

MINUTES OF SPECIAL MEETING  
MARCH 02, 2021  
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

The meeting was called to order by Chairman Stephens at 6:00 p.m.

2. CALL OF ROLL

Commissioners present Chairman Stephens, Mr. Jim Pollard, Mr. Rob Cloninger, Mr. John Escoto . Also present were Jackie Thompson, Bill Ferebee, Stacie Newsom & Officer John Ferrand

3. CITIZENS FORUM (CALL IN ONLY)

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Planning and Zoning Commission shall be limited to a proposal to place that subject on the agenda of a future meeting.

Chairman Stephens advised none for the record.

4. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for a special use permit to allow Tourist Accommodations: Lodging General and Restricted. The proposed special use permit is for Restricted Reserve "B" of the Amazing Spaces Plat, Cabinet Y, Sheet 15 of the Map Records of Montgomery County, Texas.

Mrs. Thompson advised that the applicate Mr. Patel is under contractor to purchase this piece of property on the corner of Country Lane and I-45. Mr. Patel has proposed to construct a five story Hampton Inn & Suites, identical as what this commission has seen in the past. The amenities include an outdoor patio, bar and bistro. There will be a shared entrance with Amazing Spaces and an entrance off of Country Lane. This property is located within the Commercial Corridor Zoning District. Mr. Patel is not here due to traveling but will be at the next meeting. He currently has a hotel in the Houston area, and twenty four hotels nationwide. Chairman Stephens asked if the bar and bistro would be open to the public. Mrs. Thompson advised yes, but the intent would be for the occupants of the hotel. Chairman Stephens stated that it is not normal for a Hampton to have a cash bar. Mrs. Thompson stated that is correct but the previous plan was approved under the current property owner in 2018, there was discussion with City Council about the HOT tax and sales tax generated by a hotel, this location the property owner secured the intent to have the bar & bistro as a requirement by the City at that time. Mr. Patel plans to construct identical to the previous approved Hampton plans for this site. Chairman Stephens asked if this was a request from the City? Mrs. Thompson advised yes under the previous submittal and SUP it was written that a bar & bistro would be included. Commissioner Pollard asked if it had always been a five stories? Mrs. Thompson advised correct, the plans were not changing from what was permitted in 2016 & 2018. The only different was the exterior façade between 2016 & 2018. It will have a modern look on the exterior. Commissioner Pollard asked if the person that previously applied for the application has any ownership or interest in this new one Grace? Mrs. Thompson advised that Grace still owns the

property but Mr. Patel is under contractor to purchase it from her. Commissioner Escoto asked if any exterior modification where made to the facade? Mrs. Thompson advised yes between 2016 & 2018 application, it was an improvement. Chairman Stephens asked what the front elevation would be. Mrs. Thompson stated that it was not included in this submittal, but she would get it. Commissioner Pollard asked how does the HOT tax benefit the residents? Mr. Ferebee advised HOT tax is hotel occupancy tax, that revenue is charged to the room rental, the HOT tax goes to the convention bureau, and the money is restricted on how to use that money such as advertising to bring in people to use the Hotels. That tax does not benefit the City like a sales tax does. The taxes the City receives is the sales tax, municipal development district, & property tax. Commissioner Pollard stated that he wonder if it would be beneficially to have a hotel there or another business that would bring taxes into the City. Is there a way to convert HOT tax to general use? Mr. Ferebee stated no, you cannot convert the HOT tax to general use.

5. Public Hearing regarding the proposed zoning amendment for a special use permit to allow Tourist Accommodations: Lodging General and Restricted. The proposed special use permit is for Restricted Reserve "B" of the Amazing Spaces Plat, Cabinet Y, Sheet 15 of the Map Records of Montgomery County, Texas.

Open Public Hearing at : 6:10 P.M.

Mr. Gore Wright stated that he has concerns with the Hotel being at this location due to the crime in other hotel parking lots. County Lane is not well traveled, and the impact that this hotel will have. Mrs. Brittany Murphy stated that she is a delivers meals on wheels, and in doing this she uses Maps. She hopes if this project goes forward, that it is taken into consideration signage and Maps. It's very leery with turning onto Country Lane right off of the exit. Chairman Stephens asked Mrs. Murphy is she was referring about exit 77, and turning onto Country Lane. The exit use to be closer to Vision Park, and it was moved several years ago. Mr. Patrick Murphy stated that if you google Maps going to his house in Blvd. Green, it tells you to exit 77 and turn onto Country Lane. He is aware that you cannot make that turn, and will go down to Vision Park. There are several Hotels in the area that are appear not to be filled, or dilapidated. Approving and building a new Hotel when there are old ones that are not getting much revenue If the City and this commission is wanting to beautification the as a long turn plan, if a Hotel is the right thing to be put there. Something better such as commercial stuff or retail there, where residents know that Country Lane is dangerous be careful and would be a better use for safety & tax revenue for the City.

Close Public Hearing at 6:20 P.M.

6. Discussion regarding updating the City's Comprehensive Plan.

Mr. David Richards with Richards Designs spoke to the commission regarding the redevelopment on I-45. Mr. Richards is in the restaurant business. He helped on the Pappadeaux & Pappasito's projects. What restaurants are looking for when developing property, they are looking at getting off and on from the interstate easy. Restaurants are looking for certain size lots, signage, dining area square footage, patio, lighting & late hours. Making the permitting process feasible. Developers are willing to pay ten to twelve dollars a square foot. When buying property that has a building that needs to be torn down is costly, so developers keep that in mind. Restaurants like to have parking in front of the business. They want people to see the parking lot packed. There was a questions if there was any complaints from residents that about a restaurant. David advised that you hardly have any, and if there are its

due to music. Chairman Stephens gave a little history on the landscaping ordinance for commercial project.

7. Public Hearing to consider recommendations to City Council regarding amendments and updates to the City's Comprehensive Plan.

Open Public Hearing at 6:49 P.M.

Bill Ferebee advised he is updating City Council each month. Council is wanting to make a few changes on the map, changing some uses. Commissioner Cloninger asked why they wanted this change? Bill Ferebee stated that since they are wanting that sales taxed generated and would want it to be retail commercial, with the completion of David Memorial Dr, and that Tamina Road would one day be widen. Chairman Stephens asked if by the railroad tracks was Mixed Use. Mr. Bill Ferebee stated yes. The thought process is to generated sales tax.

Closed Public Hearing at 6:56 P.M.

8. Consideration and possible action to approve or deny the minutes from the November 2, 2020 Regular Meeting of the Planning and Zoning Commission.

COMMISSIONER ROB CLONINGER MADE A MOTION TO APPROVE THE MINUTES FROM THE NOVER 2, 2020 REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION 2<sup>ND</sup> BY JOHN ESCOTO.

MOTION CARRIED UNANIMOUSLY

9. City Administration updates

Jackie Thomson advised the next meeting was on March 16<sup>th</sup>.

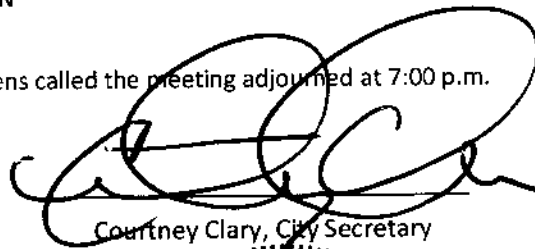
10. Commissioner's Inquiry.

Chairman Stephens advised that the sign at Grogans Mill was not replaced.

ADJOURN

Chairman Stephens called the meeting adjourned at 7:00 p.m.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

JUNE 15, 2021



Chairman Stephens