



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet Planning and Zoning Commission

Monday, August 8, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- A.1 [TMP-1834](#) Discuss regular agenda items.
- A.2 [TMP-1872](#) Report on Ricker Cunningham Presentation - Part 2.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1835](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.
- B.2 [TMP-1868](#) Consider approval of the July 25, 2016 Planning and Zoning Commission minutes and take appropriate action.
- B.3 [16-PL-02](#) Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road
- B.4 [16-PL-01](#) Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A.
- B.5 [16-SP-09](#) Consider a request from Feizy Properties to amend a site plan located at 13800 Diplomat Drive and take appropriate action.

C. PUBLIC HEARING

- C.1 [16-SU-15](#) Consider a request from Darsit Bhakta (Hampton Inn) for a Specific Use Permit allowing a hotel on 1570 Mira Vista Boulevard and take appropriate action.

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
 City Secretary

Stamp:

Posted By: Kenecia Brown

Date Posted: _____



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1834

Agenda Date: 8/8/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss regular agenda items.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1872

Agenda Date: 8/8/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.2

Report on Ricker Cunningham Presentation - Part 2.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1835

Agenda Date: 8/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: B.1

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

BACKGROUND:

As stated in the City of Farmers Branch Ethics Handbook for Elected Officials & Advisory Board Members, all appointed members should make every effort to attend all regularly scheduled meetings. Any member failing to attend three (3) consecutive meetings without being excused for good cause may be removed by City Council. By excusing an absence the Commissioner is not penalized with using one of the three unexcused absences allowed in the Charter.

DISCUSSION:

A Comprehensive Attendance Matrix has been developed to keep record of these excused and unexcused absences.

Planning and Zoning Commission
2016 Attendance Record

	Blackson	Brewer	De Los Santos	Hardie	Moore	O'Quinn	Plunk	Yarbrough
Jan 11	♦	♦	♦	♦		♦		
Jan 25	♦	♦	♦	♦		♦		
Feb 8	♦	♦	♦	♦		♦		
Feb 22	♦	♦	♦	♦		♦		
Mar 14	✓	♦	✓	♦		♦		
Apr 11	✓	♦	♦	♦		♦		♦
Apr 25	♦	♦	♦	♦		✓		♦
May 9	♦	♦	♦	♦		♦		♦
May 23								
Jun 13	♦	♦	♦	♦		♦		✓
Jun 27	♦	♦	♦	♦		✓		♦
Jul 11	♦	♦	✓	♦	♦	♦	♦	♦
Jul 25	♦	♦	✓	♦	♦	♦	♦	♦
Aug 8								
Aug 22								
Sep 12								
Sep 26								
Oct 10								
Oct 24								
Nov 14								
Nov 28*								
Dec 12								
Dec 27*								

♦ Present ✓ Excused ✖ Unexcused



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1868

Agenda Date: 8/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.2

Consider approval of the July 25, 2016 Planning and Zoning Commission minutes and take appropriate action.



Meeting Minutes

Planning and Zoning Commission

Monday, July 25, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

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A. STUDY SESSION

Absent 1 - Commissioner Sergio De Los Santos

Present 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, and Commissioner Chris Brewer

Staff 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

A.1 [TMP-1842](#) **Report on Ricker Cunningham Presentation.**

A.2 [TMP-1826](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the meeting to order at 7:03 pm.

B.1 [TMP-1825](#) **Consider approval of the Attendance Matrix for the Planning and**

Zoning Commission as presented and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

B.2 [TMP-1829](#)

Consider approval of the June 27, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner Moore, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

B.3 [TMP-1824](#)

Consider approval of the July 11, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

B.4 [16-SP-01](#)

Consider a request from JPI Real Estate Acquisitions LLC for a Detailed Site Plan approval for a multifamily apartment complex located at 14650 Landmark Boulevard and take appropriate action.

Andreea Udrea, Planner II, gave a brief presentation stating that the 4.110 acre site is located on the northeastern city limit line between the City of Farmers Branch (3.26 acres) and the Town of Addison (0.84 acres). The site is located approximately 2000 ft. north of the intersection of Inwood Rd and Spring Valley Rd and is bordered to the west by an approximately 180 ft. wide linear open space that is formed by an ONCOR easement and a railroad between Landmark Blvd and Inwood Blvd. The site is surrounded by office uses on all sides. In November 2015 the City approved the creation of PD-98 which allows for multi-family residential uses.

The applicant is proposing to develop a multi-family residential community that will include a 5-story apartment building (approximately 380,000 sq. ft.), a club house, 2 interior courtyards, a pool, and an internal multi-level parking structure. The 5-story, 65 ft. apartment building will house 324 apartment units of one (65%) and two (35%) bedroom floorplans. As a special feature of this apartment building, the applicant is proposing that the upper level of the building will contain only loft units with a mezzanine level. The apartment unit area will vary between 684 sq. ft. - approximately 1,600 sq. ft. and all above ground floor units will have balconies,

with most having additional access with stoops from the sidewalks. Considering the large ONCOR easement across from the proposed property, the sidewalk cross-section will have a minimum setback of 6 ft. and will include tree wells with ADA compliant tree grades, a decorative landscape strip in front of the apartment units, and a 200 ft. setback that varies based on the particularity of the site. The applicant will rework and improve the sidewalk along Landmark Blvd, will remove and relocate existing light poles to benefit the trail area, and will install additional street lighting on the building façade. City staff is in favor of connecting the fire lane to the fire lane to the south of the property. The originally approved site plan included an enclosed driveway accessible from Landmark Blvd. An additional driveway is proposed along a portion of the southern side of the building to serve as secondary access from Landmark Blvd for the proposed garage.

The proposed conceptual site elevations will include at least 75% masonry materials, metal siding accents, and all units will contain an outdoor patio or an inset balcony. The apartment building will have a maximum height of 65 ft. with an extended upper level corresponding to the mezzanine loft units. The applicant is proposing the use of an internal multi-level parking structure that will contain 429 parking spaces, 75 surface parking spaces along the interior driveway at the north and west sides of the building, a loading area along the south interior driveway that will be hidden from view. The proposed landscape plan is composed of 20% of the site, to include natural open space, 77 new trees that will be a combination of Oak, Elm, Magnolia, and Crape Myrtle, a roof-top garden, 2 interior courtyards, a pool, and an outdoor entertainment area. The applicant is proposing to install wall signs and other directional signs; both are in compliance with the City's Sign Ordinance.

The proposed development hopes to create a better mix of uses in the East Side by introducing residential land uses into an area of the region that is primarily dedicated to office uses. Additionally, JPI is in the process of executing an agreement with the City of Farmers Branch for the development of a public trail within the ONCOR easement to the west of their site. Together with the City of Farmers Branch, the applicant is proposing to design and develop a public trail, approximately 1300 feet in length, in the ONCOR easement, between Landmark Place and Spring Valley Road.

Mr. Miller Sylvan (600 E. Las Colinas Blvd, Irving, TX 75039), JPI representative, approached the podium and gave a brief presentation on the design concept, amenities, and construction schedule for the apartment complex development.

Commissioner Brewer asked to identify where the elevators will be located within the apartment building. Mr. Sylvan stated that there are 3 elevators included in the proposed site plan.

Commissioner Yarbrough asked who the target demographic audience will be. Mr. Sylvan stated that young professionals and Millennials are the target market though residence will likely be between 20-35 years of age.

Commissioner Blackson asked for the selling price of the apartment units. Mr.

Sylvan stated that the units will range from approximately \$1,200 per month to \$2,800 depending on sq. footage and amenities.

Commissioner Moore asked for details of the construction schedule. Mr. Sylvan stated that the project will take about 2 years to complete and an additional 6 months to begin leasing the apartment units.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Detailed Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

C. PUBLIC HEARING

C.1 16-SU-07

Consider a request from J's Deli for a Specific Use Permit to allow the sale of alcoholic beverages in a qualified restaurant at 11482 Luna Road, Suite 150 and take appropriate action.

Alexis Jackson, Planner II, gave a brief presentation stating that the subject site is located on Luna Rd., north of Royal Ln, within the Westwood Business Park. Located in PD-22, which requires a specific use permit for the sale of beer and wine, the site is surrounded by commercial, office, and multifamily residential uses. The applicant is requesting a specific use permit to sell alcohol (beer and wine) to restaurant customers.

Westwood Business Park is comprised of two existing 1-story masonry buildings totaling approx. 11,000 sq. ft. J's Deli is located in Suite 150 (approx. 2,200 sq. ft.) within the southern-most building, closest to Luna Rd. Currently, the surrounding suites are vacant. In operation since 2006, the location is a deli/counter style restaurant with a serving line where customers place orders. The restaurant currently contains 40 seats. The applicant is proposing to install a 649 sq. ft. outdoor patio dining area to allow for 20 additional seats. The addition will bring the restaurant seating to a total of 60 seats.

There are approx. 108 parking spaces onsite, allowing the applicant to adequately meet City parking requirements for the current operations and proposed expansion. The location will operate Monday through Friday from 7am - 5pm and Saturday from 8am - 3pm. The proposed landscape plan will include a combination of shrubs and trees along the perimeter of the outdoor patio. In addition to existing signage on the restaurant entrance door, the applicant is proposing to install a 33 sq. ft. wall sign. The applicant will participate in an Alcohol Awareness Program and agrees to abide by the City's requirements for alcohol sales, as well as the Texas Alcohol Beverage Commission.

Chairperson Hardie asked if anyone from the public audience had questions or comments regarding this case; there being none, Chairperson Hardie closed the public hearing and asked the Commissioners to make a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner Brewer, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

C.2 [16-SU-14](#)

Consider a request from Eagle Gun Range for a Specific Use Permit allowing an indoor firearms range training facility to be located at 14400 Midway Road and take appropriate action.

Andy Gillies, Community Services Director, gave a brief presentation stating that the 1.388 acre site is located on the northeastern city limit line between the Town of Addison (0.84 acres) and the City of Farmers Branch (3.26 acres) within the Light Industrial zoning district. The site is located approximately 2000 ft. north of the intersection of Inwood Rd and Spring Valley Rd and is bordered to the west by an approximately 180 ft. wide linear open space that is formed by an ONCOR easement and a railroad between Landmark Blvd and Inwood Blvd. The site is surrounded by retail and commercial uses on all sides. In November 2015 the City approved the creation of PD-98 which allows for multi-family residential uses. The closest school is approx. 630 ft. south of the site. The closest church is approx. 700 ft. south of the site.

The applicant, Eagle Gun Range, is currently located in Lewisville, TX and is proposing to operate a second location in Farmers Branch. The proposed site includes an existing 16,000 sq. ft. 1-story building that is currently being used as an office facility. The applicant is proposing to completely redesign the existing building into a firearms training facility that will include 2 twelve-lane gun ranges (approx. 25 yd. long), 2 training rooms / classrooms, offices, a control room for the staff, and retail sales area. Additionally, the site plan will include the resurfacing and restriping of the parking lot, additional parking spaces, landscaping improvements along Midway Rd, and a masonry dumpster enclosure located on the northeast corner of the lot.

The proposed firearms facility will operate within the existing precast concrete tile wall building and will be designed to comply with all applicable state and federal regulations governing indoor gun ranges which include but are not limited to fire protection, an interior ventilation and exhaust air quality, safe handling, and appropriate management of lead projectile waste. The shooting ranges will have observation areas with bullet-proof glass on the observation wall and a bullet trap equipment areas at the end of the fire lanes, which will be oriented southward.

The facility will operate from 10am - 9pm Monday through Friday, from 9am - 9pm on Saturday, and from 1pm - 8pm on Sunday. The facility will be staffed with approx. 17 employees, with a minimum of 2 employees onsite during business hours. All employees will be trained in accordance with state and federal regulations. For increased safety and security a 24-hour monitoring system will be installed throughout the site to include glass break sensors, commercial grade fencing, motion sensors, door penetration wiring, and laser beams. The 2

semi-open courtyards on the western side of the facility will be used as the main access areas and will be secured by an entry gate and a security fence. Existing windows will be secured with commercial grade steel bars and the existing façade will be improved to meet the safety requirements necessary for a gun range facility.

The applicant has submitted a Sound Study and a Sound Mapping Summary (SMS) designed to assess possible sound level relative to the audibility of a gun fire. The SMS sound map shows a projected sound level of 60-65 decibels at the property line. In accordance with this study, the sound generated by gunfire will be controlled in such a manner that it will not be a nuisance to the neighbors and will pose no threat to the health and safety of range patrons, staff and surrounding neighboring businesses and persons. The gun ranges area will be insulated with a sound absorbing wall treatment over the new CMU block walls that will enclose the range area. The entire building will be supplementary insulated. Based on this study and the observation of the existing Lewisville facility, city staff has determined this sound level will not be a nuisance within or at the boundary of the site considering the ambient sound in the area and along Midway Road.

The applicant proposed to develop 62 parking spaces and 3 ADA parking which will be compliant with the requirements of the Light Industrial zoning district. The proposed landscape plan will include 9 new trees and tall shrubs, both of various breeds and a fully operable irrigation system. The applicant is proposing to install one 75 sq. ft. monument sign in front of the landscape island along Midway Rd and a wall sign on the eastern façade facing Midway Rd.

Mr. David Prince (9579 Crown Meadow, Frisco, TX), owner of Eagle Gun Range, approached the podium and gave a brief presentation on the history, design concept, and operations.

Ms. Donna Schmidt (3131 Glengold Dr.) gave a brief presentation in opposition of the proposed gun range facility and expressed concern for patron safety, noting violent crimes or building fires that occurred near similar businesses, possibly due to negligence.

Mr. Peter Abene (14340 Proton Rd & 14240 Midway Rd), representative of Westwood School, gave a brief presentation in opposition of the proposed gun range facility and expressed concerns for student safety as they walk back and forth to school. Mr. Abene stated that the school is in opposition, however, will not stand in massive opposition to the facility.

Mr. Tony Felter (6843 Main St., Frisco, TX 75034), President and CEO of Frisco Chamber of Commerce, gave a brief presentation in favor of the proposed gun range facility and discussed Mr. Prince' professionalism and experience.

Mr. Gary Carley (4415 Siena, Frisco, TX 75033), gave a brief presentation in favor of the gun range facility and discussed Mr. Prince' background and community involvement.

Mr. John Marlowe (306 Fall Creek, Richardson, TX), representative of Kington Properties, gave a brief presentation in opposition of the gun range facility and expressed increased traffic and safety concerns for the children that attend Machado Jiu-Jitsu training facility in Midway Center.

Mr. Mike Delvalle (3161 Whitemarsh), Friends of the Branch member, gave a brief presentation in favor of the gun range facility and stated that the business will be an asset to the community.

Mr. Carlos Machado (1750 FM 423, Apt 952, Frisco, TX 75033), gave a brief presentation in favor of the gun range facility and stated that the business will help to promote gun safety in the community.

Chairperson Hardie asked if anyone from the public audience had questions or comments regarding this case; there being none, Chairperson Hardie closed the public hearing. Chairperson Hardie asked if any Commissioners had any questions regarding the agenda item.

Commissioner O'Quinn asked Mr. Gillies to identify the barrier that exists between the southernmost wall of the retail property and the subject site. Mr. Gillies stated that the area is primarily open parking spaces, noting that there is a 24 ft. travel way between the southern façade of the northern building and the beginning of the parking spaces on in the retail shopping center. Mr. Gillies stated that there is a change in curb height but no change in elevation. Mr. Gillies stated that staff concluded that a masonry wall would create traffic circulation issues rather than to help deflect noise from the proposed facility.

Commissioner O'Quinn asked if there was any exposed soil for potential vegetation. Mr. Gillies stated that the open area was fully paved. Commissioner O'Quinn addressed the possibility of utilizing vegetation to create a more aesthetically pleasing delineation between the subject site and the retail property. Mr. Gillies stated that staff was not able to identify a more appropriate way to define the property line between the two sites.

Commissioner Blackson asked if the varying curb height between the two sites will prevent vehicles from passing between properties. Mr. Gillies stated that it is possible for most trucks to drive over the 4 in. curb and into the neighboring property. Commissioner Blackson asked if a barrier would suitable in the area between the two properties. Mr. Gillies stated that a barrier would not be suitable there and will impede the open fire lane.

Commissioner Blackson asked Mr. Marlowe to explain is comment about how the proposed gun range facility could negatively impact his business. Mr. Marlowe stated that there is a trophy shop that sells antique guns and the gun range will attract a different quality of customers for a different type of gun use. Mr. Marlowe stated that the gun range will likely increase traffic in the retail center. Commissioner Blackson stated that the traffic may bring increased patrons to the

business and may help to dispel negative ideas about guns and the gun range facility.

Commissioner Plunk asked for the screening requirements for the equipment that will be on the roof. Mr. Gillies stated that there will be an additional façade along the top of the building to block the equipment from public view. Commissioner Plunk asked if the equipment will be visible from the sides of the building. Mr. Gillies stated that the equipment will be screened on three sides.

Commissioner Plunk asked if there have been any incidents of violence at the Lewisville gun range facility. Mr. Prince stated that there have not been any violent incidents at the facility.

Commissioner Yarbrough asked Mr. Prince if he would like to address any of the comments or questions that were expressed by the public speakers. Mr. Prince stated that the building fire that occurred at DFW gun range was due to a bullet round that was able to fall behind the rubber blocks that were used in their ballistics system, fester overnight, and develop into a fire. Mr. Prince stated that his facility will use granulated rubber tire, a sprinkler system, ballistics wall of granulated rubber tire, and bullet detection as fire protection. Mr. Prince stated that background checks are not completed on patrons that are renting guns for use inside the facility, however all patrons must complete a background check to purchase a gun. Mr. Prince stated that will abide by City requirements and hopes to bring gun safety training to the community.

Commissioner Yarbrough asked if Mr. Prince will be able to maintain the culture and operations for both gun range locations. Mr. Prince stated that facility managers and staff will continue to provide professional service at both locations.

Mr. Gillies stated that the gun range facility meets all fire prevention requirements and has been reviewed by Fire department staff, all guns must be concealed in a case, and noted that the Elite Gun Academy is a classroom not an actual shooting range.

Commissioner Brewer asked how the culture, safety, and business operations will be sustained in 20 years once the gun range is no longer in operations. Mr. Gillies stated that the Fire Department completes annual fire inspections, the Police Department will use the facility for training practice, and Code Enforcement will regularly inspect the facility as needed. Mr. Gillies stated that the specific use permit will remain with the property and will potentially be transferred to the next property owner. Mr. Gillies stated that in some cases an interim SUP has been used; however, with the amount of investment required from the applicant, a specific use permit was more appropriate.

Commissioner Blackson asked if there is a way to tie the ownership group to the specific use permit. Mr. Gillies stated that doing so is possible but will need thorough review and advisement by City legal counsel.

Mr. Prince stated that approx. 6-8 gun ranges have been in business in the area for over 30 years, each being safe and regulation compliant. Mr. Prince stated that he will maintain his investment and uphold all safety requirements.

Chairperson Hardie asked if any Commissioner had any questions or comments regarding this agenda item; there being none, Chairperson Hardie asked the Commissioners to make a motion.

A motion was made by Commissioner Moore, seconded by Commissioner Blackson, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that the meeting be adjourned at 8:50 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Tim Yarbrough, Commissioner David Moore and Commissioner Chris Brewer

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Certification

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Approved to Post: _____
City Secretary

Stamp:

Posted By: Kenecia Brown

Date Posted: _____



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-PL-02

Agenda Date: 8/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.3

Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road

BACKGROUND:

TCI Manhattan 2, LLC is the owner of a 3.365 acre tract of land intersecting the north side of Crown Drive and connecting to the eastward terminus of the existing Knightsbridge Road on the east side of Luna Road. The property is presently part of a larger tract of land that was conveyed to the owner in 2009.

The owner desires to dedicate the land within the boundary of this plat to be used as Knightsbridge Road public street right of way and utility corridor, connecting Crown Drive to the existing eastward terminus of Knightsbridge Road at Luna Road. The properties adjacent to this right of way dedication plat will later be platted and developed as multifamily apartments in three phases.

The proposed final right of way dedication plat of Knightsbridge Road is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

RECOMMENDATION:

City Administration recommends approval of the Final Right of Way Dedication Plat of Knightsbridge Road.

ACTIONS:

1. Motion to APPROVE the Final Right of Way Dedication Plat of Knightsbridge Road.
2. Motion to DENY the Final Right of Way Dedication Plat of Knightsbridge Road.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:

1. Location Map
2. Final Right of Way Dedication Plat of Knightsbridge Road
3. Staff Report



**KNIGHTSBRIDGE ROAD
ROW DEDICATION PLAT**

Knightsbridge Road

Crown Drive

LUNA ROAD

Mathis Street

ROYAL LANE

IH635



LOCATION MAP



Date: 7/18/2016

STAFF REPORT

Case Number: 16-PL-02

Request: Approval of Final Right of Way Dedication Plat of Knightsbridge Road

Location: Between Luna Road and Crown Drive

ROW Area: 3.365 acres

Petitioner: TCI Manhattan 2, LLC

TCI Manhattan 2, LLC is the owner of a 3.365 acre tract of land intersecting the north side of Crown Drive and connecting to the eastward terminus of the existing Knightsbridge Road on the east side of Luna Road. The property is presently part of a larger tract of land that was conveyed to the owner in 2009.

The owner desires to dedicate the land within the boundary of this plat to be used as Knightsbridge Road public street right of way and utility corridor, connecting Crown Drive to the existing eastward terminus of Knightsbridge Road at Luna Road. The properties adjacent to this right of way dedication plat will later be platted and developed as multifamily apartments in three phases.

The proposed Final Right of Way Dedication Plat of Knightsbridge Road is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.



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Staff Report

File Number: 16-PL-01

Agenda Date: 8/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.4

Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A.

BACKGROUND:

Transcontinental Realty Investors, Inc. and Continental Common, Inc. are the owners of a 46.882 acre tract of land located east of Luna Road, south of IH 635, with frontage on Crown Drive and Mathis Street. The property includes Trinity South Addition, platted in 2011, and also includes approximately 40 acres of previously un-platted land to the north.

The owners desire to re-plat the property as Lake at Mercer Crossing, Lot 1 and 2, Block A, to create a water feature as an amenity for future surrounding mixed commercial and multi-family development. Maintenance of the lake and surrounding land affected by this proposed final plat will be the responsibility of the Mercer Crossing Commercial Association, Inc.

The proposed final plat of Lake at Mercer Crossing, Lot 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

RECOMMENDATION:

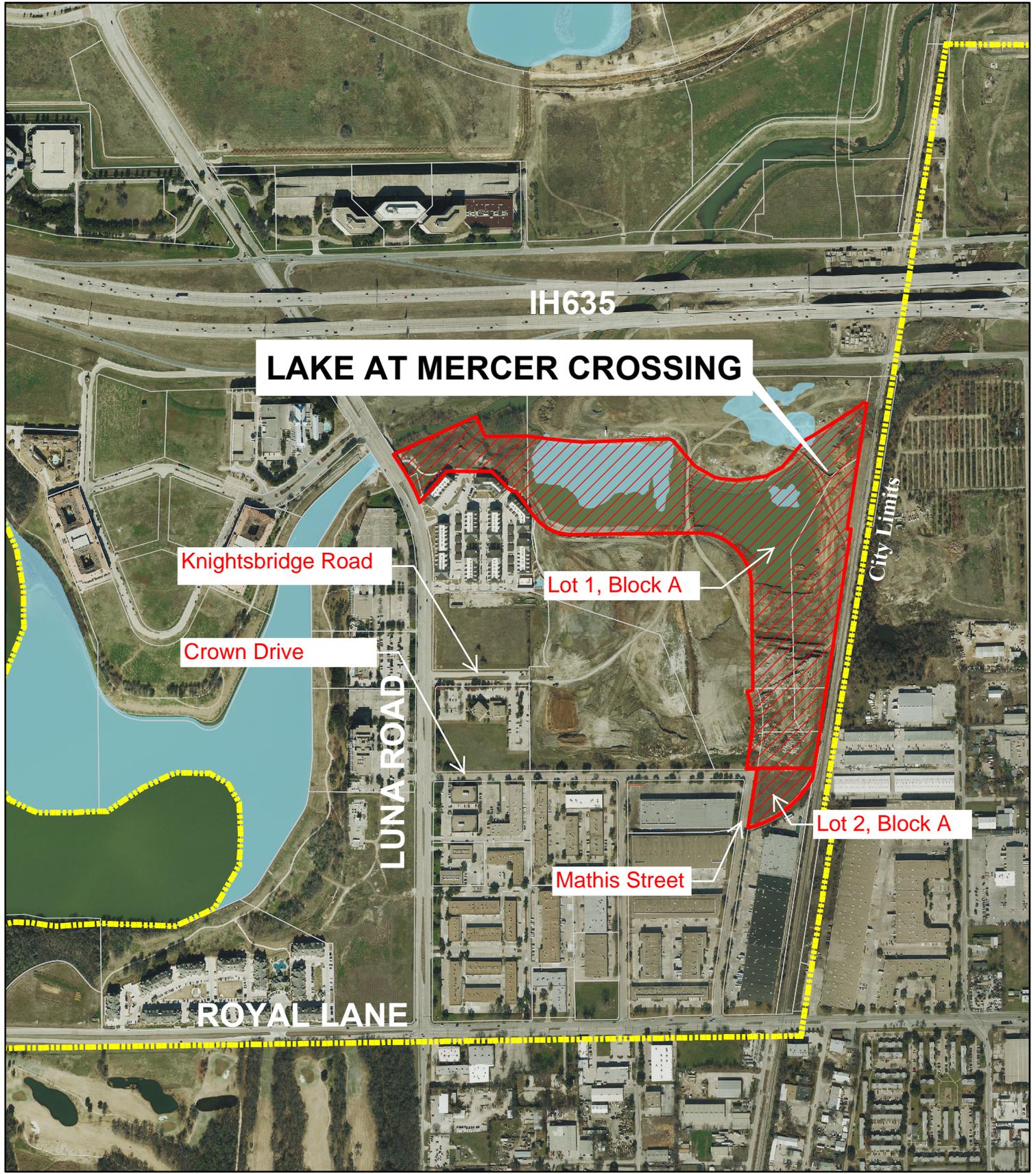
City Administration recommends final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A.

ACTIONS:

1. Motion to recommend Approval of the final plat of Lake at Mercer Crossing, Lot 1 and 2, Block A as presented at this meeting.
2. Motion to recommend Denial of the final plat of Lake at Mercer Crossing, Lot 1 and 2, Block A as presented at this meeting.
3. Motion to recommend Approval with modifications of the final plat of Lake at Mercer Crossing, Lot 1 and 2, Block A.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Final Plat of Lake at Mercer Crossing, Lot 1 and 2, Block A.
3. Staff Report



LOCATION MAP



Date: 7/18/2016

STAFF REPORT

Case Number: 16-PL-01

Request: Final Plat Approval for Lake At Mercer Crossing, Lot 1 and 2, Block A

Location: South of LBJ Freeway, East of Luna, North of Crown Drive, West of BNSF Railroad Right of Way

Area: 46.882 acres

Petitioner: Transcontinental Realty Investors, Inc. and Continental Common, Inc.

Transcontinental Realty Investors, Inc. and Continental Common, Inc. are the owners of a 46.882 acre tract of land located east of Luna Road, south of IH 635, with frontage on Crown Drive at Mathis Street. The property includes Trinity South Addition, platted in 2011, and also includes approximately 40 acres of previously un-platted land to the north.

The owners desire to re-plat the property as Lake At Mercer Crossing, Lot 1 and 2, Block A, for the purpose of creating a water feature as an amenity for future surrounding mixed commercial and multi-family development. Maintenance of the lake and surrounding land within this proposed final plat will be the responsibility of the Mercer Crossing Commercial Association, Inc.

The proposed final plat of Lake At Mercer Crossing, Lot 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-SP-09

Agenda Date: 8/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Site Plan

Agenda Number: B.5

Consider a request from Feizy Properties to amend a site plan located at 13800 Diplomat Drive and take appropriate action.

BACKGROUND:

The applicant has proposed expansion of the existing warehouse building located on the site. The additional space is needed to convert the floor area into racked rug storage. The site is currently zoned Planned Development District No. 22 (PD-22).

RECOMMENDATION:

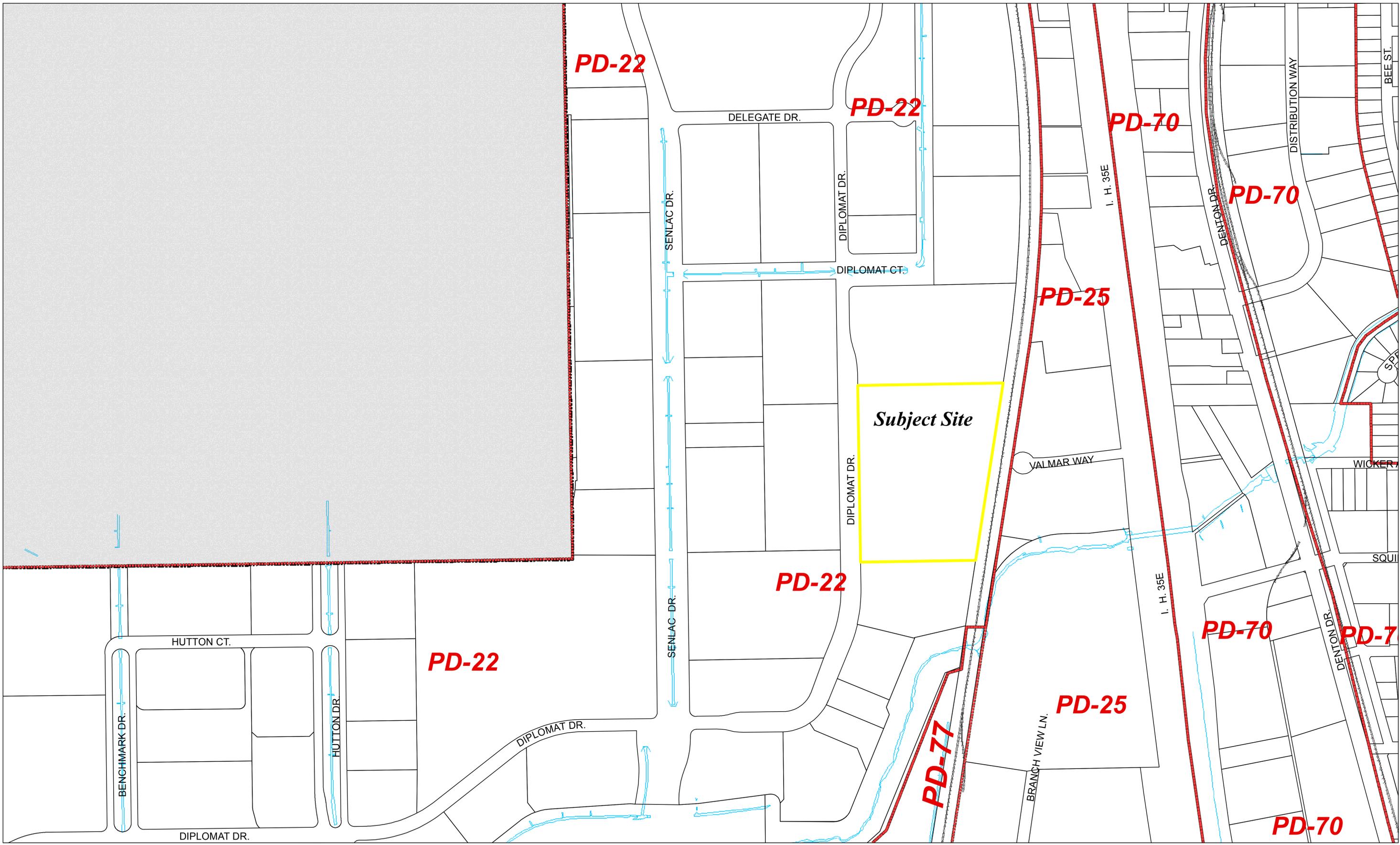
Staff recommends approval of the Site Plan amendment.

ACTIONS:

1. Motion to recommend Approval of the Site Plan amendment as presented at this meeting.
2. Motion to recommend Denial of the Site Plan amendment as presented at this meeting.
3. Motion to recommend Approval with modifications of the Site Plan.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Plan
5. Elevations
6. Site Photographs



16-SP-09 - Location Map

13800 Diplomat Dr.

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit



Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.





Subject Site

16-SP-09 - Aerial Map

13800 Diplomat Dr.

-  Parcel Property Boundaries
-  City Limit



Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 487.5 975

Feet NORTH

Date: 6/29/2016

STAFF REPORT

Case Number: 16-SP-09
Request: Site Plan Amendment for warehouse building
Address: 13800 Diplomat
Lot Size: 13.04 acres
Petitioner: Feizy Properties

Existing Conditions:

The applicant, Feizy Properties, is proposing to expand the existing warehouse building located east of Diplomat Drive. Currently the property has an existing one-story building located on the site. The building was used as the former IBM call center and has been vacant since 2013.

The overall site is approximately 13 acres. The property is zoned Planned Development No. 22 (PD-22), which was designed to accommodate small to moderate scale industrial and commercial businesses and to minimize any conflict between the non-residential and residential uses. Any modifications to the existing site plan requires an amendment. The site is primarily bounded by light industrial and commercial uses. (See Location Map)

The applicant manufactures and sells rugs to the design trade, as opposed to the general public. They are staying in their traditional Dallas location on Stemmons Freeway, but hoping to redevelop the Farmers Branch property for additional storage and warehouse space.

Site Design:

Feizy Properties is expanding their business with the acquisition of a 225,106 square-foot existing building (180,156 square feet of first floor space and 44,950 square feet of mezzanine). The applicant is proposing adding approximately 59,815 square feet of footprint to the northeast corner of the existing building. The total footprint of the expanded building would be approximately 239,971 square feet which equals a lot coverage of 42%. (See Site Plan)

The building will contain both warehouse, storage and office space. The proposed building will contain approximately 239,971 square feet of warehouse and 44,950 square feet of office space. The largest portion of the building will be used to store their rugs and supplies.

Elevations:

The facade of the addition will match the existing building and will be a combination of brick and stucco. The exterior of this building will be approximately 75% masonry material. (See Elevations)

Landscaping and Open Space:

The applicant has proposed to provide additional ground cover in all of the parking islands as well as improve the berm with a combination of shrubs, ground cover and mulch, located along Diplomat Drive. An automatic irrigation system will be expanded to accommodate the additional landscaping.

Parking:

Based on the proposed use of this office/warehouse building, the need for employee and visitor parking on the site will be minimal. The existing site has 530 parking spaces. Only 150 parking spaces are required for this new use.

The modifications to the building and the site plan will involve adding a new fire lane. The applicant will add pavement to the northeast corner of the property and also repair the remainder of the pavement where needed.

Signage:

The applicant plans to add two signs on the existing plaques at the northwest and southwest corners of the property next to each entrance (see Signage.) They are also proposing one wall sign located on the western elevation, at the entrance to the business. The proposed signage is 54 square feet (18x3) in size and complies with the city's sign regulations.

Public Response:

No opposition to this site plan amendment request has been received by the city.

Signage



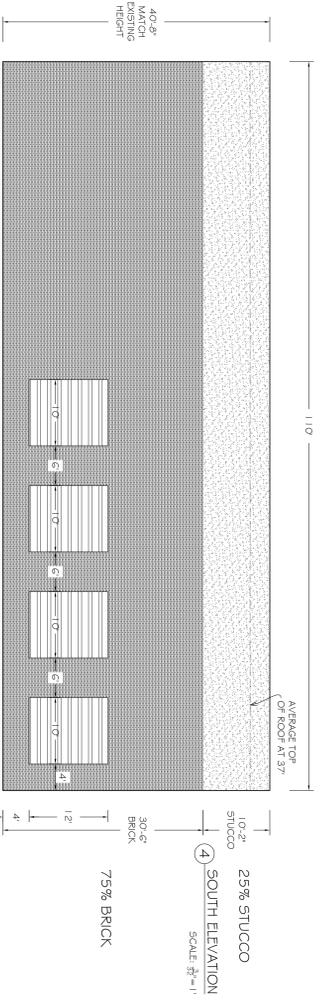
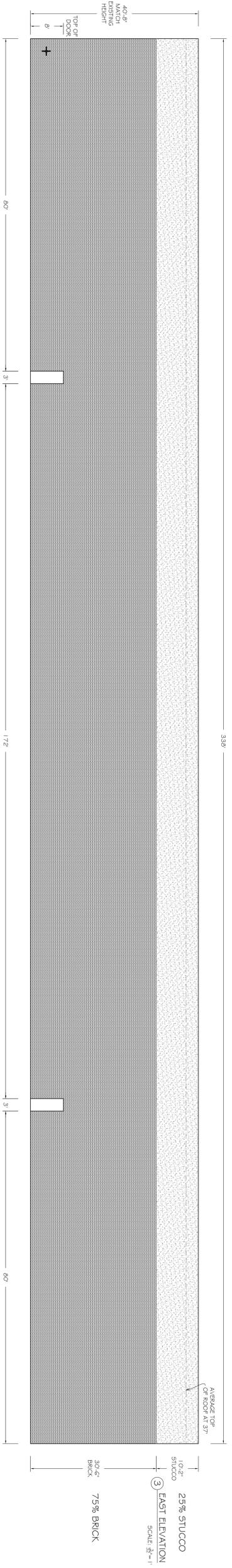
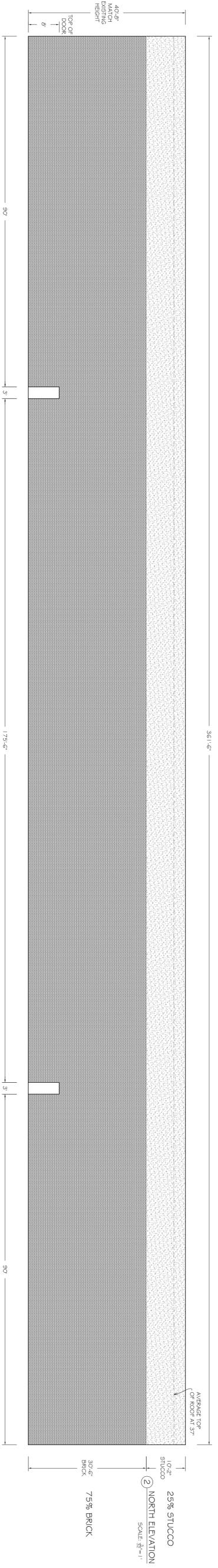
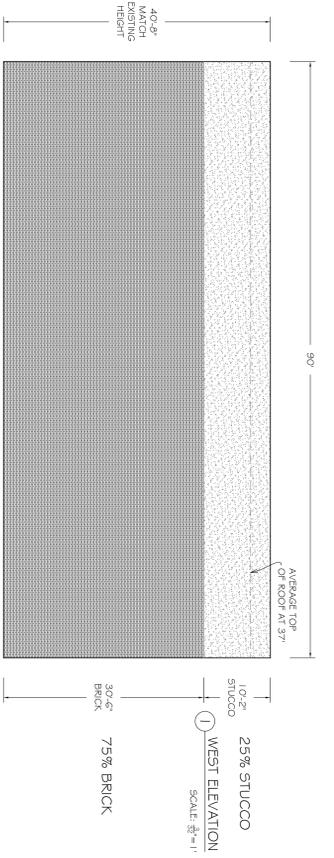
pic-1: existing plaque NW corner of property



pic-2: existing plaque SW corner of property



pic-3: Approximate location of wall mounted signage on west elevation (shown in red)



REV.	DATE:
Δ	8-4-2016

Ross
8/1/2016

DATE: 06/17/2016
PROJ. NO.: 1432016

COMMERCIAL ADDITION:
13800 DIPLOMAT DR., FARMERS BRANCH, TX 75234

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Existing Photographs







City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-SU-15

Agenda Date: 8/8/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Specific Use Permit

Agenda Number: C.1

Consider a request from Darsit Bhakta (Hampton Inn) for a Specific Use Permit allowing a hotel on 1570 Mira Vista Boulevard and take appropriate action.

BACKGROUND:

The applicant, Darsit Bhakta (Hampton Inn), is requesting a Specific Use Permit to allow hotel use on the Mira Lago Peninsula. The site is located within the Planned Development District No. 81 (PD-81).

RECOMMENDATION:

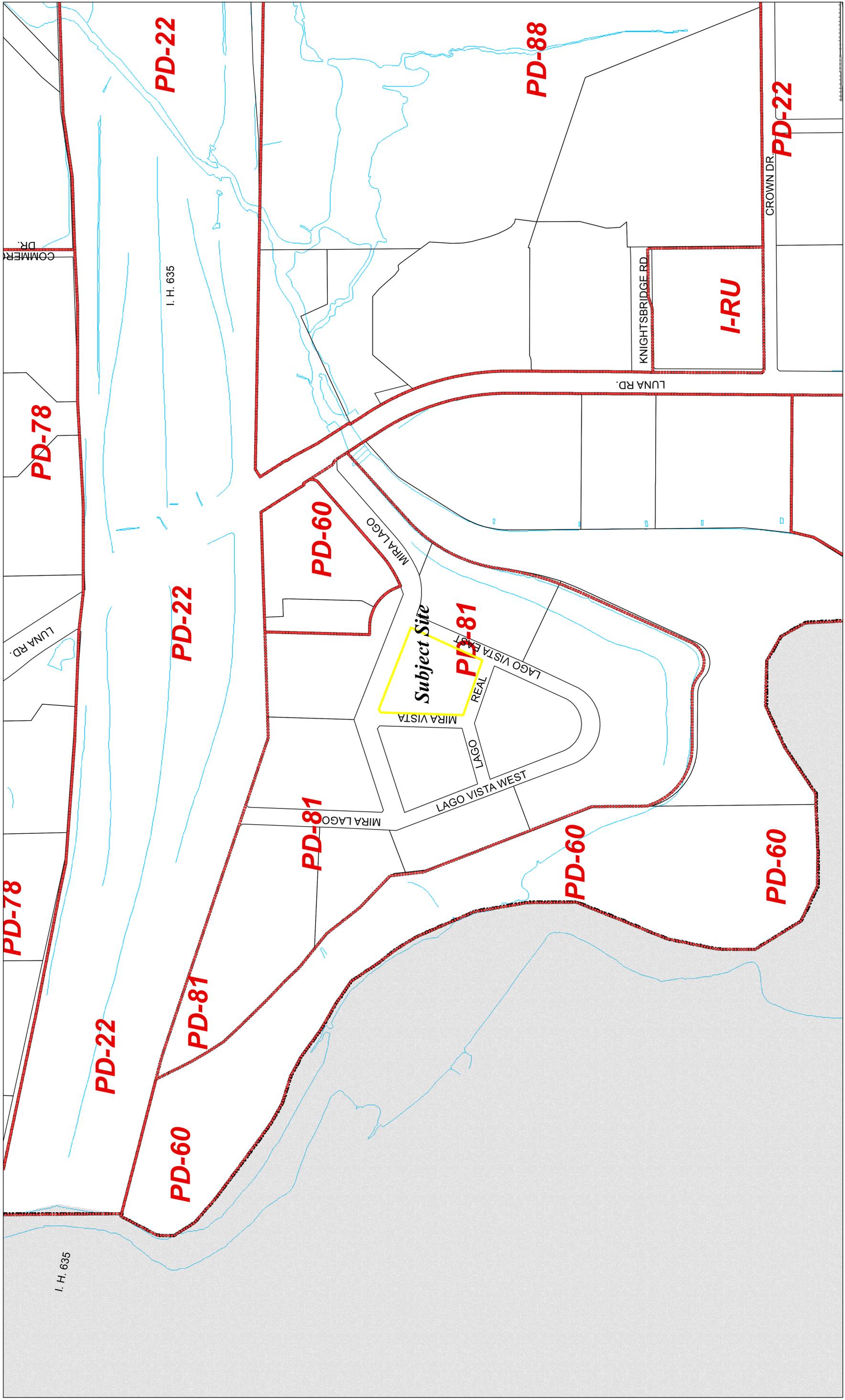
Staff recommends approval of the Specific Use Permit.

ACTIONS:

1. Motion to recommend Approval of the Specific Use Permit as presented at this meeting.
2. Motion to recommend Denial of the Specific Use Permit as presented at this meeting.
3. Motion to recommend Approval of the Specific Use Permit with the following modifications ...
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Site Plan
5. Conceptual Floor Plans
6. Elevations and Renderings
7. Landscape Plan
8. Market Study
9. Site Photographs
10. Notification Map
11. Summary of Mailed Notices
12. Letter of Opposition



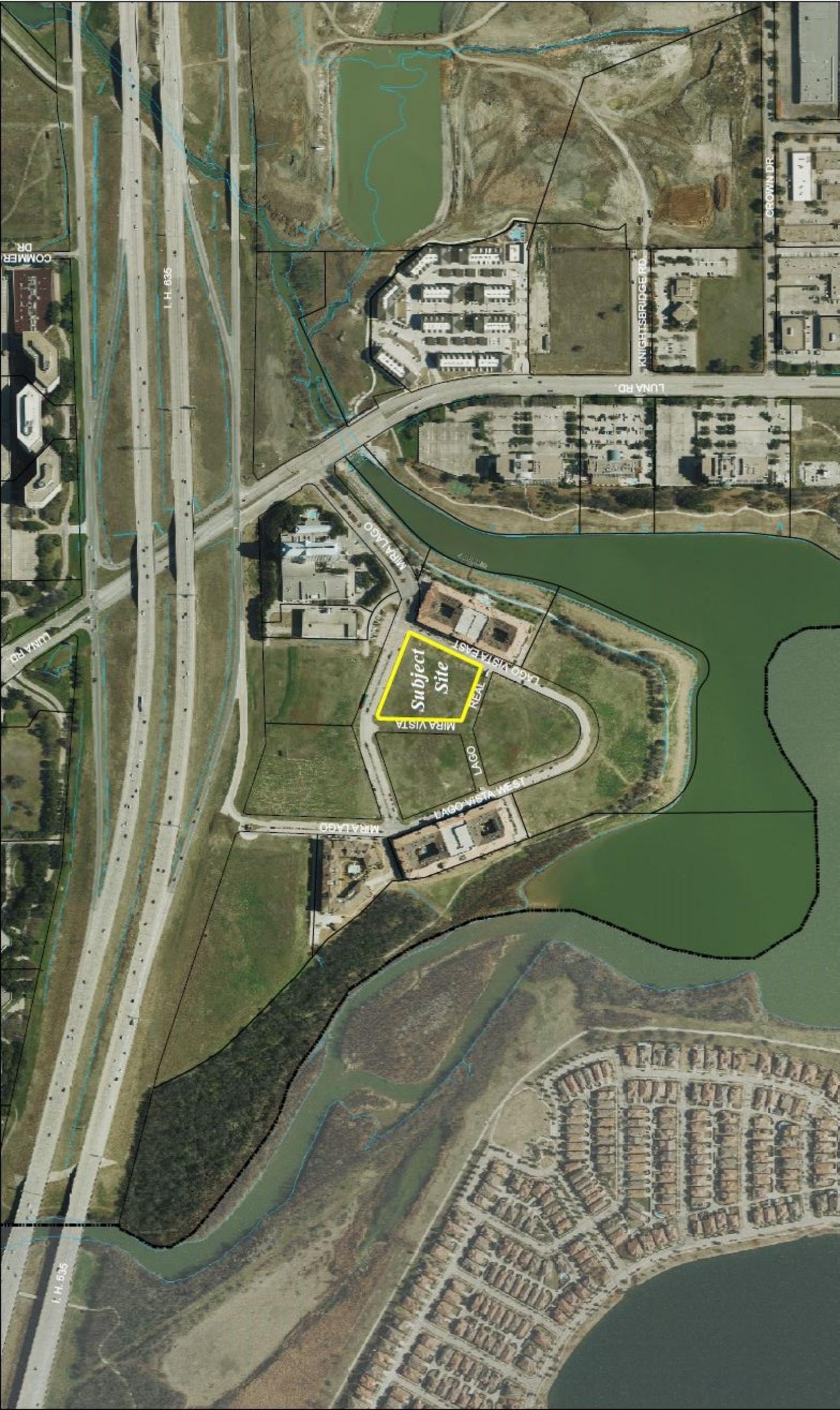
16-SU-15 - Location Map

1 Mira Vista Blvd

-  Zoning District Boundary
-  Parcel Property Boundaries
-  City Limit

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.





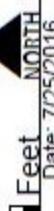
16-SU-15 - Aerial Map

1 Mira Vista Blvd



- Parcel Property Boundaries
- City Limit

0 460 920



Feet
Date: 7/25/2016

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

STAFF REPORT

Case Number: 16-SU-15
Request: Specific Use Permit and associated Site Plan for a hotel
Address: 1570 Mira Vista Boulevard
Lot Size: 2.45 Acres
Petitioner: Darsit Bhakta / Hampton Inn

Existing Conditions:

This 2.45 acre site is located within the Mira Lago peninsula, in one of the core tracts defined by the existing Mira Lago and Lago Vista East Boulevards and future Mira Vista and Lago Real Boulevards. The property is surrounded by undeveloped sites to the south and north. To the north, across Mira Lago Boulevard is the site of the recently approved Mira Lago Hospitality hotels (Candlewood and Holyday Inn Express). At the north east corner across Mira Lago Boulevard is the Omni Hotel and at the east side across Lago Vista Boulevard is Laguna Vista Apartment Complex. (See Aerial Map)

The entire Lago Vista peninsula (consisting of approximately 66 acres) is zoned Planned Development No. 81 (PD-81). (See Location Map) This PD allows for a wide variety of retail, office and high density residential development. PD-81 is divided into two basic subdistricts, the “**Employment Core**” subdistrict and the “**Mixed Use Residential**” subdistrict. This 2.45 acre undeveloped site is located within the “Employment Core” zoning subdistrict, which currently allows “hotels, including residence hotels” to be developed after obtaining a Specific Use Permit.

Site Design:

The applicant is proposing two buildings on the site: one, 4-story hotel and one, 2-level parking structure. The hotel is proposed to be located along Mira Lago Boulevard and will have a main lobby with two entries: the main entry with the drop-off area at the southern side and the pedestrian entry on the north side toward Mira Lago Boulevard. The parking structure is proposed on the southwest corner of the lot and the remaining southeastern portion along Lago Vista East Boulevard is proposed to be used as a landscape open space until it will be developed into a Conference Center at a future date. A corresponding Site Plan application will be submitted for any future development on the remaining portion of the site. (See Site Plan)

The proposed hotel will consist of approximately 70,535 square feet, containing 117 rooms. A lobby with reception desk, meeting area with a small business center, breakfast area, fitness room, and indoor pool with outdoor seating areas will be located on the first floor. The outdoor seating areas are located on the northeast and southeast corners and will be screened from public view with landscaping. The outdoor areas are accessible only from the indoor pool area. The main entry into the hotel will be located on the south side of the building, and will include a covered driveway area, or “porte cochere”. Another entry area will mirror the main entry on the

northern side and serve as a pedestrian access from Mira Lago Boulevard. (See Conceptual Floor Plans)

A limited number of surface parking spaces (26) are proposed along the southern side of the building, however most of the guest parking will be located within the parking garage. The parking garage will be accessible on two sides, the stairs and elevator area will be directly connected to the hotel reception area through a walkway.

The dumpster will be located in the open area portion and will be screened from public view with a masonry wall and a dense row of shrubs. (See Site Plan)

Elevations

The architectural style of the exterior of the hotel can be generally classified as “Contemporary”. The exteriors shall consist of brick, stone and stucco material, and will complement the “Contemporary Mediterranean” style of the existing buildings in PD-81. The access areas will have a distinct architectural treatment on the building north and south façades and will be covered by canopies and/or columns. The ground floor windows on the north façade, facing Mira Lago Boulevard, will have metal awnings.

The hotel will be 4 stories in height with an overall height of approximately 61 feet. The applicant is proposing at least 75% brick and stone. (See Elevations and Renderings)

The parking structure will be 2 levels high and will be constructed using precast concrete panels.

Each room will have its own individual HVAC system and will be incorporated into the window design. All other HVAC equipment will be located on the roof. A monolithic PVC membrane flat roofing system will be used on the building. The proposed parapet on the building will screen the roofing system and equipment from public view.

Landscaping and Open Space

The applicant has proposed to provide approximately 32% of the site as natural or landscaped open space. PD-81 requires 10%. The applicant has agreed to minimally landscape the open area at the southeast corner of the remaining undeveloped site at this time. 79 new trees are proposed to be installed throughout the site, a combination of Oak, Holly and Crape Myrtle.

The proposed streetscape along Mira Lago and Lago Vista Boulevards will include 6-foot wide sidewalks with canopy trees to provide ample shade. The applicant is also proposing to install 7 seating areas with benches and trash receptacles and street light poles along Mira Lago and Lago Vista East Boulevards. This streetscape will be comparable with the existing streetscape elements located in front of the existing developments within PD-81 (Laguna Vista, Evergreen and Portofino Apartments). (See Landscape Plan)

Parking

Based on the proposed use, PD-81 requires at least 123 on-site parking spaces. 25% of these spaces can be surface parking.

The applicant is proposing 146 on-site parking spaces. 122 of these parking spaces are located within the proposed 2-level parking structure. Only 26 surface parking spaces are proposed (17% of total) within the site. Currently there are 20 parallel parking spaces along Mira Lago and Lago Vista Boulevards. (See Site Plan)

Signage

The applicant is proposing to install wall signs on three façades (north, south and east). The wall signs will be up to 4 feet in height and maximum 138 square feet. (See Elevations and Renderings) PD-81 requires all wall signs to be less than 10 feet high and less than 150 square feet. The proposed signage complies with PD-81 requirements.

Special Exception: Development Standards

PD-81 requires all buildings fronting a street to be setback no further than 10 feet from a property line. The Site Plan proposes a minimum 10 feet setback along Mira Lago Boulevard to accommodate the articulation of the proposed façade and the outdoor seating area without affecting the vision set by PD-81 for a more walkable urban community.

The City Staff is in support of this Special Exception.

Market Study:

The applicant submitted a Market Study for the proposed Hampton Inn & Suites in Farmers Branch completed by DP Consulting, Professionals in Hotel Development. In their analysis of the area and the specific location of this site in greater Dallas hotel market, the researchers make an informed estimation for occupancy, average daily rate and room revenue for 2018-2020.

For the proposed Hampton Inn, DP Consulting's Analysis indicated a strong overall occupancy rate and highlights the following main ideas:

- There is a new sub-market being formed at Luna / I-635 area that will be directly competitive with the area along TX-114 in Las Colinas.
- The proposed Hampton Inn will replace an older Hampton Inn located at I-35 and Walnut Hill.
- The estimated user groups for the Hampton Inn are the Individual Business Travelers and Leisure Travelers that will be typical users of the brand and are looking for a location with good surroundings.

Based on these assessments, DP Consulting recommends Hampton Inn & Suites as the highest and best use for the subject site.

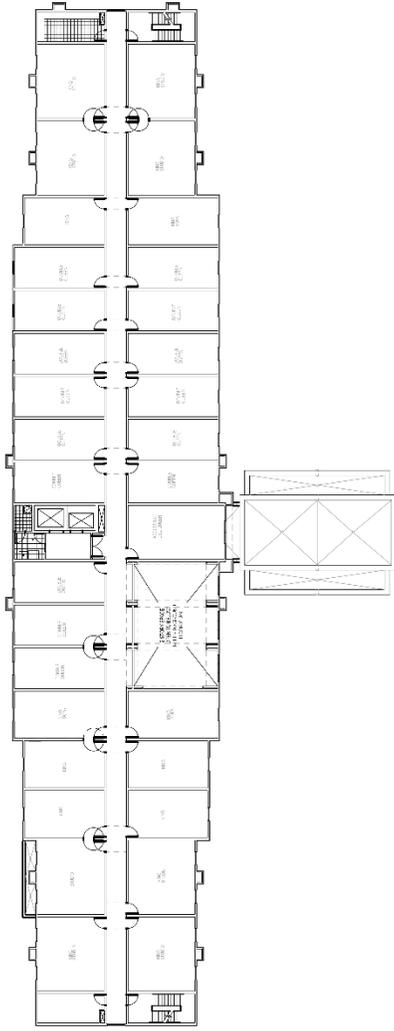
Comprehensive Plan:

The West Side Plan designated the Mira Lago peninsula as a Neighborhood Center. A Neighborhood Center is defined as an area that could support both office, retail and residential development. The proposed SUP and associated Site Plan is consistent with the West Side Plan.

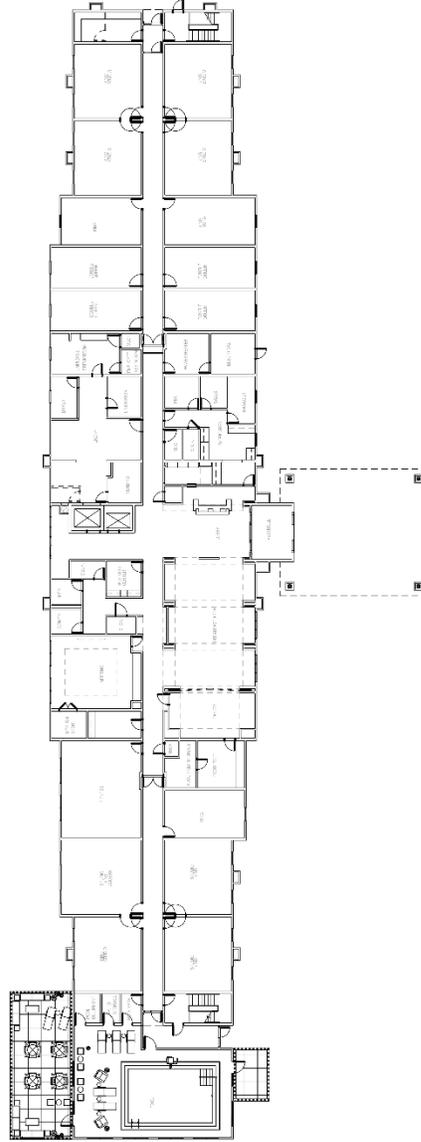
Public Response:

Nine (9) notification letters were mailed to the surrounding landowners on July 28th, 2016. Two (2) zoning notification signs were also posted on the site on that day. As of August 4th, one written opposition to this request has been received by the City.

Conceptual Floor Plans



1-2 TYPICAL FLOOR PLAN
1/8" = 1'-0"



1-3 GROUND FLOOR PLAN
1/8" = 1'-0"



2 NORTH - EAST CORNER VIEW
12.13 2013



3 EAST ENTRANCE VIEW
12.13 2013



1 NORTH STREET VIEW
12.13 2013



2 NORTH - WEST CORNER VIEW
12.13 2013



2 WEST ENTRANCE VIEW
12.13 2013



1 SOUTH VIEW
12.13 2013

PRELIMINARY ISSUE

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

07.25.16

owner
MIRA LAGO LODGING GROUP LLC
1234 Nocona Dr
Irving, Texas 75063
t. 972.365.9300

architecture
STUDIO RED DOT
5307 Mockingbird Ln., Suite 509
Dallas, TX 75206
t. 214.379.7427 m. 972.896.7594

civil engineer
PACHECO KOCH ENGINEERS
7557 RAMBLER ROAD, Suite 1400
Dallas, TX 75231
t. 972.235.3031

*Hampton
Inn & Suites.*

project
HAMPTON INN & SUITES
Farmers Branch, Texas

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ISSUE FOR SUP

revisions

title

LANDSCAPE PLAN

date 07.25.16

sheet

L1.01



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

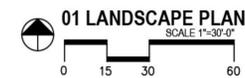
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	17	Crepe Myrtle	<i>Lagerstroemia indica</i>	6' ht.	container, 3-5 canes, tree form
EP	21	East Palatka Holly	<i>Ilex x attenuata 'East Palatka'</i>	2" cal.	container, 10' ht., 4' spread, tree form
LO	18	Live Oak	<i>Quercus virginiana</i>	100 gal.	container, 14' ht., 6' spread, 7' straight, clear trunk
RO	23	Red Oak	<i>Quercus shumardii</i>	100 gal.	container, 14' ht., 6' spread, 7' straight, clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	220	Dwarf Burford Holly	<i>Ilex cornuta burfordii 'nana'</i>	5 gal.	container, 24" ht., 20" spread
DYH	260	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	5 gal.	container, 18" ht., 18" spread
IH	148	Indian Hawthorn 'Clara'	<i>Raphiolepis indica 'clara'</i>	5 gal.	container, 18" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	710	Seasonal Color	<i>Trachelospermum asiaticum</i>	4" pots	selection by owner, 12" o.c.
AJ	4540	Asian Jasmine	<i>Cynodon dactylon</i>	4" pots	container, 3-5 12" runners, 12" o.c.
		Common Bermudagrass			Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL LANDSCAPE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM MEETING THE CURRENT REQUIREMENTS OF TCEQ AND THE CITY OF FARMERS BRANCH FOR LANDSCAPE IRRIGATION SYSTEMS

LANDSCAPE TABULATIONS

REQUIREMENT:	PROVIDED:
5% OF THE SITE TO BE LANDSCAPE AREA (SITE AREA- 108,306 S.F.)	34,293 S.F. (31.7%)
REQUIRED: 11,030 S.F. (10%)	
REQUIREMENT:	1 TREE PER 25 L.F. OF STREET FRONTAGE
MIRA LAGO- (369 L.F.)	
REQUIRED: 14 TREES	PROVIDED: 17 TREES
LAGO VISTA EAST- (305 L.F.)	
REQUIRED: 12 TREES	PROVIDED: 12 TREES



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

DP Consulting

Professionals in Hotel Development



Market Study for the Proposed
Hampton Inn & Suites
Farmers Branch, Texas

Prepared for:
Mr. Divyesh Das
June 30, 2016



June 30, 2016

Mr. Divyesh Das
5858 Hilcroft
Houston, TX 77036

Re: Market Study – Hampton Inn and Suites – Farmers Branch, Texas

Mr. Das:

We have completed our analysis of the hotel market near Luna Road and I-635 and the proposed development of a 117-room Hampton Inn and Suites hotel. The conclusions reached are based upon our present knowledge of the competitive market area resulting from our fieldwork completed June 24, 2016.

As in all studies of this type, the estimated results are based upon competent and efficient management and presume no significant change in the competitive position of the hotels from that as set forth in this report. The terms of our engagement are such that we have no obligation to revise this report to reflect events or conditions that occur subsequent to the date of the completion of our fieldwork.

The estimates of property performance are based on an evaluation of the present general level of the area's economy and make no provision for the effect of any sharp rise or decline in local or general economic conditions.

In summary, it is our opinion that there is market justification for developing the proposed Hampton Inn and Suites with 117 guestrooms. Our conclusions are summarized as follows:

Average Daily Rate and Rooms Revenues				
Year	Occupancy	Average Daily Rate		Rooms Revenue
		2016 Dollars	Inflated Dollars	
2018	67%	\$122.00	\$124.25	\$3,554,793
2019	72%	\$122.00	\$129.25	\$3,974,438
2020	73%	\$122.00	\$134.50	\$4,192,365

Economic Summary

Dallas is located in the Central Time Zone in North Central Texas, 35 miles east of Fort Worth, 245 miles north, northwest of Houston and 300 miles north of the Gulf of Mexico. It is the largest economic center of the 12-county Dallas – Fort Worth – Arlington metropolitan statistical area (MSA), which includes Collin, Dallas, Delta, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise counties. The MSA had a population of 6,954,330 as of July 1, 2014, while the city of Dallas had a population of 1,281,047. In 2014, the metropolitan economy surpassed Washington D.C. to become the fifth largest in the United States, with a GDP over \$504 billion.

The proposed hotel site is located in Farmers Branch, which is a city in Dallas County. It is located 14 miles northwest of the city of Dallas. The city is bordered by two interstate highways and two toll roads and is less than 15 minutes from both Dallas/Fort Worth International Airport and Dallas Love Field. Farmers Branch is also home to more than 4,000 companies and more than 250 corporate headquarters, including JDA software, Occidental Chemical, Lidon Security, Taco Bueno, SoftLayer Technologies, and Monitronics.

Tourism

There are numerous athletic facilities in Farmers Branch. This factor has led the Economic Development & Tourism Department to target much of their marketing efforts in attracting tournaments, which fill guestrooms on weekends. Marketing of tournaments has also proven to be somewhat recession resistant.

2015 Major Tournament Events - Farmers Branch, TX		
Event Name	Nights	Room Nights
NCA Cheer	4	1,401
Premier Baseball	6	1,275
Super Copa Boys	8	1,106
Dallas International Girls Cup	16	1,048
Super Copa Girls	8	837
<i>Source: Farmers Branch Economic Development & Tourism</i>		

Because Farmers Branch is mostly a business market, most of the hotel guest rooms have king beds. However, the most requested room-type for sports teams is double-queen, since they frequently occupy four to a room. One of the risks of a hotel booking a team is the concern the team will lose and not advance to the next round of play. When a team loses, they check out early.

Teams choose their hotels based on proximity to the fields. As such, hotels near Luna and I-635 will likely be the first choice for most teams, but girls' teams like staying near the Galleria because of its proximity to shopping. The girls' teams also

require larger room blocks because they travel as families. Boys tend to travel as teams with fewer parents and occupy smaller room blocks.

Retail

The Galleria Dallas is an upscale shopping mall, and mixed-use development, located across the freeway from the proposed hotel site. The Galleria contains over 200 stores and restaurants, including an ice rink and the Westin Galleria Hotel.

Office

Numerous headquarters have been announced that include: 1) Toyota North America spending \$350 million to build a 2.1 million-square-foot corporate campus; 2) Liberty Mutual Insurance is spending \$325 million to accommodate 4,000 employees in the company's new North American headquarters by 2017; and 3) J.P. Morgan Chase & Co. is spending \$2 billion to develop 800,000 square feet of office space on 50 acres. Each of these new office spaces would increase hotel demand in varying degrees.

Airports

Dallas is home to two airports, the Dallas/Fort Worth (DFW) International Airport and Dallas Love Field Airport. The Dallas/Fort Worth International Airport is the largest hub for American Airlines, which is headquartered near the airport. As of October 2014, DFW Airport has service to a total of 207 destinations, including 58 international and 149 domestic destinations within the U.S. The airport is located 19 miles from downtown Dallas and is centrally located within 30 minutes from any part of the city.

DFW Airport is undergoing a \$2.7 billion "Terminal Renewal and Improvement Program" (TRIP), which encompasses renovations to the four original terminals (A, B, C and E). Work on the project began following the conclusion of Super Bowl XLV in February 2011. Terminal A was the first terminal to undergo these renovations. Gates A6-A16 were completed in April 2013, the whole terminal was completed in 2015, and the entire TRIP project should be complete by the end of 2018. The airport also has completed a \$2.8 million renovation of Terminal D to accommodate the double-deck Airbus 380.

Dallas Love Field (DAL) Airport is a city-owned public airport, which is six miles northwest of Downtown Dallas. The corporate headquarters for Southwest Airlines is located at Love Field. The following table shows the total passenger enplanements at both airports.

Airport Passenger Enplanements		
Year	DFW International	Love Field
2009	13,709,610	7,744,522
2010	14,313,971	7,960,809
2011	14,313,971	7,980,020
2012	14,305,416	8,173,927
2013	14,584,093	8,470,586
2014	14,547,301	9,413,636
CAC	1%	4%

Major Employers

As of August 2015, the Dallas-Ft. Worth-Arlington MSA job count had increased to just fewer than 3.4 million jobs. The city's economy is primarily based on banking, commerce, telecommunications, computer technology, energy, healthcare and medical research, and transportation and logistics.

The following table lists the largest private sector employers, which includes several national airline, healthcare, and financial service companies. These companies generate hotel demand in varying degrees.

Major Private Sector Employers - Dallas/Fort Worth, TX		
Company	Industry / Product	Employees
American Airlines Group	Airline	23,700
Baylor Health Care System	Healthcare	22,000
Texas Health Resources	Healthcare	16,205
Bank of America	Financial Services	15,400
JPMorgan Chase	Financial Services	13,000
Texas Instruments	Semiconductors	13,000
Lockheed Martin Aeronautics	Aviation and Aerospace	12,600
NCA North Texas Division	Healthcare	11,612
Southwest Airlines	Airline	8,345
Verizon Communications	Telecommunications	8,100
Raytheon	Aviation and Aerospace	8,000
Bell Helicopter	Aviation and Aerospace	6,500

Source: Dallas Office of Economic Development

Major Employers - Farmers Branch, TX		
Company	Industry / Product	Employees
J.P. Morgan Chase	Financial Services	2,390
IBM Corporation	Computer Science	1,870
Internal Revenue Service	Tax Collection	1,200
Geico	Insurance	1,088
Telvista	Call Center Outsourcer	1,000
TDIndustries	Mechanical Construction	900
Hagger Clothing Company	Manufacturing	750
Monitronics International Inc.	Security System	700
Encore Enterprises, Inc.	Real Estate	650
Glazer's Wholesale Drug Company	Distributor	650

Source: City of Farmers Branch 2014 Comprehensive Annual Financial Report

Project Description

Subject Site

The proposed site contains approximately 2.45 acres and is proximate to the Omni Hotel, which offers a restaurant and bar.

To access the site from the direction of Dallas/Fort Worth International Airport, travelers will find their way to IH-635 east towards Farmers Branch and proceed approximately seven miles to exit 28. Once on the feeder road of IH-635, travelers will make a right onto Luna Road and a right on Mira-Lago where they will see the hotel. Travelers will then turn left on Lago Vista East and find the entrance to the site on the right.

Hotel Guests arriving from Dallas Love Field Airport will find their way to Stemmons Freeway (IH-35E) and head north, for approximately six miles, and follow the signs to west bound I-635. Once on I-635, travelers will exit Luna Road, turn left under the freeway, and follow the same directions to the site.

Proposed Hotel

Based on our review of the historical performance of the market, inspection of competitive hotels, interviews of area demand generators, and a review of the existing and planned area developments, we concur that developing a 117-room Hampton Inn & Suites is the highest and best use for the subject site.

Hampton Inn & Suites is part of Hilton Worldwide. The company's portfolio of thirteen world-class global brands is comprised of more than 4,660 managed, franchised, owned and leased hotels and timeshare properties, with more than 765,000 rooms in 102 countries and territories, including Hilton Hotels & Resorts, Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Canopy by Hilton, Curio – A Collection by Hilton, DoubleTree by Hilton, Embassy Suites by Hilton, Hilton Garden Inn, Hampton by Hilton, Tru by Hilton Homewood Suites by Hilton, Home2 Suites by Hilton and Hilton Grand Vacations.

The hotel will be equipped with a combination of room types to include suites with either king beds or two queen beds. The king-bedded rooms will have walk-in showers, and the double queen-bedded rooms will have bathtubs. As required, there will be suites with ADA accessible bathrooms.

The guestrooms in the proposed hotel should be based on the current Hampton Inn & Suites prototype, which provides comfortable and efficient accommodations that will appeal to travelers with a variety of needs. In-room amenities include standard hotel features such as secure-wired and high-speed wireless Internet, cable television viewed on a large flat panel high-definition TV, a phone with voice mail, and energy-efficient lighting.

Per Hampton Inn & Suites standards, the hotel should serve a complimentary breakfast. Recreational amenities should include a fitness center and outdoor swimming pool, with a fire pit gathering area.

Lodging Market Overview
Hotel Market Overview

The Texas hotel market comprises nearly 415,000 hotel guestrooms of varying quality. The research firm, Source Strategies, uses data derived from the hotel occupancy tax rolls published by the State of Texas. By analyzing data provided by Source Strategies, we developed the following long-term trends for Texas metro and non-metro areas.

The national recession, which began in late 2007 for some parts of the country, did not arrive in Texas until the last quarter of 2008 and became more severe in 2009. In 2009, occupancies dropped to an all time low of 54.0% in the metro hotel markets. While ADR increased 6.6% per year through 2008, it dropped 7.0% in 2009 to \$85.96. ADR began to recover in 2011 and has increased 2.8% per year from the low in 2010 to the new high of \$103.17 in the third quarter of 2015.

Texas Metro Hotel Markets				Non-Metro Hotel Markets		
Year	Occupancy	Average Daily Rate	RevPAR	Occupancy	Average Daily Rate	RevPAR
2005	60.8%	\$76.18	\$46.32	52.0%	\$55.62	\$28.92
2006	61.8%	\$83.12	\$51.37	54.7%	\$59.55	\$32.57
2007	62.0%	\$87.83	\$54.45	56.2%	\$62.91	\$35.36
2008	61.8%	\$92.44	\$57.13	57.4%	\$67.60	\$38.80
2009	54.0%	\$85.96	\$46.42	50.0%	\$63.09	\$31.55
2010	55.6%	\$85.17	\$47.39	50.2%	\$66.10	\$33.18
2011	59.6%	\$88.10	\$52.50	55.6%	\$70.08	\$38.99
2012	62.8%	\$91.35	\$57.33	58.7%	\$75.64	\$44.37
2013	64.3%	\$96.38	\$57.59	58.2%	\$78.61	\$45.79
2014	66.8%	\$100.52	\$67.11	58.4%	\$83.43	\$48.70
2015 *	66.5%	\$103.17	\$68.60	56.5%	\$81.85	\$46.22
CAC **		3.1%	4.0%		3.9%	4.8%

Source: Source Strategies

* 2015 data is based on the Trailing 12 months through the Third Quarter 2015.

**Compound Annual Change

Comparatively, the occupancies of the non-metro area hotels declined from 57.4% in 2008 to 50.0% a year later and did not return to the previous high until 2012. ADR followed a similar pattern as the metro hotels with a sharp rise through 2008, followed by a sharp decline in 2009. Unlike the recovery in the metro markets, the non-metro markets have recovered at a much faster rate of 4.8% per year through the third quarter of 2015.

Summary of Competitive Set

The greater Dallas hotel market contains over 500 hotels with approximately 75,000 guestrooms of varying quality. Of which, we identified eight hotels as the competitive set for the proposed hotel.

Because the proposed hotel is located in a developing area of Farmers Branch and will have easy access to the freeway, we chose the two full-service hotels nearby and similarly priced limited-service hotels within a three-mile radius of the site as its primary competitors. A summary listing of the competitive hotels is provided in the following table and more detail is provided in **Exhibit A**.

SUMMARY OF COMPETITIVE HOTELS			
Farmers Branch, Texas			
Properties	Rooms	Year Opened	Property Type
Farmers Branch			
1 DoubleTree Dallas - Farmers Branch	160	1999	Full Service
2 Omni Dallas Hotel @ Park West	337	1989	Full Service
Dallas - I - 35E			
3 Hampton Inn Dallas - North - I-35E @ Walnut Hill	113	1986	Limited Service
Las Colinas			
4 Fairfield Inn & Suites Dallas Las Colinas	117	1998	Limited Service
5 Holiday Inn Express & Suites - Irving Convention Center - Las Colinas	128	1997	Limited Service
6 SpringHill Suites Dallas DFW Airport - East/Las Colinas Irving	120	2006	Limited Service
7 La Quinta Inn & Suites Dallas - Las Colinas	92	1998	Limited Service
8 Hampton Inn Dallas - Irving - Las Colinas	135	1997	Limited Service
New Hotels			
A Hampton Inn & Suites - Farmers Branch	120	2018	Limited Service
B Holiday Inn Express	100	2017	Limited Service
C Candlewood	80	2017	Extended Stay
D Best Western	90	2017	Limited Service
E Former Hampton Inn Dallas North to become Quality Inn	-113	2018	Limited Service
Total Hotel Rooms	1,479		

New Supply

In addition to the subject Hampton Inn and Suites, plans have been submitted for two hotels to be built on adjacent sites. One will be a Holiday Inn Express with +/- 100 rooms and a Candlewood Suites with +/- 80 suites. On a site across I-635 from these new hotels, a Best Western Plus with +/-90 guestrooms is also planned. We have assumed that each of these hotels will be open by 2018.

Another change in market supply is also occurring that is factored into our analysis. What is presently a Hampton Inn with 113 guestrooms located near IH-35 and Walnut Hill, will lose its Hilton affiliation just before the proposed Hampton opens. At that point, the older Hampton will cease being competitive which means the proposed Hampton Inn is effectively replacing the older one.

Because so many rooms are opening near the intersection of Luna and I-635, we see a new sub-market forming that will steal its market share from sub-competitive hotels along Stemmons Freeway and from direct competitors along TX-114 in Las

Colinas. As noted in the previous table, the average age of the competitive set is nearly 20 years. This means the newest hotels for 3 miles in every direction will be consolidated at Luna and I-635. This will give the older hotels near this intersection competitive advantage as the newer hotels will attract customers to the area and create awareness of the new sub-market.

Sources of Market Demand

Through our research of the competitive set, and observation of hotel operations in the market, we were able to develop the following analysis that quantifies the primary sources of demand for the competitive set.

Market Mix - Annual Room Nights of Demand		
Demand Segments	Room Nights	% Mix
IBT	183,600	58%
Group	41,500	13%
Leisure	91,600	29%
Total Occupied Roo	316,700	100%

The combined competitive hotels classify a portion of their demand as **Individual Business Travelers (IBT)**, representing approximately 58% of the market demand. IBT demand is generated when sales people and consultants call on area companies, or when area companies bring employees and customers in for meetings. Much of the IBT demand generated in this market is related to consultants and sales people visiting area companies. Other sources of IBT demand occur when area companies bring in candidates for job openings.

Nearly all of the hotels maintain a roster of negotiated corporate rates with companies that need rooms on a more frequent basis. These rates are often lower than the rack rate and come with commitments for a minimum number of room nights.

Group and Convention demand in this market occurs when companies need to hold meetings to discuss business issues. Since the limited-service hotels of the competitive set are smaller and do not have large amounts of meeting space, most of the groups are hosted in the full-service hotels. On the weekend, however, groups consist of sports teams staying at all the hotels and participating in tournaments. As such, we estimate Group demand will likely comprise 13% of the overall demand, with the full-service hotels averaging 30% versus the limited-service hotels averaging much less at 5%.

Leisure demand for the competitive hotels represents approximately 29% of their occupied room nights with the limited-service hotels averaging 30% and the full-

service hotels averaging 20%. Leisure demand primarily occurs on holidays, weekends when visitors come to Dallas for a shopping trip or social events.

Competitive Set Historical Performance

DPC assembled occupancy and ADR information for each competitor for year-end 2011 through year-end 2015 and derived estimated levels of total supply and demand expressed as room nights per year.

The following table summarizes the historical performance of the Competitive Set. While there were no additions to supply over the last five years, demand increased at 3.3% per year. Much of this increase can be attributed to the ongoing recovery from the national recession of 2008, but it is also indicative of the strength of the Dallas economy. Demand outpacing supply has caused occupancy to increase from a low of 63.3% in 2011 to a high of 72.2% in 2015. It is important to note that the market occupancy has remained above 65% for four consecutive years.

HISTORICAL MARKET CONDITIONS - ANNUAL ROOM NIGHTS						
	2011	2012	2013	2014	2015	CAC*
Supply - Guestrooms	1,202	1,202	1,202	1,202	1,202	
Supply - Annual Rooms Nights (x 365)	438,730	438,730	438,730	438,730	438,730	0.0%
Demand						
I B T	161,000	168,800	174,700	181,000	183,600	3.3%
Group	37,000	38,200	39,600	40,200	41,500	2.9%
Leisure	79,800	83,900	87,000	90,300	91,600	3.5%
Total Occupied Room Nights	277,800	290,900	301,300	311,500	316,700	3.3%
Occupancy	63.3%	66.3%	68.7%	71.0%	72.2%	
Average Daily Rate	\$93.96	\$93.77	\$100.13	\$105.16	\$111.18	4.3%
Revenue per Available Room	\$59.49	\$62.18	\$68.76	\$74.66	\$80.25	7.8%
Change in Supply	--	0.0%	0.0%	0.0%	0.0%	
Change in Demand	--	4.7%	3.6%	3.4%	1.7%	

*Compounded annual change

Along with increasing occupancies, ADR has increased from +/- \$94 in 2011 to +/- \$111 in 2015, which represents a growth rate of 4.3% per year. Future increases are anticipated as the regional economy continues to grow as a result of the future headquarters expansions.

Future Estimated Market Supply and Demand

The following analysis shows the addition of the proposed Hampton Inn and Suites and three additional competitors, along with the older Hampton Inn being removed from competitive supply. These additions will increase supply by 23.8% from 2017 to 2018. However, expressed as a compound average over the next five years, supply will increase 4.2% per year.

We estimate the future growth rates for demand with the following analysis. Increases to base demand are stated in compound average growth rates and reflect the external changes in the market if no other hotels were built. Conversely, increases to created demand are derived by whole numbers and account for the

room nights that are sold to guests who were previously displaced to sub-competitive hotels during peak periods.

In terms of changes to the level of base demand, we have accounted for continued recovery from the national recession by applying a 2.0% per year increase in demand for IBT, Leisure and Group. With respect to created demand, we see 70% of the room night inventory as being filled by guests that were previously displaced from the market during peak demand periods, or small groups that will be induced to come to the area because there will be a concentration of the newest hotels in the area. We added the created demand to IBT (70%), Group (5%), and Leisure (25%). These assumptions calculate a combined growth rate of 3.9% per year from 2015 to 2020. The resulting analysis shows occupancy decreasing slightly as the new hotels open, and growing steadily back to the low 70%'s and stabilizing, which was where the market performed prior the recession.

FUTURE MARKET CONDITIONS - ANNUAL ROOM NIGHTS							
	2015	2016	2017	2018	2019	2020	CAC*
Supply - Guestrooms	1,202	1,202	1,288	1,476	1,476	1,476	
Supply - Annual Rooms Nights (x 365)	438,730	438,730	470,010	538,740	538,740	538,740	4.2%
Demand							
Individual Business Traveler - Base	183,600	187,200	191,000	194,800	198,700	202,700	2.0%
Individual Business Traveler - Created	--	-	8,800	23,200	23,200	23,200	--
	183,600	187,200	199,800	218,000	221,900	225,900	4.2%
Group/Convention - Base	41,500	42,300	43,100	44,000	44,900	45,800	2.0%
Group/Convention - Created	--	-	600	1,700	1,700	1,700	--
	41,500	42,300	43,700	45,700	46,600	47,500	2.7%
Leisure - Base	91,600	93,400	95,300	97,200	99,100	101,100	2.0%
Leisure - Created	--	-	3,100	8,300	8,300	8,300	--
	91,600	93,400	98,400	105,500	107,400	109,400	3.6%
Total Occupied Room Nights	316,700	322,900	341,900	369,200	375,900	382,800	3.9%
Occupancy	72.2%	73.6%	72.7%	68.5%	69.8%	71.1%	--
Change in Supply	0.0%	0.0%	7.1%	14.6%	0.0%	0.0%	--
Change in Demand	1.7%	2.0%	5.9%	8.0%	1.8%	1.8%	--

*Compounded annual change

Estimated Penetration of the Proposed Hotel

Penetration analysis compares the occupancy from a sample of the competitive set to the overall market average. A market penetration above 100% indicates a property is getting more than its fair share. Likewise, a penetration below 100% indicates below average performance. We have performed this analysis on the market competitors for each demand segment and determined that the market rewards quality service and strong brands. This is a very competitive set where each of the competitors is presently getting is fair share.

Penetration Rates of Competitive Set - 2015				
	Leisure	Group	IBT	Overall
Doubletree	100%	150%	85%	100%
Omni	70%	230%	85%	100%
Hampton I-35	140%	0%	105%	105%
Fairfield	105%	40%	110%	100%
Holiday Inn Express	105%	40%	110%	100%
Springhill Suites	105%	40%	115%	100%
La Quintal	140%	0%	105%	100%
Hampton Las Colinas	105%	40%	115%	100%

Note: Percentages are rounded to nearest 5% to protect confidential information.

The following table displays the room nights sold in the market, the fair share of room nights that could be occupied in the subject Hampton Inn and Suites, and our adjustments to its fair share based on its competitive advantages shown as Estimated Market Penetration. The subject hotel will likely get 50% of its fair share of Group demand due to it not having a large amount of meeting space. But it will penetrate above its fair share in IBT & Leisure because the location and brand will appeal to travelers seeking a hotel with good surroundings. The resulting occupancy for the subject hotel is calculated as finishing its first year at 67% and stabilizing at 73%.

Hampton Inn & Suites - Farmer's Branch, TX - 117 Units									
Year	Market Segment	Estimated Market Demand	Fair Market Share ¹		Estimated Market Penetration ²		Occupancy		Average Room Rate Constant \$
			Percent	Demand	Percent	Demand	Market	Subject	
2018	IBT	218,000	7.9%	17,200	110%	18,900			125.00
	Group	45,700	7.9%	3,600	50%	1,800			110.00
	Leisure	105,500	7.9%	8,300	95%	7,900			115.00
	Total	369,200		29,100	98%	28,600	69%	67%	121.29
2019	IBT	221,900	7.9%	17,500	115%	20,100			125.00
	Group	46,600	7.9%	3,700	50%	1,900			110.00
	Leisure	107,400	7.9%	8,500	100%	8,500			115.00
	Total	375,900		29,700	103%	30,500	70%	72%	121.28
2020	IBT	225,900	7.9%	17,800	115%	20,500			125.00
	Group	47,500	7.9%	3,800	50%	1,900			110.00
	Leisure	109,400	7.9%	8,600	100%	8,600			115.00
	Total	382,800		30,200	103%	31,000	71%	73%	121.31

¹ Fair Market Share = 117 Units (Subject) divided by 1,476 Rooms (in the Market in 2018) = 7.9%

² Subject penetration into Market above 100% indicates Subject has competitive advantages.

In estimating Average Daily Rate (ADR), we gathered rack rates for each property of the competitive set, which is presented in Exhibit A. We also collected individual ADR's and compared them to the market average of 2015. Based on our observations of the market, we estimated the average rate anticipated for each demand segment. Business travelers, for example, will pay the highest rate because they travel during peak periods. Group travelers will pay the least because they book during the slower periods, even though they create peak periods when they come. Leisure travelers will lie in between. The following table calculates a weighted average based on our analysis stated in 2016 dollars. The following table uses a 3.0% per year rate of inflation to express the ADR in future dollars and the resulting rooms revenue for the subject hotel.

Average Daily Rate and Rooms Revenues				
Fiscal Year	Occupancy	Average Daily Rate		Rooms Revenue
		2016 Dollars	Inflated Dollars	
2018	67%	\$122.00	\$124.25	\$3,554,793
2019	72%	\$122.00	\$129.25	\$3,974,438
2020	73%	\$122.00	\$134.50	\$4,192,365

Limiting Conditions

The conclusions in this report are based upon review of published information and information provided by the general managers and/or owners at the competing hotels, and an analysis of historical market area data. The report is based on estimates, assumptions, and other information developed from our analysis of the local hotel market area and characteristics of the proposed property. Since the projections in this letter are based upon estimates and assumptions, which inherently are subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.

This report has been prepared primarily for your use and guidance in determining the risk in developing the proposed property. As is customary in assignments of this nature, neither our name nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in public offerings or representations in connection with the sale of securities to the general public. You may, however, include this document in a private placement memorandum that is directed to qualified investors.

DP Consulting – Qualifications

DP Consulting is a hospitality, tourism, and real estate oriented consulting and brokerage firm. We have developed a particular expertise that includes public/private ventures involving public assembly facilities and master planned communities. DPC has also worked extensively on every type of hotel to include limited-service, select-service, full-service, conference centers, and casino hotels.

The principal of DP Consulting, David Parker, has 30 years experience in the hotel industry, to include operations, consulting, and development. Prior to forming DP Consulting, Mr. Parker was employed by PKF Consulting for nearly a decade, where he developed numerous methodologies for collecting market information on hotels and meeting facilities, and developed multiple modeling techniques for projecting utilization, income and expense. Examples included using fax software and e-mail to disseminate meeting planner surveys and a database to aggregate survey results. DPC is also experienced with economic impact analysis.

In conjunction with hotel research, Mr. Parker developed the system through which occupancy data was collected from individual hotels and reported in aggregate on a monthly basis, known as *Trends in the Hotel Industry*. In addition, Mr. Parker

developed a database based on Hotel Occupancy Tax receipts collected by the State of Texas in order to develop a census of hotel performance for various market areas.

Mr. Parker has directed a variety of projects, a summary of which are listed in **Exhibit B** in the Addendum.

We would be pleased to hear from you if we may be of further assistance in the interpretation and application of our findings and conclusions. We express our appreciation to you and your associates for the cooperation extended to us during the course of this assignment.

Sincerely,



David Parker
DP Consulting

Addendum

Competitive Set Table – Exhibit A
Projects Completed by David Parker – Exhibit B



SUMMARY OF COMPETITIVE HOTELS
Farmers Branch, Texas

Exhibit A-1

Properties	Rooms	Year Opened	2016 Rack Rates		Property Type	Amenities ²
			Weekday	Weekend		
Farmers Branch						
1 DoubleTree Dallas - Farmers Branch 11611 Luna Road	160	1999	\$139 - \$149	\$89 - \$99	Full Service	1 FB, SP, FC, MR
2 Omni Dallas Hotel @ Park West 1590 Lyndon B. Johnson Freeway	337	1989	\$254 - \$309	\$169 - \$209	Full Service	2 FB, SP, FC, MMS
Dallas - I - 35E						
3 Hampton Inn Dallas - North - I-35E @ Walnut Hill 11069 Composite Drive	113	1986	\$139	\$129	Limited Service	HB, SP, FC, LF, MR
Las Colinas						
4 Fairfield Inn & Suites Dallas Las Colinas 630 W. John Carpenter Freeway	117	1998	\$149 - \$159	\$79 - \$89	Limited Service	HB, SP, FC, LF
5 Holiday Inn Express & Suites - Irving Convention Center - Las Colinas 333 W. John Carpenter Freeway	128	1997	\$144 - \$154	\$109 - \$119	Limited Service	HB, SP, FC, LF, MR
6 SpringHill Suites Dallas DFW Airport - East/Las Colinas Irving 5800 High Point Drive	120	2006	\$179 - \$199	\$89 - \$109	Limited Service	HB, SP, FC, LF, MMS
7 La Quinta Inn & Suites Dallas - Las Colinas 4225 N. MacArthur Blvd.	92	1998	\$135 - \$155	\$92 - \$112	Limited Service	HB, SP, FC, LF
8 Hampton Inn Dallas - Irving - Las Colinas 820 West Walnut Hill Lane	135	1997	\$164	\$84	Limited Service	HB, SP, FC, LF, MR
Total Hotel Rooms - 2016	1,202		2015 Market ADR: \$111 / Market Occupancy: 72%			
New Hotels						
A Hampton Inn & Suites - Farmers Branch Address A	120	2018	n/a	n/a	Limited Service	FHB, WB, SP, MR, FC
B Holiday Inn Express Address B	100	2017	n/a	n/a	Limited Service	FHB, WB, SP, MR, FC
C Candlewood Address B	80	2017	n/a	n/a	Extended Stay	FK, SP, LF
D Best Western Address B	90	2017	n/a	n/a	Limited Service	FHB, SP, FC, MR
E Former Hampton Inn Dallas North to become Quality Inn Address B	-113	2018	n/a	n/a	Limited Service	n/a
Total Hotel Rooms	1,479		2007 Market ADR: \$130.81 / Market Occupancy: 71.3%			

¹ Ranged of Published Rates. n/s - Not Shown on Map.

² Amenity Codes: FB - Food and Beverage Outlets, FHB Full Hot Breakfast, CB - Continental Breakfast, FK - Full Kitchen, WB - Wet Bar, SP - Swimming Pool, FC - Fitness Center, LF - Laundry Facility, MMS Major Meeting Space, MR - Meeting Room.



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Projects Completed by David Parker

Market Studies of Limited-Service Hotels:

Dallas Area:

Market Study of Proposed Best Western Premier – Denton, Texas (Open 2009)
 Market Study of Proposed Fairfield Inn – Decatur, Texas
 Market Study and Valuation of Proposed Comfort Suites – Grapevine, Texas (Open 2005)
 Market Study of a Hampton Inn and Suites – Alliance Airport, Fort Worth Texas (Open 1999)
 Due Diligence Analysis of five hotels (Holiday Inn Expresses and Quality Suites) – Dallas, Texas
 Market Study of Proposed Hampton Inn and Suites – Hurst, Texas (Open 2004)
 Due Diligence Analysis Wyndham Garden Hotel Los Colinas – Irving, Texas
 Due Diligence Analysis Wyndham Garden Hotel Market Center – Dallas, Texas

Houston Area:

Market Study of Proposed Hampton Inn & Suites – Bush Intercontinental Airport – Houston, Texas (Open 2015)
 Market Study of Proposed Comfort Suites (Westchase) – Houston, Texas (Open 2013)
 Market Study of Proposed Hampton Inn & Suites – Missouri City, Texas (Open 2013)
 Market Study of Proposed Courtyard & TownePlace Suites – Galveston, Texas (Open 2013)
 Market Study of Proposed SpringHill Suites – Houston, Texas
 Market Study of Proposed Sleep Inn – Clute/Lack Jackson, Texas
 Market Study of Proposed Microtel Inn & Suites – Port Arthur, Texas
 Market Study of Proposed SpringHill Suites – Seabrook, Texas
 Market Study of Proposed La Quinta – West Chase - Houston, TX (Open 2007)
 Market Study of Proposed Best Western Mini Suites – Texas City, Texas (Open 2005)
 Market Study of Proposed Bed & Breakfast – Kemah, Texas (Open 2004)
 Market Study of a Proposed TownePlace Suite – College Station, Texas (Open 1999)
 Market Study of a Proposed TownePlace Suite – Clear Lake, Texas (Open 1999)
 Market Evaluations of four Baymont Inns – Houston, Texas
 Market Study of Proposed Hampton Inn & Suites – League City, Texas (Open 2010)

Central Texas:

Market Study of Proposed Homewood Suites – (Parmer Lane) Austin, Texas (Open 2015)
 Market Study of Proposed Home2 Suites – Round Rock, Texas (Open 2015)
 Market Study of Proposed Bed and Breakfast Cabins – Fredericksburg, Texas (Open 2013)
 Market Study of Proposed Hampton Inn & Suites – Downtown Austin, Texas (Open 2012)
 Market Study of Proposed Homewood Suites – Round Rock, Texas (Open 2010)
 Market Study of Proposed Sleep Inn & Suites – Manor, Texas (Open 2012)
 Market Study of Proposed Limited-Service Hotel – Marble Falls, Texas
 Market Study of Proposed Microtel Inn & Suites – Austin, Texas (Airport) (Open 2010)
 Market Study of Proposed Staybridge Suites – San Antonio, Texas (Open 2008)
 Market Study of Proposed La Quinta - Medical Center - San Antonio, Texas (Open 2007)

South Texas:

Market Study of Proposed Microtel – Gonzales, Texas (Open 2013)
 Market Study of Proposed Home2 Suites – Mission, Texas
 Market Study of Proposed Holiday Inn Express – South Padre Island, Texas (Open 2005)



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North Texas:

- Market Study of Proposed Hampton Inn – Vernon, Texas (Open 2011)
- Market Study of Proposed Holiday Inn Express – Vernon, Texas (Open 2006)

West Texas:

- Market Study of Proposed Microtel – San Angelo, Texas (Open 2010)
- Market Study of Proposed Hawthorn Suites – Lubbock, Texas (Open 2008)
- Market Study of Proposed Best Western – Hamilton, Texas (Open 2007)
- Market Study of Proposed La Quinta – Lubbock, Texas (Open 2006)

East Texas:

- Market Study of Proposed Microtel Inn & Suites – Texarkana, Texas
- Market Study of Proposed Hampton Inn – Sulphur Springs, Texas (Open 2010)
- Market Study of Proposed Best Western – Mt. Vernon, Texas

Outside of Texas:

- Market Study of Proposed Home2 Suites – Tallahassee, Florida (Open 2016)
- Market Study of Proposed Home2 Suites – Stillwater, Oklahoma (Open 2016)
- Market Study of Proposed Home2 Suites – Tuscaloosa, Alabama (Open 2015)
- Market Study of Proposed Home2 Suites – Lexington, Kentucky (Open 2015)
- Market Study of Proposed Hilton Garden Inn & Homewood Suites – Oklahoma City, Oklahoma (Open 2014)
- Market Study of Proposed Hampton Inn & Suites - Mulvane, Kansas (Open 2012)
- Market Study of Proposed Hampton Inn & Suites – Dodge City, Kansas (Open 2012)
- Market Study of Proposed Homewood Suites – Nashville, Tennessee (Open 2013)
- Market Study of Proposed Fairfield Inn – Maize, KS (Open 2011)
- Market Study of Proposed La Quinta Inn & Suites – Olathe, Kansas (Open 2008)
- Market Study of Proposed Holiday Inn Express & Suites – Bloomington, Indiana (Open 2006)
- Market Study of Converting historic buildings into Residence Inn and Courtyard by Marriott – Omaha, NE (Open 1999)
- Market Study of Proposed Sleep Inn Limited-Service hotel – Thornton, Colorado (Open 1998)
- Market Study and Valuation of Proposed All-Suite Hotel at Isle of Capri Casino – Lake Charles, Louisiana (Open 1998)
- Market Study and Valuation of Proposed Limited-Service Hotel at Isle of Capri Casino – Lake Charles, Louisiana (Open 1997)

Market Studies Select and Full-Service Hotels:**Dallas Area:**

- Market Study of Proposed Hilton Garden Inn – Hurst, Texas (Open 2016)
- Market Study of Proposed Hilton Dallas/Plano Granite Park – Plano, TX (Open 2014)
- Market Study of Proposed Cambria Suites – Plano, Texas (Open 2014)
- Market Study of Proposed Courtyard Hotel & Conference Center – Carrollton, Texas
- Market Study of Renovating the Historic Blackstone Hotel into a Courtyard by Marriott – Fort Worth, Texas (Open 1999)
- Market Study of Proposed Embassy Suites Galleria – Dallas, Texas (Open 1998)
- Evaluation of Converting the Employers Life Insurance Building into a Headquarters Hotel – Dallas, Texas



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Market Study of Proposed Holiday Inn – McKinney, Texas (Open 2008)

Market Study of Proposed Resort Hotel and Water Park – Frisco, Texas

Impact Assessment of Converting Ramada Plaza into Holiday Inn Select (Presently The Sheraton) – Fort Worth, Texas

Houston Area:

Market Study of Proposed Courtyard & TownePlace Suites – Galveston, Texas (Open 2013)

Market Study of Proposed Courtyard by Marriott – Galveston, TX (Open 2013)

Market Study of Proposed Embassy Suites & Water Park – Beaumont, Texas

Market Study of Proposed Embassy Suites – Texas Medical Center – Houston, TX

Market Study of Proposed Holiday Inn – Shenandoah, Texas

Market Study of Proposed Hilton Garden Inn Galleria – Houston, Texas (Open 2005)

Market Study and Economic Impact Assessment of 1,200-Room Hilton Americas

– Downtown Houston, Texas (Open 2004)

Market Study of Converting the Medical Towers into the Marriott Medical Center Expansion – Houston, Texas

Market Study of Converting Historic Texas State Hotel into Sheraton Suites – Downtown Houston, Texas

Market Study and Valuation of Omni Galleria – Houston, Texas

Market Study and Valuation of Red Lion Hotel Galleria – Houston, Texas

Central Texas:

Market Study of Proposed SoCo Hotel – (South Congress) Austin, Texas (Open 2015)

Economic Impact Study of Proposed Hilton Garden Inn – Live Oak, Texas

Market Study of Proposed Select-Service Hotel & Conference Center – Boerne, Texas

Market Study of Proposed Four Points (Now Wyndham Garden Inn Near La Cantera) – San Antonio, Texas (Open 2009)

Market Study of Proposed Boutique Hotel – Fredericksburg, Texas

Market Study of Proposed Cambria Suites – Medical Center – San Antonio, Texas

Market Study of Proposed Westin Riverwalk – San Antonio, Texas (Open 1999)

Market Study of Proposed Full-Service Hotel – New Braunfels, Texas

Market Study and Valuation of St. Anthony Hotel – San Antonio, Texas

South Texas:

Market Study of Proposed Hotel & Conference Center – Port Aransas, Texas

Market Study of Proposed Full-Service Hotel Adjacent to McAllen Convention Center – McAllen, Texas

Market Study of Proposed All-Suite Hotel and Resort on North Padre Island – Corpus Christi, Texas

Market Study, Economic Impact Study, and Financing Recommendations of Proposed Full-Service Hotel

– South Padre Island, Texas

Market Study of Proposed Executive Conference Center – North Padre Island, Corpus Christi, Texas

North Texas:

Market Study of Proposed Hotel Conversion to a Full-Service Wyndham Hotel – Wichita Falls, Texas

West Texas:

Market Study of Proposed Full-Service Hotel & Conference Center – Odessa, Texas

Outside of Texas:

Market Study of Proposed Full-Service Resort with Golf – Franklin, Tennessee

Market Study of Proposed Hilton Garden Inn & Homewood Suites – Oklahoma City, Oklahoma (Open 2014)

Market Study of Proposed Conversion of the Fulton Hotel to a Holiday Inn – Alexandria, Louisiana

Market Study of Proposed Office Building Conversion into Hilton Garden Inn –

Airport - Phoenix, Arizona (Open 2009)

Market Study of Proposed Hilton Garden Inn (Converted Office Building) – Phoenix, AZ at Airport (Open 2008)



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Market Study of Proposed Full-Service Hotel – Colorado Springs, Colorado
 Performance Review of Operating Standards – Radisson Fort McDowell Resort & Casino – Scottsdale, Arizona
 Market Study of Proposed Holiday Inn – Colorado Springs, Colorado
 Market Study and Valuation of Cypress Bend Golf Resort and Conference Center – Sabine Parish, Louisiana

Market Study of Converting historic buildings into Residence Inn and Courtyard by Marriott
 – Omaha, NE (Open 1999)

Market Study of Proposed Full-Service Hotel – Sandy City, Utah

Market Study of Proposed Full-Service Hotel adjacent to Jazz Land Theme Park – New Orleans, LA

Market Study and Valuation of 780-room Regal Riverfront – St. Louis, Missouri

Public Assembly Facility Studies:

Dallas Area:

Market Study of Proposed Dallas County School District Meeting Facility – Dallas, Texas

Market Study of Proposed 500,000-Square foot Exhibition Center – Grapevine, Texas

Market Study of Proposed Conference Center – Hurst, Texas (Open 2007)

Management RFP of Proposed Conference Center – Hurst, Texas

Houston Area:

Market Study of Proposed Convention Center – Stafford, Texas (Open 2003)

Market Study of Proposed Performing Arts Theater – Stafford, Texas (Open 2003)

Market Study and Economic Impact of Proposed Waterway Convention Center –
 The Woodlands, Texas (Open 2002)

Citywide occupancy tax collection forecast for City of Houston, used in securing \$700 million in bonds for the purpose of
 expanding the George R. Brown Convention Center, constructing the 1,200-room Hilton Hotel, parking garage, and
 NBA basketball arena – Houston, Texas

Market Study and Economic Impact Study of Expanding the George R. Brown Convention Center
 – Downtown Houston, Texas

Market Study of Proposed Convention Center, Mall Conversion – Baytown, Texas

Market Study of Proposed Natatorium – Stafford, Texas

Market Study of Repositioning a portion of Greenspoint Mall into a Convention Center – Houston, Texas

Market Study of Proposed Civic Center – Kemah, Texas

Market Study of Proposed Civic Center – Freeport, Texas

Central Texas:

Market Study of Proposed Convention Center – New Braunfels, Texas

Market Study of Proposed Civic Center & Exhibit Hall – Gonzales, Texas

South Texas:

Market Study of Expanding the Bayfront Convention Center – Corpus Christi, Texas (Completed 1999)

East Texas:

Market Study of Proposed Convention Center – Lufkin, Texas



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Outside of Texas:

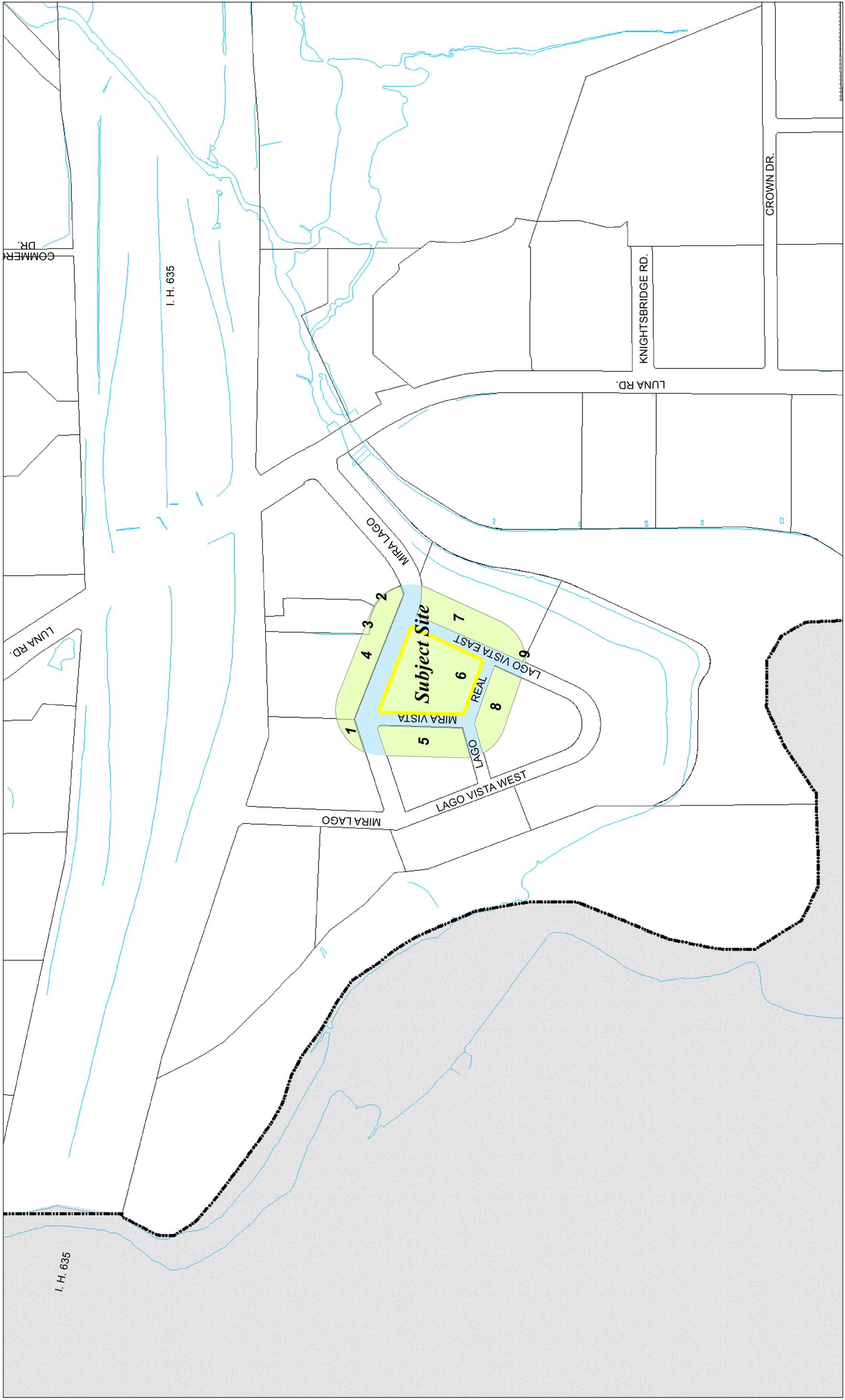
- Market Study and Economic Impact Study of Proposed 453,000-square foot Exhibition Center – Sandy City, Utah
- Market Study of Proposed Ballroom Addition to the Welk Resort – Branson, Missouri
- Market Study of Proposed Convention Center, Mall Conversion – Tupelo, Mississippi

Other Projects:

- Houston's First Baptist Church – Hunt Retreat – Lodge/Conference Facility – Fulshear, Texas (Open 2013)
- Market Study of Proposed Baseball Facility – The Zone – Kingwood, Texas (Open 2012)
- Market Study of Proposed Water Park – Beaumont, Texas
- Market Study of Proposed Time Share – Lake Havasu, Arizona
- Lakeview Methodist Conference Center – Lodge/Conference Facility – Palestine, Texas
- Market Study for Three Proposed Buffalo Wild Wings locations – Greater New Orleans, Louisiana
- Market Study for Proposed Apartments – Jackson, Tennessee
- Developer of five high-end town homes near Texas Medical Center
- Developer of three-unit loft project east of Mid-Town - Houston, Texas
- Due Diligence of new construction 400-unit Self Storage in southwest Houston
- Due Diligence of new construction 400-unit Self Storage in Baytown, Texas
- Developer / Investor Prospectus of Pearland Swim Academy – Pearland, Texas

Site Photographs





16-SU-15 -Notification Map

1 Mira Vista Blvd

-  Parcel Property Boundaries
-  City Limit

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Feet
 NORTH
 Date: 7/25/2016

**Summary of Mailed Notices
Property Owner List
16-SU-15
1570 Mira Vista Boulevard**

Map	First Name	Address	City	State	Zip	Written Response
1	T SORRENTO INC	12895 JOSEY LN #124-440	DALLAS	TEXAS	752348301	No response
2	TRT DEVELOPMENT COMPANY	4001 MAPLE AVE #500	DALLAS	TEXAS	752193241	Opposed
3	TRT DEVELOPMENT CO DALLAS	4001 MAPLE AVE #500	DALLAS	TEXAS	752193241	Opposed
4	T SORRENTO INC	12895 JOSEY LN STE 124-440	DALLAS	TEXAS	752348301	No response
5	T SORRENTO INC	12895 JOSEY LN STE 124-440	DALLAS	TEXAS	752348301	No response
6	T SORRENTO INC	12895 JOSEY LN STE 100	DALLAS	TEXAS	752348300	No response
7	NOTTINGHAM GARDENS APTS LLP	8120 PENN AVE SOUTH	BLOOMINGTON	MINNES OTA	554311358	No response
8	T SORRENTO INC	2301 OHIO DR STE 208	PLANO	TEXAS	750934076	No response
9	TRANSCONTINENTAL REALTY	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No response

OMNI[®] HOTELS & RESORTS

park west | dallas

August 3, 2016

Farmers Branch City Hall
13000 William Dodson Pkwy
Farmers Branch, TX

To The Farmers Branch City Council:

I greatly appreciate the opportunity to provide our feedback relative to the proposed limited service hotel development adjacent to the Omni Hotel at Park West located on the southwest corner of I-635. Firstly, it is an honor to have our hotel located in the city of Farmers Branch. I feel we are the premier hotel in the market and we have always enjoyed an outstanding partnership for 27 years with the City of Farmers Branch. Omni Hotels & Resorts has rated #1 in service and guest experience 7 times in terms of J.D. Power customer satisfaction. The Omni Hotel at Park West is currently in the top 10 of Trip Advisor ratings out of 200 hotels rated in the Dallas market.

I understand the zoning/planning committee is considering the rezoning of case # 16-SU-15 of this property to a Hampton Inn on the land adjunct to the Omni Hotel at Park West. This land is currently zoned PD-81. The final approval will be reviewed at the City Council. Respectfully, let me state in absolutely clear terms that the Omni Dallas Hotel at Park West "DOES NOT" support this development of land in terms of an additional "Limited Service Hotel" and urge the Farmers Branch City Council to vote "NO" on this proposal. My rationale is as follows:

- The City of Farmers Branch is already saturated with "Limited Service" hotel offerings and this saturation drives the average rate lower in the market
- The addition of an increased number of "Limited Service" hotels will further dilute the average rate for the market and lower the tax revenues for the City of Farmers Branch. Apparently there has already been approval for a "Limited Service" hotel in the area to be developed on the northwest side of I-635 which will be Best Western Hotel.
- If a "Limited Service" hotel was developed adjacent to the Omni Hotel at Park West then it is highly likely that meeting and convention attendees will book at a lower rate at the "Limited Service" hotel and simply walk next door to the Omni. This economic environment would likely force the Omni Hotel at Park West to lower our rates in order to compete with the "Limited Service" Hotel. Ultimately this will lower the tax revenue for the City of Farmers Branch.

Kindly contact me if you have any questions or require further dialogue.

Thank you for allowing me the opportunity to provide this feedback accordingly.

Sincerely,



General Manager
Omni Dallas Hotel at Park West

Cc: John Land
Cc: Gayla Guyse

Omni Dallas Hotel at Park West
1590 LBJ Freeway Dallas, TX 75234
972-869-4300 972-869-3295 fax
omnihotels.com

