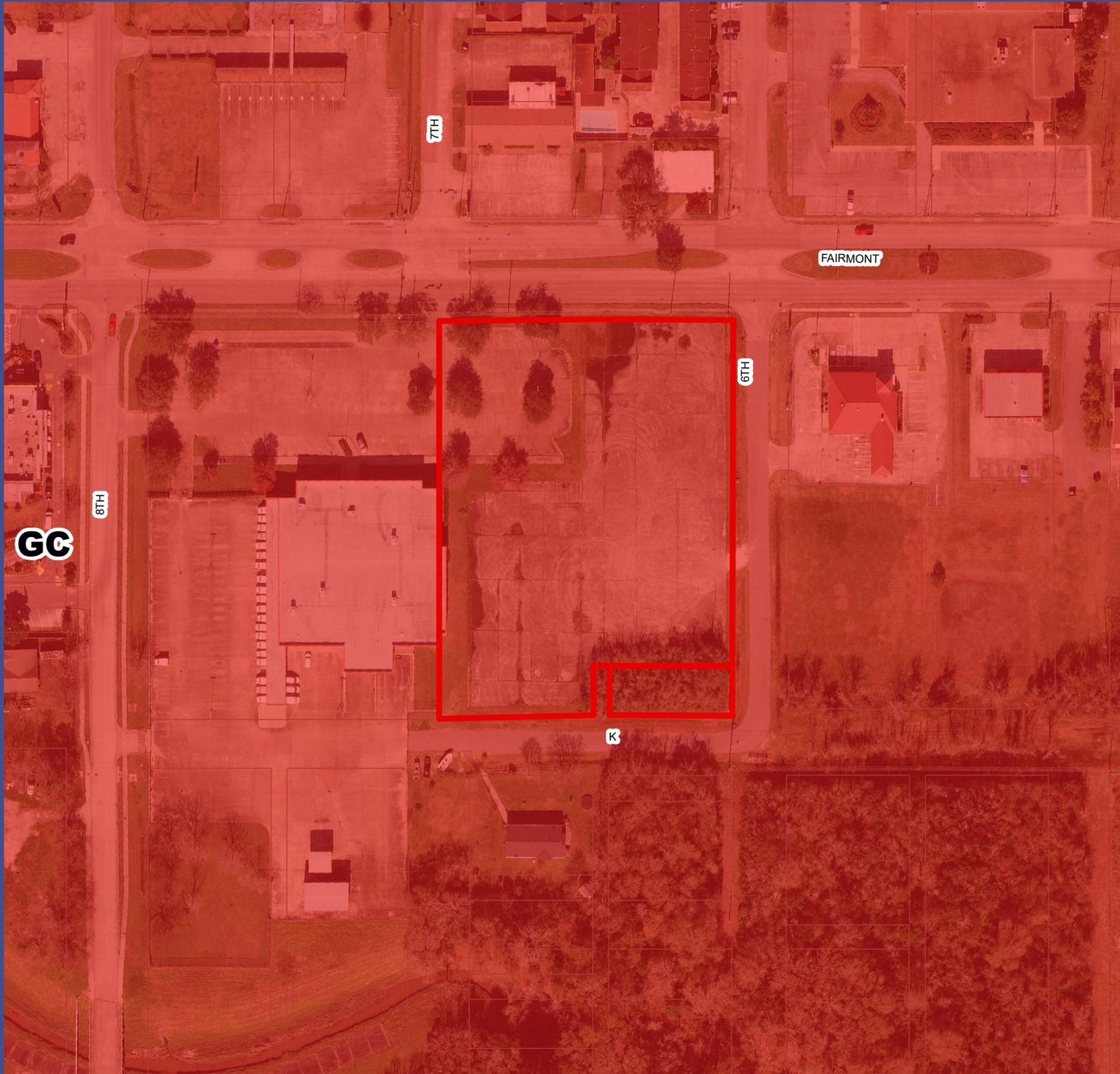


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 137 feet

NOVEMBER 2018
PLANNING DEPARTMENT





ZONING MAP

SCUP

18-91000014

711 Fairmont Pkwy.

Legend

 Subject Property

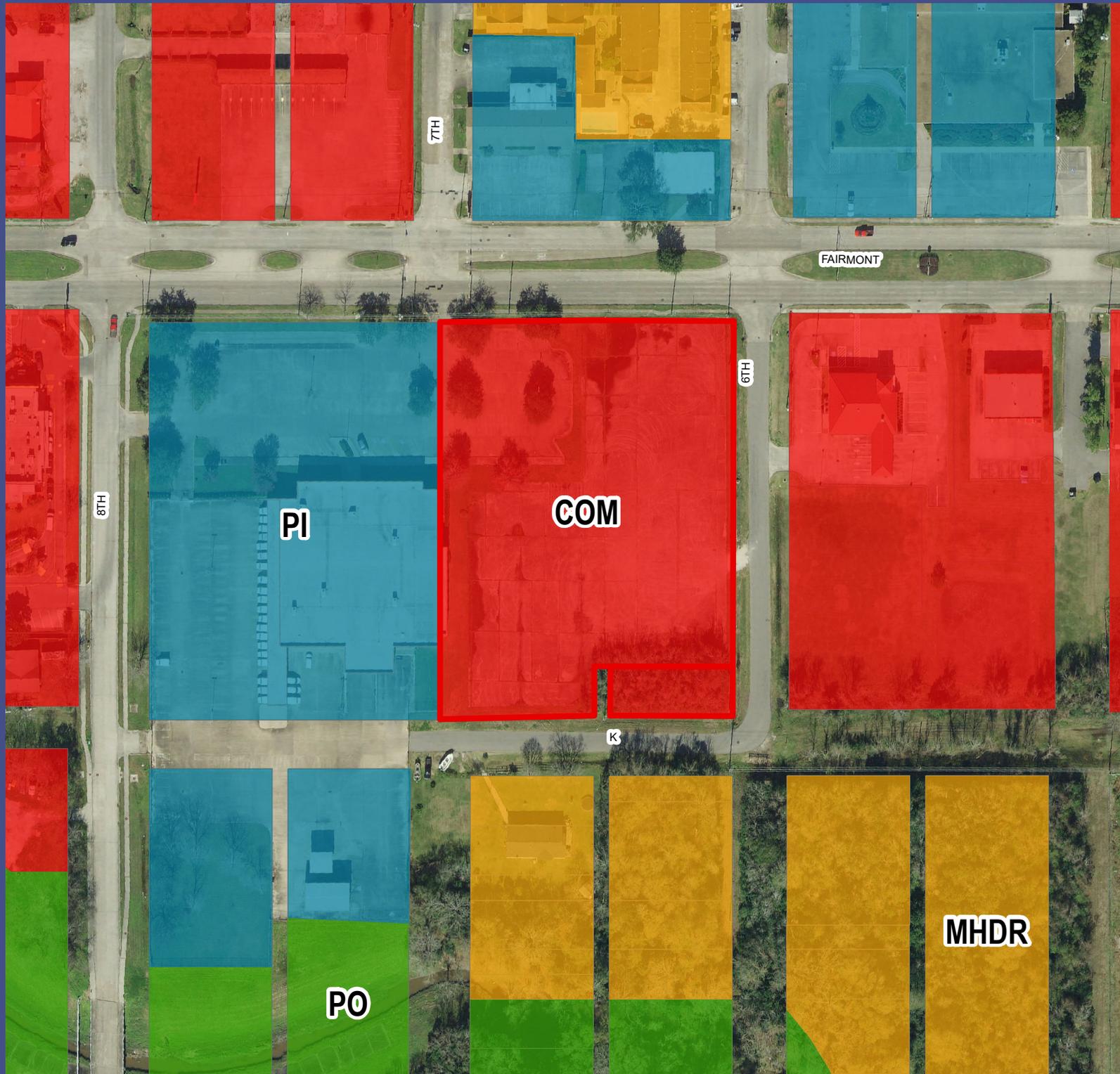


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NOVEMBER 2018
PLANNING DEPARTMENT



FLUP MAP

SCUP

18-91000014

711 Fairmont Pkwy.

Legend

 Subject Property



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 137 feet



NOVEMBER 2018
PLANNING DEPARTMENT

EXHIBIT D

**City of La Porte
Special Conditional Use Permit
#18-91000014**

This permit is issued to: Nilvarni LP
Owner or Agent

5750 Vista Rd. Pasadena, TX 77505
Address

For Development of: Fairmont Motel
Development Name

711 W. Fairmont Pkwy.
Address

Legal Description: Lots 1 – 16 and 19 – 32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 foot Alley La Porte Subdivision, Harris County, TX

Zoning: GC, General Commercial

Use: Hotel/Motel

Permit Conditions:

This Special Conditional Use Permit (SCUP) is applicable for the subject property, a copy of which shall be maintained in the files of the City’s Planning and Development Department upon approval. Project development shall be in accordance with the following conditions:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte’s Development Ordinance and shall comply with all provisions of Chapter 106, “Zoning” of the City’s Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. Permitted use on site will be described as Hotel. A facility with exterior corridors and drive up parking, usually defined as “Motel” shall not be permitted.
3. The underlying zoning is GC. All GC requirements will need to be met.
4. No truck parking will be permitted on site and no future truck parking plans shall be approved for the site.
5. Hotel must have a minimum of 90 hotel rooms
6. Hotel amenities must include, at minimum, a fitness center, pool, and meeting/conference rooms
7. All necessary documentation for building permit review must be submitted in conjunction

with the city's building permit application process for any proposed building improvements.

8. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the site or to obtain applicable zoning permits within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: _____

Director of Planning and Development

City Secretary



Special Conditional Use Permit Application

Planning and Development Department

PROJECT INFORMATION

Address where SCUP is being requested: 711 WEST FAIRMONT PARKWAY

Legal description where SCUP is being requested: LTS 1 thru 16 + 19 thru 32 BLK 1103 + E 30 FT OF 7TH

HCAD Parcel Number where SCUP is being requested: 024-185-003-0001 AND 024-185-003-0017

Zoning District: _____ Lot area: 99350 sq. ft

A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.

Description of Request: 100 UNIT HOLIDAY INN EXPRESS AND SUITES HOTEL

SEE ATTACHED DOCUMENTS FOR ADDITIONAL DETAILS

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

PROPERTY OWNER(S) INFORMATION

Name: NIL VARNI LP OWNED BY DIMPLE PATEL AND PARTNERS

Company (if applicable): _____

Address: 5450 VISTA ROAD

City: PASADENA State: TX Zip: 77505

Phone: 713-530-8993 Email: txdimple@gmail.com

AUTHORIZED AGENT (If other than owner)

Name: _____

Company (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 10/12/18

Owner(s)' Signature(s): [Signature] Date: 10/12/18

STAFF USE ONLY:

Case Number:
18-91000014

Date Application Received:
10/12/18



Special Conditional Use Permit Application

Planning and Development Department

AFFIDAVIT OF POSTING PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 711 WEST FAIRMONT PARKWAY LA PORTE TX 77571

LEGAL DESCRIPTION: LTS 1 thru 16 + 19 thru 32 BLK 1103 + E 30FT of 7th AND ADJ 16FT AWAY

024-185-003-0001 #024-185-003-0017

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: 10-12-18.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

Applicant's Signature

DIMPLE PATEL
Applicant's Printed Name

Subscribed and sworn before me this _____ day of _____, _____ by

(Print Applicant's Name).

Notary Public

(Seal)

My commission expires: _____

October 12, 2018

Dimple Patel
Nil Varni LP
5450 Vista Road
Pasadena, TX 77505
713-530-8993

Property Located: 711 West Fairmont Parkway

LTS 1 THRU 16 & 19 THRU 32
BLK 1103 & E 30 FT OF 7TH ST
& ADJ 16 FT ALLEY
LA PORTE

Request: We are requesting approval of a Special Conditional Use Permit (SCUP) located at 711 West Fairmont Parkway to build a 100 unit Holiday Inn Express and Suites.

Background: We have been in the hotel industry since 1979. We have been a strong community asset since we developed the Holiday Inn Express & Suites at 905 West G Street in 2005. We also operate the Holiday Inn Express & Suites in Deer Park and Pasadena.

History: We purchased this track of land at 711 West Fairmont Parkway in 2008 with the intention of building a new hotel at the market appropriate time. When we purchased the land in 2008 there was not a requirement for a SCUP.

COMMUNITY SUPPORT: We have received neighborhood support for our project. Support comes from citizens, local businesses, and neighbors near our location. We have received an overwhelming amount of support from nearby citizens and business owners that would like to see our new hotel development move forward. They also encouraged this project because it would be a great asset on Fairmont East of 146. We have provided over 100+ letters showing their support. Some supporting neighbors include: State Farm, Upscale Resale, Wells Fargo, Dr. Patel MD, Post Office, Fisher's Hardware, Papa Johns, Dominos, Kroger, Quick Mart, Aroma's Italian, Main 101, S&S Investigations & Security; along with many others.

TRAFFIC STUDY: Per our last council meeting, a request was asked for us to provide a traffic analysis. We have hired an outside firm Voigt Associates Inc to provide this report. Their findings are included and show no concerns with the addition of our project.

MARKET ANALYSIS: Per our original P&Z meeting, a request was asked about market analysis of an additional hotel to the City. We have hired an outside firm Source Strategies Inc. to provide this report. Their findings are included and show no impact to other hotels.

NEW LAYOUTS: Per our last council meeting, a request was asked for us to consider options to include shopping on the location. We have provided a potential site plan with a 3600 sq ft

shopping plaza. This would require our hotel to be 5 stories with less parking. New site drawings are included.

Hotel Operations: As a developer and operator in La Porte we strive for providing great service and excellent accommodations. We continue to achieve high levels of guest reviews at our hotel. We also employ 15 full-time and part-time employees mostly residences of La Porte.

Economic Impact: After being the second hotel in La Porte we have helped pave the way for tremendous economic growth with the addition of new hotels. As an operator we help keep the level of service high and help to maintain high standards of our hotels and our competition.

Tax Revenue: Over the past 13 years our existing Holiday Inn Express has generated over \$20million in revenue with about \$1,400,000 in City tax revenue along with about \$2million in County and State tax revenue. There is also the addition of property tax paid over the last 13 years with the hotel value averaging \$3.7million per year (about \$50million over 13 years). We have paid all taxes on time and we never had any delinquent taxes, late utility payments, or other violations.

Franchise History: We operate 3 Holiday Inn Express hotels in this area; Deer Park, Pasadena, & La Porte. We have been trusted by this franchise to operate in this area because of our commitment to the brand and dedication to serving the tri-city area. The franchise believes this is the right time to begin development for a new property with a larger room count to service this market. They have given us a timeline to develop this project and open this business by January 2020.

Location and Neighbors: When we purchased this land in 2008 we considered the location as being ideal for a hotel. It is on the main corridor of the City. It is adjacent to the Post Office. Near highway 146 but not too close that the guests would be impacted from highway noise of large trucks. Near many local business.

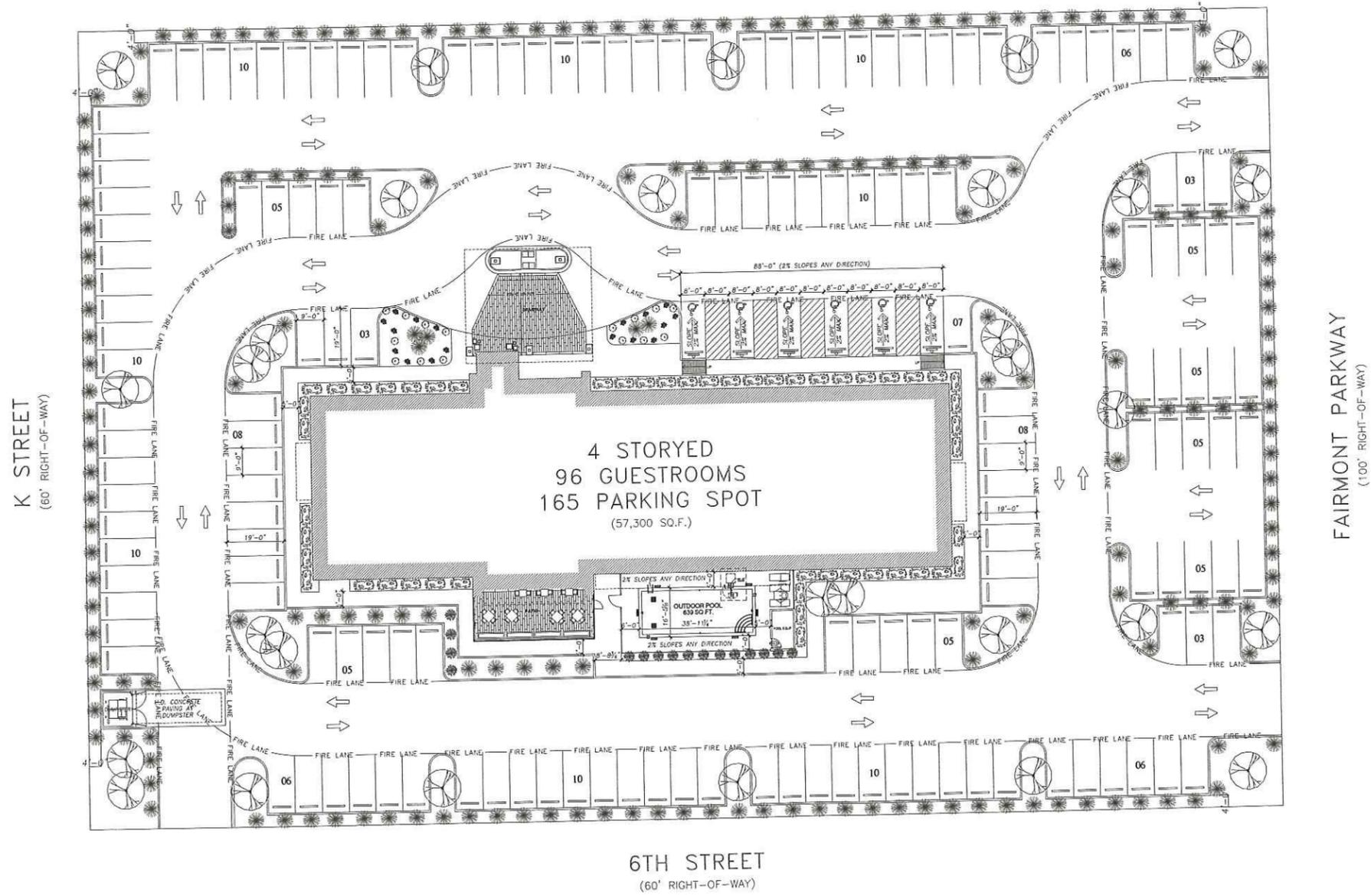
We anticipate having the largest meeting space in the City with over 2500 sq ft of meeting space. Allowing us to accommodate birthday parties, graduations, wedding, corporate training and sales meetings; along with local municipality meetings. We look forward to hosting and supporting the many local business clients such as Aker Industrial, Total Petrochemicals, Sulzer, Cat-Spec, Du Pont, along with many other industries that help grow the City of La Porte.

HIGHLIGHTS:

- we are local to La Porte operating the Holiday Inn Express on 908 W G Street (the last 13 years)
- we are a family run business not an outside investment company (owned 100% by myself, sister, and father)
- all hotels can thrive by giving customers more options
- Fairmont east of 146 has be underdeveloped and many for sale signs and for lease signs

- the city can have too many extended stay hotels that don't pay occupancy tax, don't support local restaurants, and have low rates, we are the exact opposite
- Holiday Inn Express is a market leader
- our hotel drives the highest room rates in the market
- our new hotel will have large meeting space to accommodate the local needs
- business center, pool, large workout facility, hot breakfast are some of the amenities we will provide
- La Porte is sending overflow rooms (Sunday-Thursday to neighboring cities)
- new hotels have bigger investments (over \$10 million to develop)
- our industries need more hotel rooms
- our hotels continue to update and renovate
- we spend more money being the market leader
- we are always putting money back into the property every year on capital improvements
- our location is away from highway noise
- more hotel tax revenue to the city
- more property tax revenue to the city
- no truck parking

Conclusion: We ask P&Z along with citizens of the City of La Porte to grant a SCUP to build a 100 unit Holiday Inn Express & Suites at 711 West Fairmont Parkway. We have a proven history with the City to provide a great hotel and excellent accommodations.

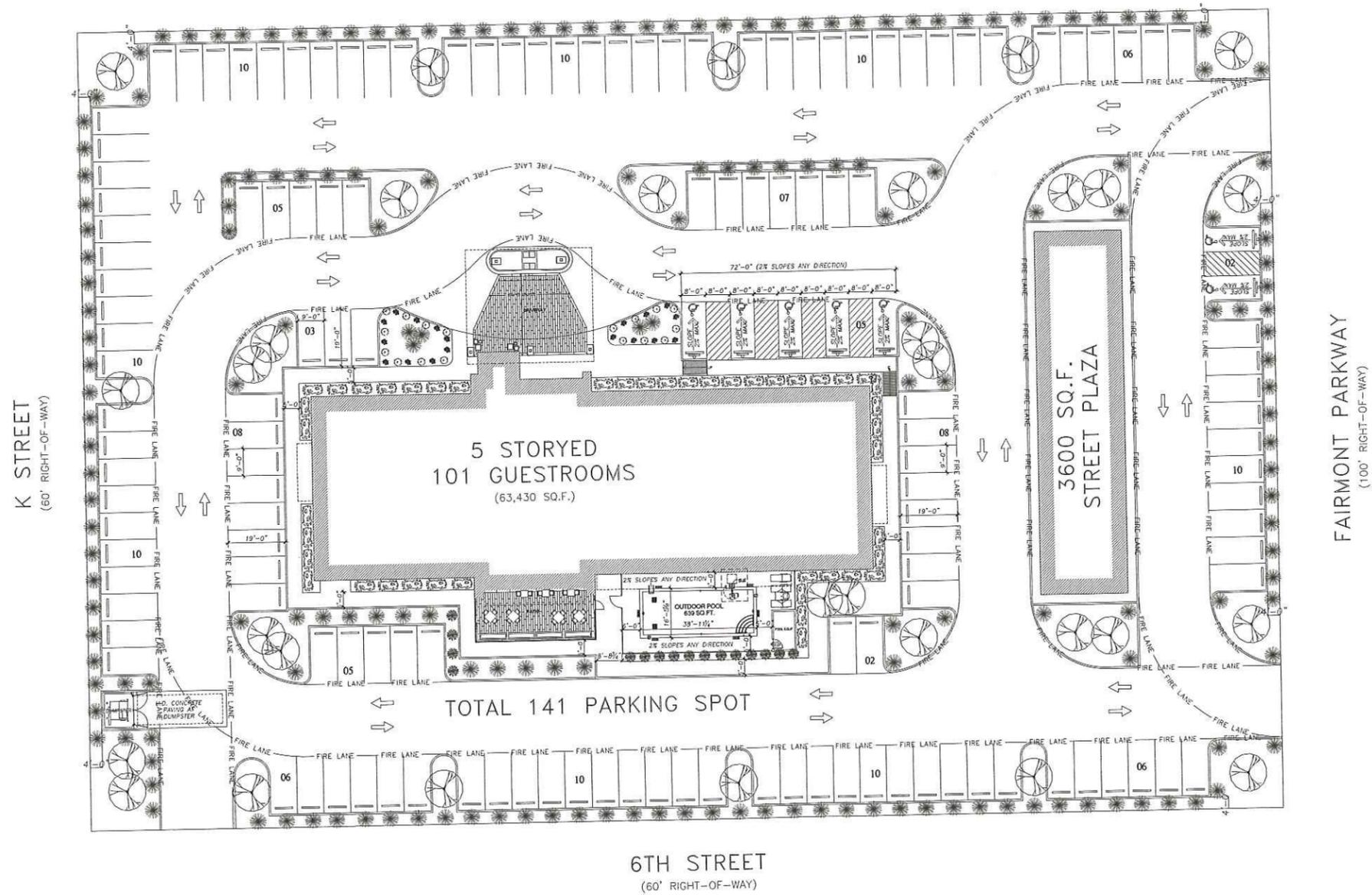


MOTEL AT FAIRMONT PARKWAY
TEXAS

PROJECT NO.:
DATE:
SHEET TITLE:
SCALE: 1/20" = 1'-0"

DRAWN BY:
PRINTED ON:

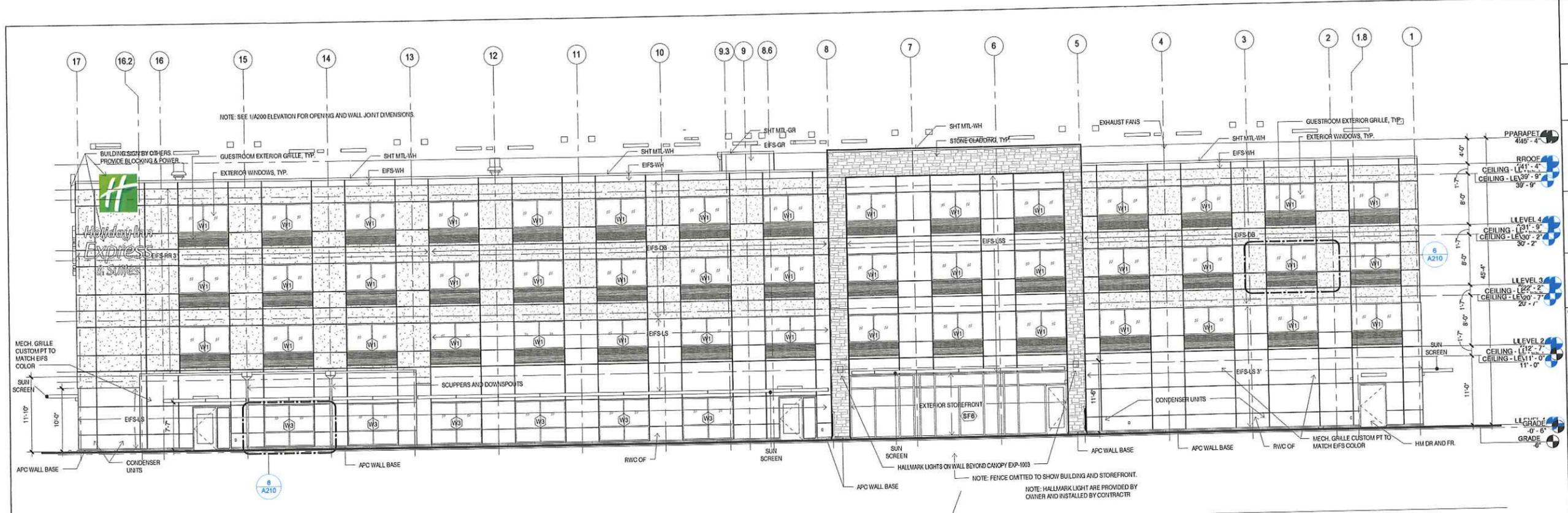
Sheet:



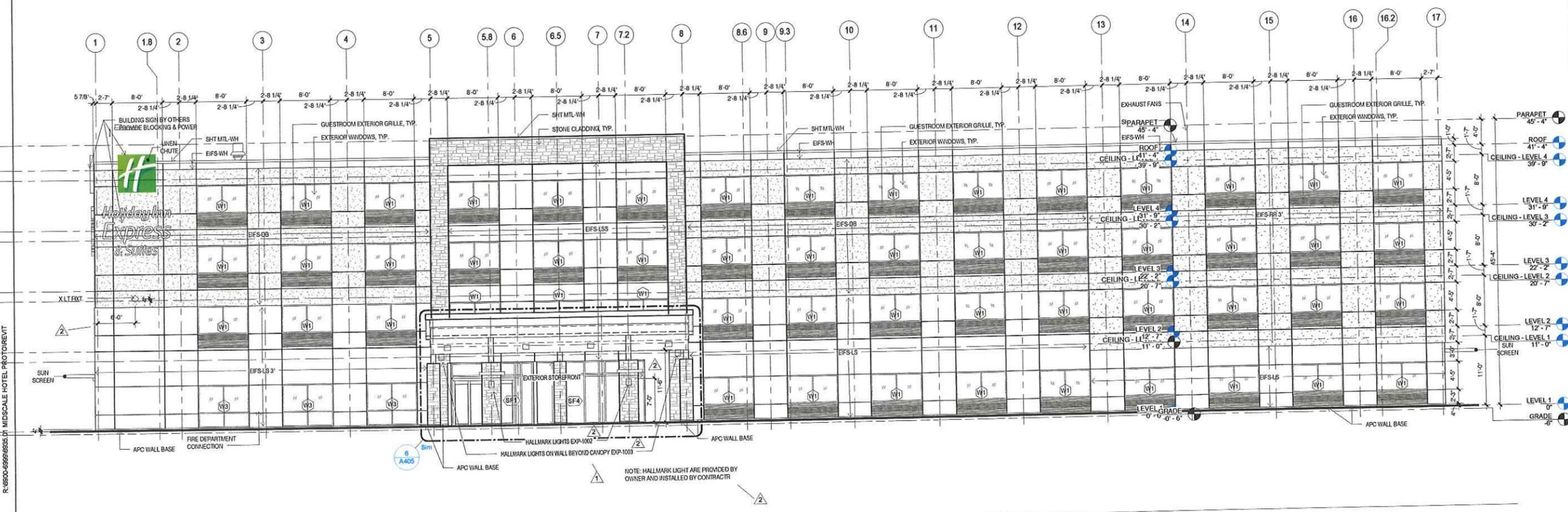
MOTEL AT FAIRMONT PARKWAY
TEXAS

PROJECT NO. _____
DATE: _____
SHEET TITLE: _____
SCALE: 1/2" = 1'-0"
DRAWN BY: _____
PRINTED ON: _____

Sheet: _____



2 EXTERIOR ELEVATION, REAR/NORTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION, FRONT/SOUTH
1/8" = 1'-0"

CONSULTANT DISCLAIMER
This is a Prototype design only. The drawings include plans, sections, elevations, typical construction details, diagrams, and schedules of building systems and related information intended to convey the design intent for architectural, structural, civil, pool, mechanical, plumbing and electrical systems. The design information set forth in these documents are not to be used for a particular site or certain local conditions. InterContinental Hotels Group and its related design consultants but prepared these prototype design documents are not responsible for adaptation of the design to a particular site, compliance of the design with applicable laws, regulations, ordinances and codes, or final design reviews required to prepare construction documents. The Franchisee and its related architect or engineering consultants shall be exclusively responsible for any final design construction documents prepared based on information contained within these documents.

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Project Title
2014 Holiday Inn Express
Prototype, Straight Pavilion.
Client
InterContinental Hotels Group

DETAILED PROTOTYPE DOCUMENTS.
AUG 8, 2014.
NOT FOR CONSTRUCTION.

Seal

Printed Name _____
Signature _____
Date Issued _____

Reg. No.	Description	Date
1	Evolved Prototype Revisions	10/7/14
2	REVISION 2	06/08/15

Project number: 6935.09 Date: 08/08/14
Drawn by: EB/JJB Checked by: JR/CK

EXTERIOR ELEVATIONS

9/8/2017 1:45:56 PM R:\9300-6935\6935-D1 MIDSACLE HOTEL PROTOREVIEW



September 20, 2018

ANALYSIS FOR LA PORTE AREA HOTEL MARKET

This market report addresses the current make-up of the La Porte Hotel market, and the potential for a new Holiday Inn Express Hotel & Suites at 711 West Fairmont Parkway, 77571. A new hotel at this location, built with at a 100 rooms with this brand, would in all likelihood generate revenues of over \$3,000,000 annually, in 100 units.¹ This estimate is based on the REVPAR of all existing Holiday Inn Express Hotels opened in Texas Metro Areas since 2012. These hotels produced a REVPAR of over \$77, on average (REVPAR is an industry calculation of rate times occupancy). The subject hotel to be built in La Porte would likely exceed this average REVPAR, as it will be newer with the new Formula Blue prototype. Furthermore

In the latest year, the local area hotel market² generated an average REVPAR of \$53, occupancy of 69%, and room-rate of \$77. Over the last nine years, demand for hotels in La Porte has grown strongly, and the existing branded hotels also significantly outperform the lower priced and lower quality independent hotels by a significant margin:

¹ Source Strategies, Inc., estimate..

² Zip code 77571.

HISTORY: LOCAL AREA HOTEL MARKET

Year & Quarter	# HtIs and Mtls	# Rooms	Room1 nites sold 000's	Total Rooms Revenue \$000's	%2 Occ.	\$3 Rate	\$4 RevPaR	% Growth Vs Yr Ago			
								Sply	Real	ADR	Rev
131	11	786	51	2,839	71.6	56.03	40.14	6.4	29.3	11.3	43.8
132	11	786	44	2,502	61.5	56.85	34.98	6.4	4.5	5.6	10.3
133	11	786	44	2,322	61.0	52.63	32.12	6.4	5.0	4.4	9.7
134	10	739	39	2,101	57.7	53.54	30.90	-6.0	0.8	1.7	2.6
141	11	786	54	3,066	76.2	56.85	43.34	0.0	6.3	1.5	8.0
142	11	786	55	3,452	76.4	63.14	48.26	0.0	24.3	11.1	38.0
143	11	786	57	3,521	78.4	62.08	48.70	0.0	28.6	18.0	51.6
144	11	786	49	3,100	68.1	62.93	42.87	6.4	25.8	17.5	47.5
151	11	786	50	3,207	71.3	63.60	45.33	0.0	-6.5	11.9	4.6
152	11	786	50	3,156	69.7	63.32	44.12	0.0	-9.0	0.3	-8.6
153	11	786	52	3,264	72.4	62.37	45.14	0.0	-7.8	0.5	-7.3
154	12	792	47	2,869	64.2	61.33	39.38	0.8	-5.1	-2.5	-7.5
161	12	873	57	3,673	72.3	64.68	46.75	11.1	12.7	1.7	14.5
162	12	873	54	3,700	67.7	68.81	46.57	11.1	8.0	8.7	17.2
163	12	873	54	3,390	66.6	63.40	42.21	11.1	2.3	1.7	3.9
164	12	873	51	3,123	64.0	60.73	38.88	10.2	9.8	-1.0	8.9
171	12	873	53	3,812	67.1	72.32	48.52	0.0	-7.2	11.8	3.8
172	12	873	52	3,587	65.1	69.38	45.15	0.0	-3.9	0.8	-3.1
173	12	873	55	4,046	68.8	73.18	50.38	0.0	3.4	15.4	19.4
174	12	873	58	4,734	72.3	81.55	58.95	0.0	13.0	34.3	51.6
181	12	836	52	4,098	69.6	78.27	54.47	-4.2	-0.6	8.2	7.5
182	13	879	52	3,812	65.5	72.78	47.66	0.7	1.4	4.9	6.3
CGR%Past9yr		3.6%	4.8%	6.8%	1.1%	2.0%	3.0%				
4yrs		2.8%	3.3%	11.1%	0.4%	7.8%	8.1%				
2yrs		2.0%	2.0%	11.2%	-0.1%	9.0%	9.0%				
1yr		-0.9%	4.3%	20.0%	5.1%	15.0%	21.0%				

1. Roomnights sold (derived from est. rate and actual revenues). 2. Occupancy nights sold divided by nights available for sale. 3. Avg. price for roomnights sold; Directories, Surveys, & experience. 4. \$ Revenue per available room per day (room sales per day).



September 20, 2018

OPINION

Given that demand is currently peaking locally, and that there are not enough value oriented / branded hotel rooms for consumers to purchase locally, it is clear that new quality lodging products are needed in this market. Not only is the city of La Porte likely currently losing hotel business that is moving to other nearby municipalities, not granting permission to build a Holiday Express hotel (one of the most endemic and successful known hotel franchises available) will ensure that it is built in another nearby town, further pulling hotel business that is generated locally to another locale.

This report is based on independent opinion, surveys and research from sources considered reliable. No representation is made as to accuracy or completeness and no contingent liability of any kind can be accepted.

Please feel free to contact us with any questions.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Todd Walker'.

Todd Walker,
President

EXHIBITS

HOTEL MARKET: LA PORTE / ZIP CODE 77571

YRQ	# Hotels Motels	# Rooms	Rnights sold 1 (000s)	\$ Rooms Revenues (000 s)	% OCC2	\$ Rate3	\$ RPAR4
083	9	570	29.5	1,768	56.3	59.91	33.71
084	9	629	47.0	3,196	81.2	67.98	55.22
*TOTAL 2008			76.5	4,963	69.4	64.87	45.00
091	9	629	37.5	2,456	66.3	65.44	43.39
092	10	681	29.1	1,818	46.9	62.53	29.34
093	10	681	28.5	1,672	45.5	58.62	26.69
094	9	629	28.0	1,566	48.4	55.91	27.07
*TOTAL 2009			123.2	7,513	51.5	61.01	31.42
101	9	620	30.1	1,530	53.9	50.90	27.42
102	8	641	30.1	1,685	51.6	55.98	28.88
103	9	693	29.3	1,471	45.9	50.23	23.07
104	10	708	30.3	1,455	46.5	48.10	22.34
*TOTAL 2010			119.7	6,142	49.3	51.31	25.27
111	10	739	37.5	1,867	56.4	49.75	28.07
112	10	739	40.6	2,208	60.3	54.42	32.83
113	10	739	38.4	1,977	56.5	51.50	29.08
114	10	739	32.7	1,655	48.1	50.60	24.34
*TOTAL 2011			149.2	7,707	55.3	51.65	28.57
121	10	739	39.2	1,974	59.0	50.32	29.69
122	10	739	42.1	2,268	62.6	53.85	33.73
123	10	739	42.0	2,117	61.8	50.42	31.14
124	11	786	38.9	2,048	53.8	52.64	28.32
*TOTAL 2012			162.3	8,408	59.2	51.82	30.68
131	11	786	50.7	2,839	71.6	56.03	40.14
132	11	786	44.0	2,502	61.5	56.85	34.98
133	11	786	44.1	2,322	61.0	52.63	32.12
134	10	739	39.2	2,101	57.7	53.54	30.90
*TOTAL 2013			178.1	9,765	63.0	54.84	34.56
141	11	786	53.9	3,066	76.2	56.85	43.34
142	11	786	54.7	3,452	76.4	63.14	48.26
143	11	786	56.7	3,521	78.4	62.08	48.70
144	11	786	49.3	3,100	68.1	62.93	42.87
*TOTAL 2014			214.6	13,139	74.8	61.23	45.80
151	11	786	50.4	3,207	71.3	63.60	45.33
152	11	786	49.8	3,156	69.7	63.32	44.12
153	11	786	52.3	3,264	72.4	62.37	45.14
154	12	792	46.8	2,869	64.2	61.33	39.38
*TOTAL 2015			199.4	12,496	69.4	62.67	43.47

HOTEL MARKET: LA PORTE / ZIP CODE 77571							
YRQ	# Hotels Motels	# Rooms	Rnights sold 1 (000s)	\$ Rooms Revenues (000 s)	% OCC2	\$ Rate3	\$ RPAR4
---	-----	-----	-----	-----	-----	-----	-----
161	12	873	56.8	3,673	72.3	64.68	46.75
162	12	873	53.8	3,700	67.7	68.81	46.57
163	12	873	53.5	3,390	66.6	63.40	42.21
164	12	873	51.4	3,123	64.0	60.73	38.88
*TOTAL 2016			215.5	13,886	67.6	64.45	43.58
171	12	873	52.7	3,812	67.1	72.32	48.52
172	12	873	51.7	3,587	65.1	69.38	45.15
173	12	873	55.3	4,046	68.8	73.18	50.38
174	12	873	58.1	4,734	72.3	81.55	58.95
*TOTAL 2017			217.8	16,179	68.3	74.30	50.78
181	12	836	52.4	4,098	69.6	78.27	54.47
182	13	879	52.4	3,812	65.5	72.78	47.66
*TOTAL 2018			104.7	7,910	67.5	75.53	50.96
*TOTAL			1,760.8	108,109	63.2	61.40	38.81

1. Roomnights sold (derived from est. rate and actual room revenues)
2. Occupancy: nights sold divided by nights available for sale(x 100)
3. Average price for each roomnight sold;from Directories and surveys
4. \$ Revenue per available room per day (room sales per day)

SOURCE STRATEGIES, INC 09/20/18 (210) 734-3434. METRO20Y.FEX

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2018

HOTEL MARKET: LA PORTE / ZIP CODE 77571

BRAND	#* HTL	EST.		\$		EST.		\$	\$
		RMS	% RNS	AMT.	%	EST.	%		
-----	-----	000S	RMS 000S	000S	RNS	000S	AMT %OCC	RATE	RPAR
AIRBB	0	.0	.3	0	.2	100	.6 40.4	249.96	100.89
CANDLWOOD	1	.1	12.8	29	13.3	3,052	18.3 71.4	105.55	75.34
COMFO STE	1	.1	7.7	18	8.1	1,552	9.3 72.0	88.22	63.48
TOT MIN STE	2	.2	20.6	47	21.3	4,605	27.6 71.6	98.99	70.87
HAMPTON	1	.1	10.1	24	11.0	2,803	16.8 75.5	116.86	88.27
HOLID EXP	1	.1	6.4	15	6.8	2,001	12.0 73.8	135.14	99.70
LA QUINTA	1	.1	12.9	29	13.2	1,711	10.3 70.6	59.30	41.85
TOT LTD SVE	3	.3	29.4	68	31.0	6,515	39.0 73.0	96.32	70.28
WOODSPRNG	1	.1	14.0	32	14.8	1,795	10.8 73.1	55.63	40.64
DAYS INN	1	.0	5.7	12	5.4	673	4.0 65.7	57.27	37.63
QUALITY	1	.1	9.7	19	8.7	1,310	7.8 61.6	69.36	42.72
SUPER 8	1	.0	5.3	12	5.3	612	3.7 69.0	52.82	36.44
TOT BUDGET	3	.2	20.7	42	19.4	2,594	15.5 64.6	61.46	39.71
TOT CHAINS	9	.7	84.9	189	86.7	15,610	93.5 70.5	82.57	58.21
TOT INDEP	3	.1	15.1	29	13.3	1,080	6.5 60.8	37.25	22.66
TOT MARKET	12	.9	100.0	218	100.0	16,690	100 69.0	76.54	52.84

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2017

HOTEL MARKET: LA PORTE / ZIP CODE 77571

BRAND	#* HTL	EST.		\$		EST.		\$	\$
		RMS	% RNS	AMT.	%	EST.	%		
-----	-----	000S	RMS 000S	000S	RNS	000S	AMT %OCC	RATE	RPAR
CHAINS									
CANDLWOOD	1	.1	12.7	27	12.9	2,189	15.7 66.6	81.15	54.03
COMFO STE	1	.1	7.7	17	8.0	1,212	8.7 68.2	72.64	49.55
TOT MIN STE	2	.2	20.4	44	20.9	3,401	24.4 67.2	77.90	52.34
HAMPTON	1	.1	10.0	22	10.6	2,246	16.1 69.7	101.53	70.74
HOLID EXP	1	.1	6.3	13	6.3	1,580	11.4 65.3	120.49	78.71
LA QUINTA	1	.1	12.8	26	12.4	1,439	10.3 63.3	55.59	35.20
TOT LTD SVE	3	.3	29.1	61	29.2	5,265	37.8 65.9	86.15	56.79
WOODSPRNG	1	.1	13.9	32	15.2	1,653	11.9 72.0	51.98	37.43
TOT EXT STA	1	.1	13.9	32	15.2	1,653	11.9 72.0	51.98	37.43
DAYS INN	1	.0	5.6	11	5.2	612	4.4 61.2	55.97	34.23
QUALITY	1	.1	9.6	19	9.3	1,275	9.2 63.4	65.60	41.57
SUPER 8	1	.0	5.3	10	5.0	556	4.0 62.5	52.96	33.11
TOT BUDGET	3	.2	20.5	41	19.5	2,443	17.6 62.6	59.78	37.39
TOT CHAINS	9	.7	83.8	177	84.8	12,762	91.7 66.4	71.92	47.77
TOT INDEP	3	.1	16.2	32	15.2	1,150	8.3 61.9	36.11	22.34
TOT MARKET	12	.9	100.0	209	100.0	13,912	100 65.7	66.47	43.66

* All figures annualized. Includes taxed and est non-tax room revenues.
Independents are categorized by price: \$100+, \$60-99.99, and under \$60)

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2016

HOTEL MARKET: LA PORTE / ZIP CODE 77571										
BRAND	#*	RMS	%	RNS	%	\$	%	EST.	\$	\$
HTL	000S	RMS	000S	RNS	000S	AMT.	AMT	%OCC	RATE	RPAR
CANLWOOD	1	.1	13.4	29	14.1	2,426	18.0	72.7	82.34	59.88
COMFO STE	1	.1	8.1	16	7.8	1,183	8.8	67.0	72.16	48.38
TOT MIN STE	2	.2	21.4	46	21.9	3,609	26.7	70.6	78.70	55.55
HAMPTON	1	.0	5.4	11	5.2	1,014	7.5	66.8	93.18	62.20
HOLID EXP	1	.1	6.6	14	6.6	1,737	12.9	69.1	125.29	86.52
LA QUINTA	1	.1	13.5	27	13.0	1,599	11.8	66.4	58.85	39.11
TOT LTD SVE	3	.2	25.5	52	24.8	4,349	32.2	67.2	83.79	56.30
WOODSPRNG	1	.1	14.6	31	14.8	1,629	12.1	70.0	52.68	36.89
DAYS INN	1	.0	5.9	12	5.8	663	4.9	68.3	54.29	37.06
QUALITY	1	.1	10.1	21	10.1	1,372	10.2	68.8	65.06	44.76
SUPER 8	1	.0	5.5	11	5.2	604	4.5	64.6	55.73	35.97
TOT BUDGET	3	.2	21.5	44	21.1	2,639	19.5	67.6	59.79	40.39
TOT CHAINS	9	.7	83.0	173	82.4	12,227	90.5	68.7	70.74	48.57
TOT INDEP	3	.1	17.0	37	17.6	1,280	9.5	71.5	34.76	24.86
TOT MARKET	12	.8	100.0	210	100.0	13,506	100	69.1	64.42	44.55

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2015										
HOTEL MARKET: LA PORTE / ZIP CODE 77571										
BRAND	#*	RMS	%	RNS	%	\$	%	EST.	\$	\$
HTL	000S	RMS	000S	RNS	000S	AMT.	AMT	%OCC	RATE	RPAR
CHAINS										
CANLWOOD	1	.1	14.1	31	15.1	2,563	19.7	76.9	82.28	63.25
COMFO STE	1	.1	8.5	17	8.5	1,291	9.9	71.4	73.93	52.77
TOT MIN STE	2	.2	22.6	49	23.6	3,853	29.7	74.8	79.28	59.31
HOLID EXP	1	.1	7.0	15	7.1	1,865	14.4	73.4	126.63	92.91
LA QUINTA	1	.1	14.2	30	14.4	1,711	13.2	72.6	57.64	41.86
TOT LTD SVE	2	.2	21.2	44	21.5	3,577	27.5	72.9	80.52	58.68
WOODSPRNG	1	.1	15.4	32	15.5	1,486	11.4	72.4	46.49	33.66
DAYS INN	1	.0	6.2	12	5.9	700	5.4	68.3	57.30	39.12
QUALITY	1	.1	10.7	22	10.5	1,515	11.7	70.8	69.82	49.41
SUPER 8	1	.0	5.9	12	5.7	672	5.2	69.6	57.53	40.05
TOT BUDGET	3	.2	22.8	46	22.1	2,887	22.2	69.8	63.31	44.19
TOT CHAINS	8	.6	82.1	171	82.7	11,803	90.9	72.5	69.19	50.14
TOT INDEP	3	.1	17.9	36	17.3	1,180	9.1	69.3	33.12	22.93
TOT MARKET	11	.8	100.0	206	100.0	12,984	100	71.9	62.96	45.26

* All figures annualized. Included taxed and est non-tax rooms revenues.
Independents are categorized by price: \$100+, \$60-99.99, and under \$60)

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2014

HOTEL MARKET: LA PORTE / ZIP CODE 77571

BRAND	# *	EST.		\$		EST.		\$	\$	
	HTL	RMS 000S	% RMS	RNS 000S	% RNS	AMT. 000S	% AMT			% OCC
CHAINS										
CANDLWOOD	1	.1	14.3	30	15.5	2,134	19.5	73.4	71.78	52.67
COMFO STE	1	.1	8.7	17	8.8	1,107	10.1	68.9	65.66	45.25
TOT MIN STE	2	.2	23.0	47	24.3	3,241	29.6	71.7	69.56	49.88
HOLID EXP	1	.1	7.1	14	7.5	1,709	15.6	71.4	119.21	85.14
LA QUINTA	1	.1	14.5	27	14.3	1,392	12.7	67.1	50.78	34.05
TOT LTD SVE	2	.2	21.6	42	21.8	3,101	28.3	68.5	74.28	50.87
WOODSPRNG	1	.1	15.6	30	15.6	1,317	12.0	67.9	43.89	29.81
DAYS INN	1	.0	6.3	13	6.6	657	6.0	70.8	51.90	36.73
QUALITY	1	.1	10.9	20	10.2	1,126	10.3	64.0	57.40	36.72
SUPER 8	1	.0	5.9	11	5.6	529	4.8	64.4	48.93	31.50
TOT BUDGET	3	.2	23.1	43	22.4	2,311	21.1	65.9	53.66	35.38
TOT CHAINS	8	.6	83.3	161	84.1	9,970	91.1	68.6	61.77	42.35
TOT INDEP	3	.1	16.7	31	15.9	971	8.9	64.8	31.80	20.60
TOT MARKET	11	.8	100.0	192	100.0	10,941	100	67.9	57.00	38.72

* All figures annualized. Included taxed and est non-tax rooms revenues.
Independents are categorized by price: \$100+, \$60-99.99, and under \$60)

HOTEL MARKET: LA PORTE / ZIP CODE 77571

CITY	ADDR	ZIP	E	3	YR	AVG			
---	---	---	S	EST	4	OP			
---	---	---	T	AVG.	%	---			
YRQ	#	BRAND	TAXABLE	GROSS	ADJ 1	DAILY	OCC	\$	5
---	---	---	REVENUE	REVENUE	FACTOR	RATE	EST	REVPAR	---
LA PORTE	LA PORTE AIRBNB	77571	AIRBNB -	CITY OF LA	PORTE	17	1.000		
20181	5	AIRBB	44,439	44,439	1.000	245.89	40	98.75	
20182	6	AIRBB	52,484	56,044	1.068	252.25	41	102.64	
		717 HIGHWAY 146	77571	BAYSHORE	MOTEL	76	1.170		
20131	47		66,879	78,250	1.170	24.24	76	18.50	
20132	47		56,248	65,810	1.170	24.77	62	15.39	
20133	47		41,151	48,147	1.170	21.71	51	11.13	
20141	47		59,998	70,198	1.170	21.93	76	16.60	
20142	47		69,177	80,937	1.170	24.97	76	18.92	
20143	47		79,051	87,389	1.105	24.95	81	20.21	
20144	47		62,963	73,667	1.170	25.33	67	17.04	
20151	47		70,263	82,208	1.170	27.27	71	19.43	
20152	47		75,029	78,539	1.047	27.60	67	18.36	
20153	47		85,642	100,201	.000	27.22	85	23.17	
20154	47		77,570	90,757	.000	28.59	73	20.99	
20161	47		95,438	111,662	.000	30.11	88	26.40	
20162	47		77,408	85,416	1.103	30.95	65	19.97	
20163	47		74,263	86,887	1.170	29.43	68	20.09	
20164	47		66,087	77,322	1.170	28.98	62	17.88	
20171	47		67,798	79,324	1.170	30.79	61	18.75	
20172	47		58,356	68,277	1.170	27.32	58	15.96	
20173	47		67,815	79,343	1.170	27.51	67	18.35	
20174	47		65,398	76,516	1.170	27.46	64	17.70	
20181	47		82,736	96,800	1.170	31.39	73	22.88	
20182	47		79,224	92,692	1.170	30.26	72	21.67	
		1250 S 13TH STR	77571	CANDLEWOOD	SUITES	08	1.200		
20131	111	CANDL	479,970	547,530	1.141	72.31	76	54.81	
20132	111	CANDL	432,905	471,523	1.089	68.47	68	46.68	
20133	111	CANDL	404,461	454,676	1.124	65.61	68	44.52	
20134	111	CANDL	380,043	445,248	1.172	67.08	65	43.60	
20141	111	CANDL	511,207	594,432	1.163	75.83	78	59.50	
20142	111	CANDL	457,863	639,769	1.397	76.82	82	63.34	
20143	111	CANDL	549,327	680,833	1.239	78.62	85	66.67	
20144	111	CANDL	455,412	591,710	1.299	81.29	71	57.94	
20151	111	CANDL	499,318	671,198	1.344	85.26	79	67.19	
20152	111	CANDL	492,342	618,929	1.257	84.38	73	61.27	
20153	111	CANDL	518,178	624,749	1.206	81.56	75	61.18	
20154	111	CANDL	436,159	567,373	1.301	80.27	69	55.56	
20161	111	CANDL	465,243	554,931	1.193	79.63	70	55.55	
20162	111	CANDL	531,305	679,077	1.278	87.38	77	67.23	
20163	111	CANDL	399,339	520,109	1.302	76.37	67	50.93	
20164	111	CANDL	355,191	457,132	1.287	71.24	63	44.76	
20171	111	CANDL	465,101	604,617	1.300	85.36	71	60.52	
20172	111	CANDL	406,870	607,109	1.492	91.08	66	60.10	
20173	111	CANDL	613,432	755,354	1.231	100.15	74	73.97	

CITY	ADDR	ZIP	E S T	3 EST AVG.	4 %	YR OP	AVG ADJ 1	
YRQ	# RMS	BRAND	TAXABLE REVENUE	GROSS REVENUE	ADJ 1 FACTOR	DAILY RATE	OCC EST	\$ 5 REVPAR
LA PORTE		1250 S 13TH STR	77571	CANDLEWOOD SUITES			08	1.200
20174	111	CANDL	919,026	1,050,325	1.143	122.69	84	102.85
20181	111	CANDL	614,225	722,862	1.177	106.61	68	72.36
20182	111	CANDL	384,240	523,712	1.363	86.77	60	51.85
		902 S 8TH ST	77571	COMFORT SUITES LA PORTE			99	1.300
20131	67	COMFS	271,267	279,444	1.030	65.37	71	46.34
20132	67	COMFS	280,022	297,929	1.064	72.10	68	48.86
20133	67	COMFS	244,989	254,781	1.040	61.29	67	41.33
20134	67	COMFS	188,311	192,651	1.023	59.43	53	31.25
20141	67	COMFS	267,008	310,122	1.161	66.08	78	51.43
20142	67	COMFS	306,300	348,986	1.139	73.27	78	57.24
20143	67	COMFS	318,198	342,014	1.075	72.17	77	55.49
20144	67	COMFS	278,946	323,415	1.159	74.62	70	52.47
20151	67	COMFS	266,437	301,137	1.130	72.87	69	49.94
20152	67	COMFS	278,850	324,017	1.162	76.21	70	53.14
20153	67	COMFS	289,533	327,581	1.131	74.75	71	53.14
20154	67	COMFS	241,618	277,560	1.149	72.71	62	45.03
20161	67	COMFS	282,777	300,902	1.064	71.53	70	49.90
20162	67	COMFS	262,445	277,035	1.056	69.42	65	45.44
20163	67	COMFS	261,060	278,511	1.067	67.33	67	45.18
20164	67	COMFS	287,498	302,330	1.052	69.08	71	49.05
20171	67	COMFS	289,258	339,335	1.173	79.75	71	56.27
20172	67	COMFS	241,219	291,536	1.209	74.44	64	47.82
20173	67	COMFS	263,067	339,892	1.292	77.77	71	55.14
20174	67	COMFS	251,731	448,812	1.783	91.11	80	72.81
20181	67	COMFS	292,840	407,536	1.392	96.46	70	67.58
20182	67	COMFS	273,514	356,142	1.302	87.35	67	58.41
		705 HIGHWAY 146	77571	DAYS INN (FRM BWEST)			96	1.400
20131	49	DAYS	109,080	148,322	1.360	43.94	77	33.63
20132	49	DAYS	115,779	149,498	1.291	48.59	69	33.53
20133	49	DAYS	119,985	148,614	1.239	47.96	69	32.97
20134	49	DAYS	95,299	147,414	1.547	47.02	70	32.70
20141	49	DAYS	111,821	170,420	1.524	53.05	73	38.64
20142	49	DAYS	140,264	190,395	1.250	59.31	72	42.70
20143	49	DAYS	123,796	190,894	1.542	56.65	75	42.35
20144	49	DAYS	104,936	174,991	1.668	58.58	66	38.82
20151	49	DAYS	128,910	180,776	1.402	59.11	69	40.99
20152	49	DAYS	110,688	152,976	1.382	54.69	63	34.31
20153	49	DAYS	105,489	174,424	1.653	54.05	72	38.69
20154	49	DAYS	81,199	162,316	1.999	55.94	64	36.01
20161	49	DAYS	117,028	172,586	1.475	54.37	72	39.14
20162	49	DAYS	101,246	153,491	1.516	52.81	65	34.42
20163	49	DAYS	112,232	164,001	1.461	54.10	67	36.38
20164	49	DAYS	109,988	173,740	1.580	58.74	66	38.54
20171	49	DAYS	96,814	139,464	1.441	55.71	57	31.62
20172	49	DAYS	99,725	135,085	1.355	55.18	55	30.29

CITY	ADDR	ZIP	E S T	3 EST AVG.	4 %	YR OP	AVG ADJ 1
YRQ	# RMS	BRAND	TAXABLE REVENUE	GROSS REVENUE	ADJ 1 FACTOR	DAILY OCC RATE EST	\$ 5 REVPAR
LA PORTE		705 HIGHWAY 146	77571	DAYS INN	(FRM BWEST)	96	1.400
20173	49	DAYS	130,529	163,890	1.256	53.95 67	36.36
20174	49	DAYS	137,529	181,303	1.318	62.33 65	40.22
20181	49	DAYS	130,028	160,546	1.235	56.36 65	36.40
20182	49	DAYS	113,956	167,294	1.468	56.54 66	37.52
		902 HIGHWAY 146	77571	FAIRWAY INN		04	1.500
20131	52		82,641	107,452	1.300	35.04 66	22.96
20132	52		62,042	82,912	1.336	33.77 52	17.52
20133	52		62,829	81,269	1.293	31.16 55	16.99
20134	52		54,151	88,608	1.636	33.19 56	18.52
20141	52		80,652	121,915	1.512	35.54 73	26.05
20142	52		84,028	131,524	1.565	36.67 76	27.79
20143	52		89,455	136,050	1.521	36.12 79	28.44
20144	52		74,518	108,539	1.457	35.90 63	22.69
20151	52		72,762	106,230	1.460	34.81 65	22.70
20152	52		87,490	132,061	1.509	36.60 76	27.91
20153	52		97,250	142,873	1.469	39.20 76	29.86
20154	52		71,439	120,469	1.686	38.50 65	25.18
20161	52		102,327	144,073	1.408	40.19 77	30.78
20162	52		89,241	126,328	1.416	41.32 65	26.70
20163	52		84,060	125,898	1.498	39.60 66	26.32
20164	52		58,948	116,312	1.973	41.04 59	24.31
20171	52		84,729	127,248	1.502	46.32 59	27.19
20172	52		75,538	108,427	1.435	39.84 58	22.91
20173	52		79,067	132,626	1.677	42.86 65	27.72
20174	52		53,812	122,522	2.277	42.01 61	25.61
20181	52		82,063	124,898	1.522	42.72 62	26.69
20182	52		97,483	140,721	1.444	45.88 65	29.74
		107 N 8TH ST	77571	GARDEN SUITES		06	2.000
20131	42		51,203	92,728	1.811	38.93 63	24.53
20132	42		54,338	76,732	1.412	35.77 56	20.08
20133	42		36,281	70,902	1.954	33.13 55	18.35
20134	42		25,268	62,386	2.469	34.19 47	16.15
20141	42		40,007	102,063	2.551	36.87 73	27.00
20142	42		53,966	113,217	2.098	39.68 75	29.62
20143	42		64,634	110,077	1.703	39.08 73	28.49
20144	42		35,525	95,564	2.690	38.86 64	24.73
20151	42		42,897	85,014	1.982	36.83 61	22.49
20152	42		46,727	84,992	1.819	36.31 61	22.24
20153	42		42,922	91,436	2.130	34.95 68	23.66
20154	42		38,890	84,312	2.168	35.14 62	21.82
20161	42		52,617	94,193	1.790	35.75 70	24.92
20162	42		43,192	87,841	2.034	36.13 64	22.98
20163	42		38,252	80,986	2.117	34.57 61	20.96
20164	42		34,220	82,949	2.424	33.73 64	21.47
20171	42		33,714	80,677	2.393	35.64 60	21.34

CITY	ADDR	ZIP	E S T	3 EST	4	YR OP	AVG ADJ 1
---	---	---	T	AVG.	%	--	-----
YRQ	# RMS	BRAND	TAXABLE REVENUE	GROSS REVENUE	ADJ 1 FACTOR	DAILY OCC RATE EST	\$ 5 REVPAR
---	---	---	---	---	---	---	---
LA PORTE		107 N 8TH ST	77571	GARDEN SUITES			06 2.000
20172	42		66,793	115,554	1.730	44.32 68	30.23
20173	42		44,038	72,294	1.642	42.61 44	18.71
20174	42		32,869	68,551	2.086	37.87 47	17.74
20182	42		40,990	73,469	1.792	43.61 44	19.22
		1328 HIGHWAY 14	77571	HAMPTON INN			15 1.040
20154	6	HAMPT	29,246	30,416	.000	80.00 69	55.10
20161	87	HAMPT	413,929	422,277	1.020	86.31 62	53.93
20162	87	HAMPT	557,138	561,066	1.007	100.03 71	70.87
20163	87	HAMPT	510,267	521,737	1.022	94.60 69	65.18
20164	87	HAMPT	416,281	466,059	1.120	89.78 65	58.23
20171	87	HAMPT	582,840	622,978	1.069	109.95 72	79.56
20172	87	HAMPT	611,273	635,602	1.040	110.47 73	80.28
20173	87	HAMPT	659,384	681,479	1.034	118.39 72	85.14
20174	87	HAMPT	738,949	776,049	1.050	122.10 79	96.96
20181	87	HAMPT	679,623	686,533	1.010	110.37 79	87.68
20182	87	HAMPT	657,137	658,912	1.003	116.53 71	83.23
		908 W G ST	77571	HOLIDAY EXPRESS			06 1.010
20131	55	HIEXP	441,746	446,163	.000	115.68 78	90.13
20132	55	HIEXP	415,094	431,959	1.041	122.21 71	86.31
20133	55	HIEXP	393,726	399,929	1.016	114.70 69	79.04
20134	55	HIEXP	328,424	330,129	1.005	110.11 59	65.24
20141	55	HIEXP	450,493	454,998	.000	118.69 77	91.92
20142	55	HIEXP	512,227	524,117	1.023	130.36 80	104.72
20143	55	HIEXP	508,299	510,835	1.005	128.40 79	100.96
20144	55	HIEXP	437,992	442,372	.000	125.63 70	87.43
20151	55	HIEXP	459,492	466,132	1.014	126.76 74	94.17
20152	55	HIEXP	438,014	445,842	1.018	125.46 71	89.08
20153	55	HIEXP	425,777	430,035	.000	121.00 70	84.99
20154	55	HIEXP	401,501	405,049	1.009	121.61 66	80.05
20161	55	HIEXP	460,096	466,441	1.014	129.83 73	94.23
20162	55	HIEXP	430,833	435,401	1.011	128.55 68	86.99
20163	55	HIEXP	376,990	380,760	.000	117.01 64	75.25
20164	55	HIEXP	302,951	305,981	.000	103.05 59	60.47
20171	55	HIEXP	472,975	480,713	1.016	134.43 72	97.11
20172	55	HIEXP	402,041	412,658	1.026	124.44 66	82.45
20173	55	HIEXP	271,192	503,675	1.857	133.82 74	99.54
20174	55	HIEXP	392,479	539,937	1.376	141.05 76	106.71
20181	55	HIEXP	512,118	517,240	1.010	137.92 76	104.49
20182	55	HIEXP	437,285	440,640	1.008	126.96 69	88.04
		1105 HIGHWAY 14	77571	LA QUINTA INN #599			85 1.150
20131	112	LAQUN	309,471	352,243	1.138	53.08 66	34.94
20132	112	LAQUN	276,271	305,574	1.106	52.71 57	29.98
20133	112	LAQUN	293,050	305,162	1.041	48.08 62	29.62
20134	112	LAQUN	234,514	256,192	1.092	46.01 54	24.86

CITY	ADDR	ZIP	E S T AVG.	3 EST 4 %	YR OP	AVG ADJ 1		
YRQ	# RMS	BRAND	TAXABLE REVENUE	GROSS REVENUE	ADJ 1 FACTOR	DAILY RATE	OCC EST	\$ 5 REVPAR
LA PORTE		1105 HIGHWAY 14	77571	LA QUINTA	INN #599		85	1.150
20141	112	LAQUN	335,946	395,675	1.178	51.52	76	39.25
20142	112	LAQUN	357,496	434,863	1.216	55.63	77	42.67
20143	112	LAQUN	407,198	471,665	1.158	57.65	79	45.77
20144	112	LAQUN	351,738	394,476	1.122	56.87	67	38.28
20151	112	LAQUN	376,790	424,868	1.128	57.38	73	42.15
20152	112	LAQUN	363,817	420,408	1.156	58.64	70	41.25
20153	112	LAQUN	396,635	431,863	1.089	60.04	70	41.91
20154	112	LAQUN	319,895	359,132	1.123	56.45	62	34.85
20161	112	LAQUN	383,774	417,648	1.088	59.52	70	41.43
20162	112	LAQUN	361,707	389,989	1.078	59.13	65	38.26
20163	112	LAQUN	320,693	360,897	1.125	54.01	65	35.02
20164	112	LAQUN	253,239	320,804	1.267	53.36	58	31.13
20171	112	LAQUN	352,804	384,101	1.089	58.80	65	38.11
20172	112	LAQUN	314,861	372,993	1.185	56.05	65	36.60
20173	112	LAQUN	340,594	403,003	1.183	56.44	69	39.11
20174	112	LAQUN	373,997	435,156	1.164	59.91	70	42.23
20181	112	LAQUN	395,149	442,570	1.120	61.21	72	43.91
20182	112	LAQUN	361,235	430,116	1.191	59.60	71	42.20
		11003 W FAIRMOR	77571	QUALITY INN & SUITES			10	1.040
20131	84	QUALY	254,552	282,609	1.110	57.87	65	37.38
20132	84	QUALY	239,662	260,928	1.089	57.10	60	34.14
20133	84	QUALY	212,334	233,783	1.101	52.41	58	30.25
20134	84	QUALY	167,922	186,674	1.112	50.06	48	24.16
20141	84	QUALY	273,042	298,219	1.092	53.59	74	39.45
20142	84	QUALY	335,022	407,013	1.215	69.48	77	53.25
20143	84	QUALY	332,864	403,517	1.212	68.83	76	52.21
20144	84	QUALY	283,192	398,176	1.406	71.17	72	51.52
20151	84	QUALY	311,889	366,453	1.175	69.19	70	48.47
20152	84	QUALY	328,987	346,701	1.054	70.10	65	45.36
20153	84	QUALY	355,783	364,663	1.025	69.40	68	47.19
20154	84	QUALY	263,759	265,008	1.005	58.48	59	34.29
20161	84	QUALY	341,803	379,885	1.111	63.85	79	50.25
20162	84	QUALY	353,579	362,807	1.026	67.69	70	47.46
20163	84	QUALY	286,317	315,318	1.101	61.24	67	40.80
20164	84	QUALY	249,680	294,649	1.180	61.01	62	38.13
20171	84	QUALY	278,203	352,069	1.266	74.65	62	46.57
20172	84	QUALY	273,368	312,638	1.144	65.96	62	40.90
20173	84	QUALY	318,588	348,588	1.094	71.60	63	45.11
20174	84	QUALY	383,280	398,380	1.039	76.57	67	51.55
20181	84	QUALY	278,921	284,251	1.019	62.88	60	37.60
20182	84	QUALY	273,724	278,442	1.017	64.87	56	36.43
		702 HIGHWAY 146	77571	SUPER 8			10	1.050
20131	46	SUPR8	155,601	160,751	1.033	50.01	78	38.83
20132	46	SUPR8	90,653	91,453	1.009	44.06	50	21.85
20133	46	SUPR8	89,217	90,607	1.016	41.51	52	21.41

CITY	ADDR	ZIP	E S T	3 EST AVG.	4 %	YR OP	AVG ADJ 1
YRQ	# RMS	BRAND	TAXABLE REVENUE	GROSS REVENUE	ADJ 1 FACTOR	DAILY OCC EST	\$ 5 REVPAR
LA PORTE		702 HIGHWAY 146	77571	SUPER 8			10 1.050
20134	46	SUPR8	94,044	100,684	1.071	43.87 54	23.79
20141	46	SUPR8	150,006	156,040	1.040	50.38 75	37.69
20142	46	SUPR8	169,825	181,610	1.069	56.10 77	43.39
20143	46	SUPR8	177,004	186,521	1.054	57.23 77	44.07
20144	46	SUPR8	145,384	150,434	1.035	56.87 63	35.55
20151	46	SUPR8	143,281	168,698	1.177	57.38 71	40.75
20152	46	SUPR8	156,597	166,837	1.065	58.64 68	39.86
20153	46	SUPR8	143,648	164,348	1.144	58.06 67	38.83
20154	46	SUPR8	96,887	136,628	1.410	54.92 59	32.28
20161	46	SUPR8	147,715	158,994	1.076	53.44 72	38.40
20162	46	SUPR8	135,831	143,981	1.060	56.54 61	34.40
20163	46	SUPR8	139,473	150,891	1.082	52.84 67	35.65
20164	46	SUPR8	120,846	131,286	1.086	50.14 62	31.02
20171	46	SUPR8	138,115	146,335	1.060	58.24 61	35.35
20172	46	SUPR8	121,551	127,431	1.048	50.72 60	30.44
20173	46	SUPR8	149,585	152,553	1.020	49.85 72	36.05
20174	46	SUPR8	172,784	174,233	1.008	57.30 72	41.17
20181	46	SUPR8	144,581	151,200	1.046	54.72 67	36.52
20182	46	SUPR8	125,306	133,804	1.068	49.20 65	31.96
		1506 W FAIRMONT	77571	WOODSPRING SUITES			07 3.800
20131	121	VALUP	68,828	343,792	4.995	42.01 75	31.57
20132	121	VALUP	60,530	267,842	4.425	40.08 61	24.32
20133	121	VALUP	80,017	234,500	2.931	36.10 58	21.07
20134	121	VALUP	135,883	291,142	2.143	40.76 64	26.15
20141	121	VALUP	187,041	391,842	2.095	45.51 79	35.98
20142	121	VALUP	87,282	399,124	4.573	51.50 70	36.25
20143	121	VALUP	93,695	401,703	4.287	46.79 77	36.09
20144	121	VALUP	76,820	346,561	4.511	45.75 68	31.13
20151	121	VALUP	80,497	353,951	4.397	46.16 70	32.50
20152	121	VALUP	110,877	384,199	3.465	47.18 74	34.89
20153	121	VALUP	168,796	412,045	2.441	49.68 74	37.01
20154	121	VALUP	91,707	370,370	4.039	51.42 65	33.27
20161	121	VALUP	141,139	449,403	3.184	55.60 74	41.27
20162	121	VALUP	121,896	397,395	3.260	54.07 67	36.09
20163	121	VALUP	134,874	404,050	2.996	53.40 68	36.30
20164	121	VALUP	49,080	394,323	8.034	48.74 73	35.42
20171	121	VALUP	119,416	455,370	3.813	54.96 76	41.82
20172	121	WOODS	98,365	399,499	4.061	50.81 71	36.28
20173	121	WOODS	202,650	413,288	2.039	51.17 73	37.13
20174	121	WOODS	101,779	462,631	4.545	54.72 76	41.56
20181	121	WOODS	138,949	459,120	3.304	58.65 72	42.16
20182	121	WOODS	114,667	460,000	4.012	58.14 72	41.78

ENDNOTES: 1. FACTOR USED TO ADJUST TAXABLE TO GROSS REVENUES. AREA FACTOR USED IF PROPERTY DOES NOT PROVIDE GROSS. TAXABLE IS 89% OF GROSS STATEWIDE. 2. A NUMBER OR A 'Y' INDICATES QUARTERS REVENUES ARE ESTIMATED. 3. ESTIMATED AVERAGE DAILY RATE (IE 60-85% OF RACK SINGLE) 4. Occupancy derived from calculated roomnights sold (gross room revenues divided by Average Daily Rate), divided by roomnights available. 5. Total REVENUES Per Available Room per day, or 'REVPAR'; Prepared from State Comptroller, chain directories and private records. INCLUDES ALL QUARTERLY REPORTS EXCEEDING \$35,000 (OTHERWISE OMITTED).

PERIOD: TWELVE MONTHS ENDING JUNE 30, 2018
HOTEL MARKET: HOLIDAY EXPRESS HOTELS BUILT IN TEXAS METROS, POST 2012 OPENING

BRAND	#*	RMS	%	EST.	%	\$	%	EST.	\$	EST.	\$
HTL	000S	RMS	000S	RNS	000S	AMT.	000S	%OCC	RATE	RPAR	
CHAINS											
HOLID EXP	36	3.3	100.0	826	100.0	91,851	100.0	69.3	111.19	77.10	
TOT MARKET	36	3.3	100.0	826	100.0	91,851	100	69.3	111.19	77.10	

* All figures annualized. Includes taxed and est non-tax room revenues.
Independents are categorized by price: \$100+, \$60-99.99, and under \$60)



ABOUT SOURCE STRATEGIES

Source Strategies, Inc. is the leading hotel consultant in Texas, providing Financial Feasibility Studies, Appraisal Market Packages, Litigation Support and Data Analysis. Source publishes extensive market and individual hotel statistics: the Hotel Performance Factbook, the Hotel Brand Report and the Hotel Markets Report.

Source Strategies maintains the most accurate and comprehensive Texas hotel database, covering 98% of all hotels. Source is the *only provider of individual, hotel-by-hotel data*, trends and financial projections in Texas.

Bruce Walker, Todd Walker, Douglas Sutton, Paul Vaughn and Amanda Sykes are the team behind the Source Strategies hotel consultancy, with over 100 years of hospitality industry experience.

Source data is based on the Texas State Comptroller audited tax files for the period of 1980 to the present, making it more accurate than voluntary samples. Source researches and writes over 100 Hotel Financial Feasibility Studies annually – a key part in the underwriting of \$1 billion in new hotel investment. Beyond lenders and developers, Source's client list includes TxDOT and the Texas Governor's Tourism Office (1988 – 2016). Services detailed below and at SourceStrategies.org.

- ***The Texas Hotel Performance Factbook:*** Contains **every** hotel and motel's Revenue, REVPAR, Occupancy Numbers, etc. compared to last year and summarized by zip, city and metro. Factbooks contain 3-month data or 12-month data.
- ***Financial Feasibility Studies:*** Over 100 Hotel Feasibility Studies annually. Texas' lenders insist on a Source study because of the speed, accuracy and high value.
- ***The Hotel Brand Report:*** Newsletter that is the only industry source tracking each brand's performance, as well as product and price segments. Includes top 500 hotels every quarter.
- ***Hotel Markets Report:*** Geographic Breakdowns of Texas Markets – metro, county and city by quarter and by past 12 months.
- ***Appraisal Market Packages:*** Five- and ten-year market and individual property histories that show market and individual property trends.
- ***Litigation Support and Data Analysis:*** Almost any question can be analyzed and proved with the powerful Source database. Extensive testimonial experience.

Contacts us at (210) 734-3434 or visit SourceStrategies.org!

Bruce H. Walker, Chairman & Founder	bruce@SourceStrategies.org
Todd A. Walker, President & COO	todd@SourceStrategies.org
Douglas W. Sutton, Executive Vice President	doug@SourceStrategies.org
Paul J. Vaughn, Senior Vice President	paul@SourceStrategies.org
Amanda B. Sykes, Administration Manager	amanda@SourceStrategies.org

Endorsed by the Texas Hotel & Lodging Association

BRUCE H. WALKER

Bruce Walker is the founder and chairman of Source Strategies, Texas' leading hotel consultancy. His experience includes working with some of the world's most recognizable consumer companies (Holiday Inn, Hampton Inns, Howard Johnson, Procter & Gamble, Crest, Secret, Scope, La Quinta). Bruce Walker leveraged his innovative marketing and branding work to develop Source Strategies into a key resource for the Texas lodging industry.

CAREER HIGHLIGHTS

- **1987-Present: Source Strategies, Inc.** Founder and Chairman. Practice includes 100+ hotel feasibility studies annually for individual developers. Maintain Database Texas hotels and motels. Litigation support and expert testimony. Publisher and writer of *The Hotel Brand Report*, the *Texas Hotel Performance Factbook* and the *Texas Hotel Markets Report*.
- **1986-1987: La Quinta Motor Inns, Inc.** Senior Vice President, Marketing. Repositioned brand with the ad campaign "Just Right Overnight," new corporate logo, extensive couponing and premium-quality king rooms.
- **1984-1985: Portel Videotex Network.** President. Home-banking, home-shopping start-up.
- **1976-1983: Holiday Corporation.** Vice President, Marketing (1975-79), President of Subsidiaries (1979-82), Senior Vice President, Central/Strategic Planning (1980-83). Initiated the first hotel frequent traveler's program, and the classic ad campaign, "The Best Surprise is No Surprise." Developed and launched the Hi-Net satellite reception network to Holiday Inn hotels (HBO, CNN and ESPN). Created prototypes and strategic plans for new chains Hampton Inns and Embassy Suites, and recommended sale of Holiday Inn chain (sold 1989 to Bass PLC).
- **1969-1975: Howard Johnson Company.** Assistant to the President, Director Disney World Development, Director Restaurant Marketing.
- **1964-1968: Procter & Gamble Company.** International Brand Manager. Introduced Scope, Secret and Crisco Oil into Canada; Crest and Tempo into the United Kingdom.

EDUCATION

- **Amherst College, BA, 1961, Economics. Harvard Business School, MBA, 1963.**
- Boston Consulting Group seminars.
- Hotel/Motel Valuation and Investment Seminar, April 1992. Appraisal Institute

PUBLICATIONS AND SEMINARS

- **The Appraisal Journal: *New Option in Hotel Appraisals: Quantifying the Revenue Enhancement Value of Hotel Brands.*** 2012. Co-written with Doug Sutton.
- **The Cornell Quarterly, "What's Ahead: A Strategic Look at Lodging Trends."** 1993
- **Hotel & Motel Management, "Hoteliers Should Examine Hotels' Life Cycles."** 1994
- *Hotel Brand Report*, written and published quarterly since 1987.
- Speeches to Urban Land Institute, Appraisal Institute, Real Estate Counseling Group of America, Texas Hotel & Lodging Association, O'Connor & Associates, and metro hotel associations.

TODD ANDERSON WALKER

Todd Walker is the president of Source Strategies, Inc. and has served over 20 years as the main communicator to Source clients. He has authored over 800 hotel studies for Texas developers and lenders equating to approximately \$750 million in capital projects annually since 2005.

CAREER HIGHLIGHTS

- **1994 – Present: Source Strategies, Inc.** President (2016-present), Senior Vice President, (1997-2016). Major contributor to Source Strategies in its achieving market status as the largest supplier of Hotel Financial Feasibility Studies to Texas' developers and lending institutions. Completed over 800 Financial Feasibility Studies successfully, encompassing over thirty different brands now operating successfully in Texas, New Mexico, Louisiana, Kansas, Colorado, Oklahoma and other states. Studies include major and local market assessments and projections, proposed hotel's revenue generation, ten-year cash flow forecasts and the projection of return on capital investment.

Responsible for sales and operation of Source Strategies' publications, including the *Texas Hotel Performance Factbook* and the *Hotel Brand Report* newsletter. Contributes as analyst, writer and editor to *Hotel Brand Report* newsletter and the *Texas Hotel Performance Factbook*, including 'Results from 1995, 2004, & 2005: Limited Service Dominates' (2005), 'First Quarter 2004, The Best Increase Since the Year 2000' (2004), 'Age Matters, Size Matters' (2005).

Provides litigation support, analysis and strategy for hotel litigation and testimony.

- **1997: Toronto Globe & Mail Newspaper.** Assistant Editor of Business Publications. The Globe & Mail is Canada's national newspaper. Wrote business articles and edited publications. Edited *InfoGlobe*.

EDUCATION

- **University of Toronto.** Bachelor of Arts with Honors in English and History, 1994.

DOUGLAS W. SUTTON

Doug Sutton is Executive Vice President of Source Strategies, Inc. and the lead analyst in the practice.

CAREER HIGHLIGHTS

- **1996-Present: Source Strategies, Inc.** Executive Vice President developing hotel feasibility studies, proprietary Source Strategies database software development and maintenance, undertaking complicated analytical studies and writing for Source publications.

Completed over 800 Financial Feasibility Studies successfully, encompassing over thirty-two different brands in Texas, New Mexico, Louisiana, Kansas, Nebraska, Iowa and Oklahoma. Studies include market assessments and projections, proposed hotel's revenue generation and ten-year cash flow forecasts and the projection of return on capital investment.

Responsible for programming and maintaining Source database of Texas hotels and motels.

Contributing analyst and writer to *Hotel Brand Report* newsletter and the *Texas Hotel Performance Factbook*, including 'Hot Brands & Dying Brands', 'Development Since 9/11: Winners & Losers', 'Higher Priced Brands in Turmoil, Mid-Priced Brands Prosper'.

Provides in-depth and extreme analysis and strategy for hotel litigation and testimony.

- **1994-1996: University Health System, San Antonio.** Decision Support Analyst. Provided data analysis to all levels of hospital management. Prepared numerous medical studies, grant support documents, cost-analysis studies, staffing studies, and other decision support analysis. Developed vertical software applications to allow departments to track and study their individual patient populations.
- **1987-1994: Systems IV Professionals, Inc.** President. Consulting firm specializing in data analysis and customized software development utilizing *FOCUS* database software. Created major applications, including a long distance network analysis system for a major carrier; system allowed the carrier to determine the effect of various network changes before implementation to facilitate selection of the most cost efficient network possible.
- **1983-1987: United States Air Force.** Captain and Information Services Officer, **Directorate of Special Weapons, Kelly AFB, Texas.** Duties included writing and maintaining software to manage the Air Force Nuclear weapons arsenal, tracking nuclear component parts and supplies, and acquisition and installation of major secure computer network.

EDUCATION

- **Troy State University.** Bachelor of Science in Computer and Information Science, 1983.

PUBLICATIONS AND SEMINARS

- **The Appraisal Journal: *New Option in Hotel Appraisals: Quantifying the Revenue Enhancement Value of Hotel Brands.*** 2012. Primary analyst and co-author.
- Numerous articles for the *Hotel Brand Report* newsletter.

PAUL J. VAUGHN

Paul Vaughn is a business technology consultant and writer and has consulted for businesses from manufacturers to retailers, non-profits to law firms, for more than 25 years. He has extensive experience working with data of all types and developing database-driven web sites.

CAREER HIGHLIGHTS

- **2016 – Present: Source Strategies, Inc.** Senior Vice President with extensive knowledge of database management, industry analysis and methodology. Developed and managed Source Strategies website.
- **2009 – 2016: Sanford-Brown College.** Department Chair for the Technology programs including *Visual Communications, Web Design & Development, Internet Marketing and Information Technology*. Responsible for hiring and managing instructors, retaining and mentoring students, marketing programs, and teaching courses.
- **2001 – 2016: Dingus Design.** Principal. Major projects with a variety of clients including Source Strategies, LumiQuest (international marketing campaign in print and on the web), Digital Pro Lab (managed transition from Photo Express to Digital Pro Lab branding), Wilshire Homes, Fotoseptiembre USA international photography festival (created database-driven website), City of San Antonio Office of Cultural Affairs (launched city's *Fall Arts Festivals* web site), Zeitgraph (launch of Steelhouse Lofts website) and many more. Provided business technology consulting and training.
- **2008 – 2011: Southwest School of Art.** Adjunct Technology Instructor.
- **2001 – 2009: San Antonio Express-News / MySanAntonio.com.** Wrote weekly technology column for the Sunday Business section of the newspaper.
- **1993 – 2001: River City Silver – Photo & Digital Imaging.** Director of Digital Services – Managed transition from traditional photographic workflow to digital workflow. Worked with clients including the San Antonio Convention & Visitors Bureau, The Adkins Agency, Anderson Advertising, Goodman Sign Art and the UT Health Science Center.
- **1988 – 1993: Quest Productions.** Production Manager – Designed and produced corporate presentations for clients including Valero, USAA, Kinetic Concepts and Procermex.

EDUCATION

- **Texas State University,** Bachelor of Fine Art in Graphic Communications, 1988.
- **Center for Excellence in Education (CEE),** Various courses on management, technology and training, 2010-2015.
- **Adobe Certified Expert,** Dreamweaver and Contribute

AMANDA B. SYKES

Amanda Sykes is the Administration Manager of Source Strategies. She brings a business and accounting background to ensure that all account issues and contacts are handled efficiently and professionally.

CAREER HIGHLIGHTS

- **2006-Present: Source Strategies, Inc.** Responsible for sales and operations of Source Strategies' publications, duties include *Texas Hotel Performance Factbook* and *Hotel Brand Report* newsletter. Manage Accounts Receivables, billing and collections.

Contributes as analyst, writer and editor to *Hotel Brand Report* newsletter and the *Texas Hotel Performance Factbook*.

Maintains AP, AR, publication delivery and verification of the Source database.

- **2003-2005: Valero Energy Corporation.** Associate Accountant.

EDUCATION

- **Southern Methodist University, Bachelor of Business Administration, 2001.**
- **Southern Methodist University, Masters of Science in Accounting, 2002.**

FINANCIAL FEASIBILITY STUDIES

SAMPLE PROJECTS

AmeriSuites

- Austin NW
- College Station
- Denton
- Fort Worth Stockyards
- San Antonio
- Waco

Baymont Inn

- Katy Area
- New Braunfels

Best Value

- Houston
- Houston SW
- San Antonio
- Waller

Best Western Inn & Suites

- Addison
- Andrews
- Big Spring
- Bridgeport
- Cameron
- Cleveland
- Copperas Cove
- Dickinson
- Franklin
- Hallettsville
- La Grange
- Lake Dallas
- Laredo
- Levelland
- Lumberton
- Pearsall
- Pilot Point
- Rosenberg
- Schulenberg
- Temple
- Tomball
- Wakeeney, KS

Candlewood Suites

- Beaumont
- Irving DFW
- Friendswood
- Houston Westheimer
- San Antonio Toyota
- San Marcos
- Temple
- Wichita Falls

Clarion Hotel

- O'Brien San Antonio

Comfort Inn & Suites

- Fredericksburg
- Navasota
- Pampa
- Pharr
- Bay City
- College Station
- Copperas Cove
- Deer Park
- Elmendorf
- Georgetown
- Katy Area
- Hobbs, NM
- Longview
- Pasadena
- Quanah
- San Antonio
- San Antonio North
- Sugarland
- Longview
- Webster

Country Inn & Suites

- Arlington

Econo Lodge

- Dallas
- Lake Charles
- Port Arthur
- Texas City

Embassy Suites

- Laredo
- Lubbock
- McAllen

Fairfield Inn by Marriott

- Livingston
- Laredo
- San Marcos

Hampton Inn & Suites

- Austin Pecan Park
- Austin Ben White
- Cedar Park
- Corpus Christi
- Del Rio
- Galveston
- Gainesville
- Greenville
- Hillsboro
- Katy Area
- Houston Beltway 8
- Greenville
- Nipomo, CA
- Rosenberg
- Seguin
- Schertz
- South Austin
- Texarkana
- Waxahachie

Hawthorn Suites Ltd

- Marble Falls

Hilton Hotel

- Fort Worth CC

Hilton Garden Inn

- Amarillo
- Corpus Christi
- Granbury
- Houston Beltway 8
- Killeen
- Odessa
- New Braunfels
- Temple



Sample Projects Continued

Holiday Express

- Odessa
- Alvarado
- Amarillo
- Atlanta
- Austin
- Buda
- Cameron
- Center
- Cleburne
- Corsicana
- Desoto
- Galveston
- Gatesville
- La Grange
- La Porte
- Lampasas
- Manvel
- Pearland
- Orange
- San Antonio I-10 West
- San Antonio Toyota
- San Marcos
- Sherman
- Texarkana
- Wichita Falls

Holiday Inn

- Austin (Select)
- Dallas North
- Frisco
- San Antonio

Homewood Suites

- Houston Katy Freeway
- Norman, OK
- Marble Falls
- McAllen
- Odessa
- New Braunfels
- Waco
- Wichita Falls

Independent Hotels

- St. George, Marfa
- Crescent Hotel, New Orleans
- Dacoma Inn Houston
- Executive Inn Tyler
- Fairmont Hotel San Antonio
- First Choice Inn Grand Prairie
- Garden Inn San Antonio
- Killeen Inn
- Laredo Inn
- Luxury Suites Canton
- Palms Hotel South Padre
- Palace Inn Houston
- Passport Houston
- San Antonio Inn & Suites

Hotel Indigo

- Alamo Plaza San Antonio

La Quinta Inn & Suites

- Boerne
- Cedar Hill
- Gun Barrel City
- Keene
- Palestine
- Pasadena
- Pearland
- Rockwall
- San Antonio
- San Antonio I-10W
- San Antonio Toyota
- Seguin
- Tomball

Marriott Hotel

- Dallas Convention Center
- Colorado Springs CC
- JW Marriott, Houston

Quality Inn & Suites

- Katy
- San Antonio East
- Waco

Red Roof Inn

- Katy Area
- Pharr
- Stafford
- Temple

Staybridge Suites

- San Antonio
- South Padre Island

Studio 6

- Bay City
- Tyler
- Winnie

Super 8

- Austin East
- Beaumont
- Conroe
- Copperas Cove
- Fort Stockton
- Humble
- Killeen
- Livingston
- Pharr
- Plainview
- Rosenberg
- San Antonio South

TownePlace Suites

- Killeen
- Universal City

Travelodge

- Killeen
- San Antonio

Westin

- San Antonio Riverwalk

Wingate Inn & Suites

- Odessa
- San Antonio

SAMPLE STUDIES, DATA AND LITIGATION SUPPORT

1. Contracted by the Texas' Governors Office of Economic Development, Tourism Division (1988 – 2016) to assess Texas tourism promotion efforts and to aid in marketing Texas.

2. Provided over 1,000 ten-year custom local hotel market histories to MAI appraiser clients (Appraisal Market Packages).

3. Developed numerous competitive REVPAR performance studies versus local area market averages. This unique analysis technique highlights trends and deviations in performance, regardless of market movement; a REVPAR index versus market average shows how well a property has performed. By limiting study to a single variable, truly scientific conclusions can be made as to cause and effect.

Deviations from trend can be related to specific, causal events such as management problems or outside influence (e.g. new highway construction, brand change, new competition); if there is no effect from an event, studies confirm the absence of any impact). If there is an effect, the degree is measurable and apparent. This study approach is among Source's most important work, frequently the basis for expert witness testimony by Source's principal Bruce Walker.

Examples of major studies include: a) the (lack of) induced demand from opening large North hotels in Texas, 1980 through 2003; b) the impact of adding a second luxury hotel of the same brand in a local market, or removing a hotel of the same name, on the performance of the pre-existing property; 3) Studies to separate and quantify hotel Business Value - and the separate Real Estate Value - for tax assessment disputes. The most important study here was to determine the average revenue effect of adding or removing the "Marriott Hotel" name to numerous hotel properties from 1980 through 1995. Source Strategies has produced values for the Marriott Austin hotel and the Marriott Rivercenter hotel San Antonio, both with- and without- the Marriott name for real property tax disputes. Clients included USAA, the Bexar County Appraisal District, and Texas Department of Transportation (TxDOT).

Frequent litigation clients have included the TxDOT through Texas Attorney General's Office for condemnation valuation and damage cases (Days Inn Houston I-45N, Motel 6 Ft. Worth, Holiday Inn Houston I-45N, La Quinta Houston I-45N, Holiday Inn Lubbock, Austin Hawthorn Suites South, Chariot Inn, Malibu Grand Prix, Dallas Sheraton, San Antonio Holiday Select Airport, Coit Towers Hotel Dallas, Erie County PA Hotel Owners vs. Convention Authority, Bandera Motel San Antonio), USAA, Bexar County Appraisal District, Capital Income Properties (Hilton Nassau Bay, Austin Marriott North), American Liberty, Dosani Brenham Inn, Wes-Tex Management El Campo. Hospitality (Homeplace Inn), Ramada Bannister Austin (lock manufacturer), Rodeway Inn I-10 West (bank's non-funding of a committed loan), Homer J. Rader, and Siu Ft Worth and San Antonio Inn (bankruptcies), Holiday/Clarion (loss due to change of brand), United Fire (Wingate McAllen performance due to construction issues), Hyatt Regency San Antonio (arbitration re: introduction of second Hyatt in CVB), Drury Inn Riverwalk.

4. Numerous studies to determine the effect on revenues and cash flow of brand name alternatives, whether in new builds or in changing to or from a brand name. This technique is used extensively in feasibility work to predict revenue performance of new hotel projects under various brand name alternatives.

5. Represented Host Marriott before Real Estate Tax Appeal Board, Virginia.

6. Drafted national lending guidelines for Heller Small Business Finance for lodging projects under \$5 million.

7. Presentations to bank lending committees to explain the economics of the lodging industry, particularly the effect of market demand and supply, equilibrium occupancy, cost structures, and the effect of brand name on REVPAR and ROIC.

8. Analysis of alternative markets to determine their potential for new lodging: alternative metro areas, alternative sites, and strategically, for an expanding chain.

9. Consumer intercept and secondary data studies, including the effect of a new hotel or a potential name change.

Methodology of Texas Hotel/Motel Reports

Texas Hotel/Motel Quarterly Reports are prepared on a custom basis for private and public clients. Reports are prepared by Source Strategies of San Antonio, Texas, based on the SSI proprietary database.

Data sources include the following:

Room Revenues: State of Texas Comptroller records are the source of taxable and gross room revenues for all properties. All properties exceeding \$36,000 in the current quarter are included; allowing the Source Strategies database to cover. As a 98% of Texas lodging industry market.

Gross room revenues (including Non-taxable) were reported to the Comptroller starting in the third quarter of 1990. To account for the missing non-taxable revenues prior to the third quarter of 1990, Source Strategies increases each individual property's taxable-only, reported revenues by variable factors averaging 12% to reflect this untaxed volume (e.g. government business, over 30-day stays, charitable and educational purchases).

Starting in the third quarter of 1990, hotels and motels were required by the Texas Comptroller to report both taxable and gross room revenues. Approximately 80% of properties usually comply, allowing the development of adjustment factors for all hotels and motels, even if only taxable revenues are reported. For example, taxable room revenues are adjusted accordingly higher if a hotel reports only taxable revenues (i.e. where taxable equals gross room revenues).

Properties that make no report or only partial reports are estimated based on the taxable and gross revenues of the past five quarter trends and performance of similar hotels. If and when they subsequently report accurately, their actual revenues 'overwrite' our estimates.

Room Counts: these are checked annually in chain directories, the Texas American Automobile Association Tour Book, brand websites and telephoning to hotels; properties checked account for approximately 80% of revenues. For independent properties too small to be listed, the room counts reported to the state are used (unless they appear unreasonable; if so, a telephone contact is made).

As a result, the 'CHAIN' occupancies and room counts appear to be very close to 'actual', while independent room counts could be slightly overstated. Reports are split into CHAIN and INDEPENDENT categories.

Average Daily Rates are estimated with the aid of financial reports, appraisers, private S.S.I. surveys, chain and AAA directories and another reliable industry database.

Room-nights sold are derived from the above revenues, divided by Average Daily Rates. Room-nights available are calculated from Room Counts (times days in the period).

Occupancy is calculated from room-nights sold and room-nights available. All occupancy figures reported represent fully weighted averages, as calculations are always made after sub-totaling or totaling room-nights sold and room-nights available.

"CHAINS" are defined as one of the "Top 70+" brands, and include the following names: Four Seasons, Gaylord, Westin, ZaZa, W, Hilton, Hyatt, Inter-Continental, Marriott, Omni, Renaissance, Wyndham, Embassy, Homewood, Residence, Staybridge, Clarion, Courtyard, Crowne Plaza, Indigo, Doubletree, Hilton Garden Inn, Holiday Inn, Radisson, Sheraton, Candlewood, Comfort Suites, Hawthorn, Quality Suites, SpringHill, TownePlace, Baymont, Best Western, Comfort Inn, Country Inn, Drury, Fairfield, Hampton, Holiday Express, La Quinta, Wingate, Budget Suites, Extended Stay America, Intown, Value Place, Studio Plus, Studio 6, Best Value, Days, Econo Lodge, Howard Johnson, Microtel, Motel 6, Quality Inn, Ramada, Red Roof, Super 8, Home2 Suites and Tru.

Accuracy: Room counts and Room Revenues are within 2%. On an overall basis, the change in average daily rates reported by Source Strategies Inc. have typically been within a few tenths of one-percent of other private research firms operating in the Texas market.

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

2611 Garnet Court
Pearland, Texas 77584
832.264.0429
tony@voigtassociates.com

October 4, 2018

Mr. Dimple Patel
NilVarni LP
5450 Vista Road
Pasadena, TX 77505

RE: Traffic Impact Assessment
Holiday Inn Express, 711 Fairmont Parkway, La Porte, Texas

Dear Mr. Patel,

Voigt Associates, Inc. is pleased to present this brief traffic impact assessment for the proposed Holiday Inn Express hotel development located on the southeast corner of Fairmont Parkway at 7th Street in La Porte, Texas. The hotel is proposed to have 105 rooms and is slated to be open mid-2019, depending on market conditions and agency approvals.

Exhibit A1 (attached) shows the project location. Exhibit A2 shows the proposed site layout and Exhibit A3 shows the proposed site layout on an aerial view with access points denoted. The proposed site plan shows that the development will have a shared driveway to the west with the US Post Office which provides access to the traffic signal at Fairmont Parkway and 7th Street. A new driveway is proposed with direct access to the site 55' east of 7th Street and will be approximately 24' in width with 20' radii. No access to other public streets with site frontage (6th Street or K Street) is proposed.

This traffic analysis focuses on generating an estimate of the trip generation characteristics of the hotel development, as well as a qualitative assessment the impact on level of service at the signalized intersection of Fairmont Parkway at 7th Street. This report is a brief technical memorandum of the results of the assessment and includes study findings and discussion.

The area around the proposed development is largely built-out along Fairmont Parkway, but a few smaller tracts exist for development east of the site. Fairmont Parkway features existing commercial and retail land use adjacent to the right-of-way, with single family residential north of Fairmont Parkway and Bay Forest Golf Course to the south.

The regulatory speed limit on Fairmont Parkway is currently 35 miles per hour. Fairmont Parkway is a four-lane boulevard roadway with 30' raised median and curb and gutter drainage. There are no apparent sight distance restrictions at the proposed driveway from which the hotel development will take access, but the two oak trees (if they remain) may need to be trimmed to ensure good visibility (no limbs hanging below 7 feet in height).

Trip Generation/Distribution

Using the Institute of Transportation Engineers' *Trip Generation Manual* (10th Edition), the site is estimated to generate 758 trips during a 24-hour period of a typical weekday and the following number of trips in the peak hours:

Voigt Associates, Inc.

Professional Traffic Engineers

Mr. Dimple Patel

October 4, 2018

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- Weekday AM Peak Hour:
 - Total: 47 trips
 - Entering: 28 vehicle trips; Exiting: 19 vehicle trips
- Weekday PM Peak Hour:
 - Total: 53 trips
 - Entering: 27 vehicle trips; Exiting: 26 vehicle trips

ITE Land Use 310 (Hotel) was used to estimate trip generation characteristics of this hotel. Land Use 310 includes hotels with full-service offerings (conference facilities, restaurants, lounges, etc.) which the proposed Holiday Inn Express does not offer as a limited service hotel. Therefore, it is likely that the trip generation of the proposed Holiday Inn Express may be lower than the standard trip generation offered by ITE. For example, a “Business Hotel” with more limited service would have 456 daily trips (228 in/228 out), only 41 AM peak hour trips and only 34 PM peak hour trips.

Hotels generally experience their peak traffic volumes on a weekday morning between 8:30 and 9:30 AM and on a weekday afternoon between 3:15 and 4:15 PM – both outside of the typical peak hour patterns for commuter traffic (7-8 AM and 5-6 PM).

Turn Lane Requirements

We would assume that most trips would come to the site (and leave from the site) to go west to SH 146. If 90% of trips come from and go to the west the number of vehicles leaving the site in the morning (assumed to turn at the traffic signal at 7th Street) would be in the 20-25 vehicles per hour range – likely not of a volume to significantly impact the traffic signal operations at Fairmont Parkway at 7th Street. Conversely, if most of the traffic enters the site at the proposed driveway, those right turning volumes going eastbound on Fairmont Parkway would be in the 25 vehicles per hour range, with about 60 vehicles per hour or more to consider construction of a right turn deceleration lane on a 35 mile per hour facility (per TxDOT guidelines).

Conclusions & Discussion

Based on a review of the proposed site plan, the proposed access locations and intensity of traffic expected to be generated, the conclusions of this study are as follows:

- The trip generation of 105 hotel rooms is relatively low with only 47 trips (28 trips in and 19 trips leaving) generated in the morning peak hour and 53 trips (27 trips in and 26 trips out) generated in the afternoon peak hour.
- The additional trips due to the proposed hotel will only marginally impact delays at the Fairmont Parkway at 7th Street traffic signal and should not result in significant changes in level of service at the intersection.
- The right turns into the main site shared driveway on Fairmont Parkway will not be of a magnitude to warrant construction of a right turn deceleration lane.

Voigt Associates, Inc.

Professional Traffic Engineers

Mr. Dimple Patel

October 4, 2018

Page 3 of 3

- No other off-site improvements appear to be necessary to accommodate site-related traffic flows given existing capacity and traffic volumes.
- If the two oak trees will remain adjacent to the proposed site driveway on Fairmont Parkway, trim limbs so that no limb is lower than 7' from ground level to ensure adequate sight distance from the driveway.

Voigt Associates appreciates the opportunity to assist you with this project. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal

Attachments:

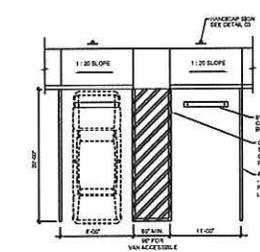
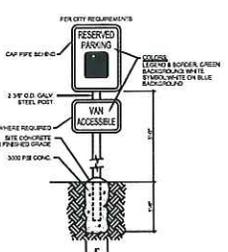
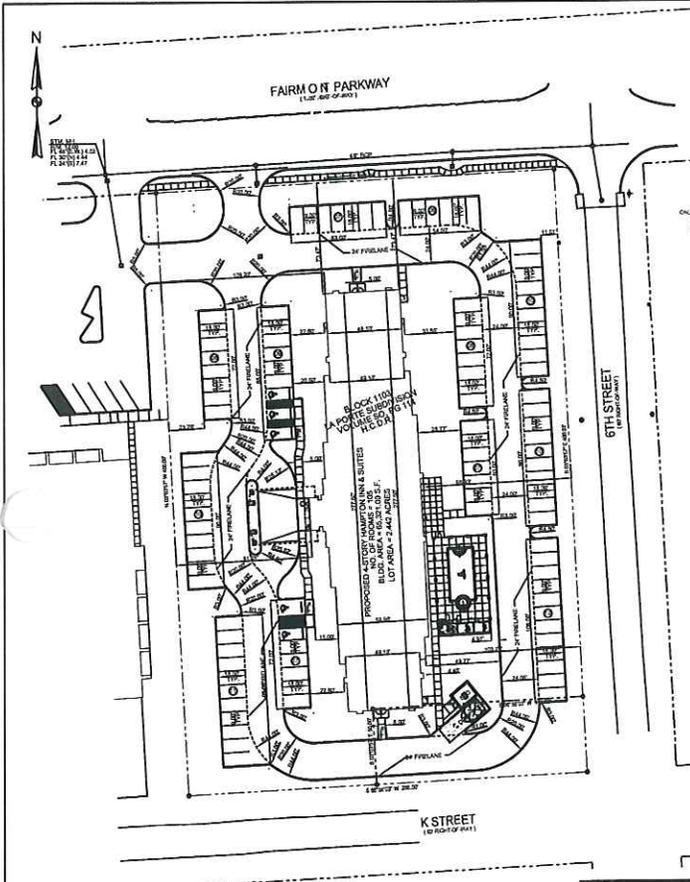
Exhibits

Trip Generation Projections





Exhibit A1. Proposed Site Location.



PROJ. 4-STORY HAMPTON INN & SUITES
NO. OF ROOMS = 138
TOTAL PARKING REQUIRED = 138 SPACES

	HOTEL	TOTAL
138 ROOMS	138	138
138 PARKING SPACES	138	138
138 PARKING SPACES	138	138
138 PARKING SPACES	138	138

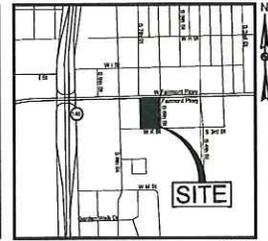
- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF PORTLAND, OREGON.
 - CONTRACTOR SHALL PROVIDE AS BUILT PLANS TO THE ENGINEER SO THAT THE RESPONSIBILITIES OF THE ENGINEER'S PLANS MAY BE CORRECTED TO REFLECT AS BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL NECESSARY WORKING SAFETY DEVICES AT ALL TIMES. THE WORK SHALL BE COMPLETED AND ACCEPTED BY THE CITY.
 - THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITIES BY UTILIZING ONE OF THE FOLLOWING METHODS:
 1. SEAS EXCAVATION SAFETY SYSTEM - 1-800-368-8277
 2. SEAS ONE CALL SYSTEM - 1-800-368-8244
 3. SEAS ONE CALL SYSTEM - 1-800-368-8244
 4. SEAS ONE CALL SYSTEM - 1-800-368-8244
 - THE FOLLOWING UTILITY PROVIDERS WITHIN THE CITY OF PORTLAND ARE NOT MEMBERS OF A ONE CALL SYSTEM AND THE CONTRACTOR OR OTHERS SHALL NOTIFY THE FOLLOWING UTILITY PROVIDERS AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION AT THAT LOCATIONS MAY BE AFFECTED:
 JOHNSTON COUNTY SPECIAL UTILITY DISTRICT - 417-388-8333
 JOHNSTON COUNTY FIBER OPTIC DISTRICT - 417-388-8334
 UNITED COOPERATIVE SERVICES - 417-388-8338

ERILANS STRIPING
SPECIFICATIONS AND REQUIREMENTS

THE ACCESS ROADWAY AND/OR PAVEMENT SHALL BE STRIPPED ON PAVED SURFACE AND CLEARLY MARKED ON THE PAVEMENT WITH A "STOP" LINE AT LEAST 6 INCHES WIDE. THE LINE SHOULD BE PLACED AT LEAST 10 FEET FROM THE CURB. THE STRIPING SHALL BE PLACED WITHIN OTHER THAN FIVE (5) FEET ON THE STRIP. WHERE THE PAVEMENT IS ADJACENT TO A CURB, THE STRIPING SHALL BE PLACED WITHIN OTHER THAN FIVE (5) FEET ON THE STRIP. WHERE THE PAVEMENT IS ADJACENT TO A CURB, THE STRIPING SHALL BE PLACED WITHIN OTHER THAN FIVE (5) FEET ON THE STRIP. WHERE THE PAVEMENT IS ADJACENT TO A CURB, THE STRIPING SHALL BE PLACED WITHIN OTHER THAN FIVE (5) FEET ON THE STRIP.

LEGEND

Symbol	Description
Circle with dot	EXISTING CURB
Square with dot	EXISTING DRIVEWAY
Triangle with dot	EXISTING SIDEWALK
Circle with cross	EXISTING DRIVEWAY
Square with cross	EXISTING SIDEWALK
Circle with dot and cross	EXISTING DRIVEWAY
Square with dot and cross	EXISTING SIDEWALK
Circle with dot and cross	EXISTING DRIVEWAY
Square with dot and cross	EXISTING SIDEWALK



01 CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

Exhibit A2. Proposed Site Plan

GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTHS AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES, AND THE LIKE, PRIOR TO FLOWING ANY EXCAVATION, DEMOLITION, EMBANKMENT, OR OTHER ERECTION RELATED TO ON-SITE OR OFF-SITE WORK FOR THE PROJECT.

OWNER/DEVELOPER:

PROJECT STATUS: PERMITS ONLY

PROJECT MANAGER: JAY PATEL

DESIGN COORDINATOR: PERSI LOUZE TORAL

DATE: 10/16/2008

EXCUTING SCALE BY: PERSI LOUZE TORAL

OWNER/DEVELOPER:

PROJECT STATUS: PERMITS ONLY

PROJECT MANAGER: JAY PATEL

DESIGN COORDINATOR: PERSI LOUZE TORAL

DATE: 10/16/2008

EXCUTING SCALE BY: PERSI LOUZE TORAL

EH HUDSON
ENGINEERS ARCHITECTS PLANNERS

111 E. Main St., Suite 200
Grand Prairie, Texas 75050
www.ehudson.com
Enclosure 11/08/08

OCTOBER 16, 2008

CONCEPTUAL SITE PLAN
PROPOSED HAMPTON INN & SUITES
BLOCK 1103 LA PORTE SUBDIVISION
FAIRMONT PARKWAY / 6TH STREET
CITY OF LA PORTE, TEXAS
2.442 ACRES

CSP2

Table C1. Trip Generation

Trip Ends Calculation																						
ITE Land use#	Land Use Description	Addl. Desc.	Independent Variable			Use Curve or Rate?	avg. trips weekday 24hr	Percent		avg. rate phadj7-9a 1hr	Percent		avg. rate phadj4-6p 1hr	Percent								
			Sq. Feet	Other	Variable			enter	exit		enter	exit		enter	exit							
Holiday Inn Express																						
310	Hotel	Holiday Inn Express	n/a	105	Rooms	Rate	8.36	50	50	0.47	59	41	0.6	51	49							
Trip Ends																						
ITE Land use#	Land Use Description	Addl. Desc.	Independent Variable			Use Curve or Rate?	total trips weekday 24hr	Vehicles		total trips phadj7-9a 1hr	Vehicles		total trips phadj4-6p 1hr	Vehicles								
			Sq. Feet	Other	Variable			enter	exit		enter	exit		enter	exit							
Holiday Inn Express																						
310	Hotel	Holiday Inn Express	n/a	105	Rooms	Rate	758	379	379	47	28	19	53	27	26							
Internal Capture Rates																						
Weekday							0%		Trip Generation:		Total pre-capture trips:		758	379	379	47	28	19	53	27	26	
AM Peak							0%				Total trips w/capture rates (rounded):		758	379	379	47	28	19	53	27	26	
PM Peak							0%				New Trips on Roadway Network:		379	379			28	19		27	26	
Pass By Trips							0%				Percent entering/exiting:			50%	50%		59%	41%		51%	49%	
Assume:							0%										enter	exit		enter	exit	
											Total Pre Capture, Pre Pass By Trips:						AM Peak:	28	19	PM Peak:	27	26
											Total Trips Captured Within Development:						AM Peak:	0	0	PM Peak:	0	0
											Total Pass-By Trips on Roadway Network:						AM Peak:	0	0	PM Peak:	0	0
											Total New Trips on Roadway Network:						AM Peak:	28	19	PM Peak:	27	26

**City of La Porte, Texas
Planning and Zoning Commission**



November 15, 2018

AGENDA ITEM 7

Discussion Items

- a. Chapter 106 Subcommittee update
- b. City Council action - 10.22.18
- c. 10410 N. L St.

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Application #	Request	Location	P&Z Meeting	P&Z Action	CC Meeting	CC Action
FLUP 18-92000009	LL-Low Den	10410 N. L St.	9.20.18	DENY 7-0	10.22.18	DENIED 5-3
ZC 18-92000009	LLD-R1	10410 N. L St.	9.20.18	DENY 7-0	10.22.18	DENIED 5-3
SCUP 18-91000012	Equip. Rental	Spencer @ 23rd	9.20.18	DENY 6-3	10.22.18	DENIED 5-3
SCUP 18-91000013	Hotel	1328 S. SH 146	10.11.18	APPROVE 7-0	10.22.18	APPROVE 7-1