



**AGENDA
CITY OF WINDCREST, TEXAS
PLANNING AND ZONING COMMISSION**

December 17, 2015

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PLANNING AND ZONING COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 17th DAY OF DECEMBER 2015 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING OF DECEMBER 17, 2015 AND TO RECONVENE THE MEETING ON DECEMBER 18, 2015 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing

policy in response to an inquiry made by a member of the public or the City Council. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. The Planning and Zoning Commission may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Public Hearing

1. The Planning and Zoning Commission will hold a public hearing for the application of CDS Muery for approval of a preliminary plat and final plat for Unit 28 at Crestwind and Fourwinds. (Att 1)
2. The Planning and Zoning Commission will hold a public hearing for the application of SLF IV- Eisenhower Point, L.P. for approval of a preliminary plat and final for Tract 5 on Eisenhower Rd. (Att. 2)
3. The Planning and Zoning Commission will hold a public hearing for the application of KFW Engineers on behalf of Holiday Inn Express for approval of a preliminary and final replat at what was formerly known as the Frost Bank Building at Windsor Hill and Fourwinds. (Att. 3)

IV. Discuss and Act

1. The Planning and Zoning Commission will consider public comment and make a recommendation to the Windcrest City Council regarding the application of CDS Muery for approval of a preliminary plat and final plat for Unit 28 at Crestwind and Fourwinds.
2. The Planning and Zoning Commission will consider public comment and make a recommendation to the Windcrest City Council regarding the application of SLF IV- Eisenhower Point, L.P. for approval of a preliminary plat and final for Tract 5 on Eisenhower Rd.
3. The Planning and Zoning Commission will consider public comment and make a recommendation to the Windcrest City Council regarding the application of KFW Engineers on behalf of Holiday Inn Express for approval of a preliminary and final replat at what was formerly known as the Frost Bank Building at Windsor Hill and Fourwinds.

V. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

VI. Adjournment

The Planning and Zoning Commission reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on December 17, 2015.

By: , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ December, 2015.

_____ Title: _____



YOUNG PROFESSIONAL RESOURCES - 8100 ROUGHRIDER DR. STE. 104 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

October 30 2015

Re: PRELIMINARY RE-PLAT REVIEW - WINDCREST UNIT 28

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the preliminary re-plat for the referenced development as submitted by CDSMuery.

The plat does not contain the Standard Notes required by the Texas Department of Transportation (TXDOT). The Developer has been corresponding and meeting with TXDOT in attempt to resolve the issue. A copy of the letter to CDSMuery from TXDOT is attached.

We find that the preliminary re-plat conforms to all other requirements set forth in Windcrest City Codes.

Young Professional Resources is giving conditional approval of this plat and recommending that this preliminary re-plat be submitted to the Planning and Zoning Commission and City Council for review and consideration.

Our conditional approval is that the Developer/Engineer continues to work to resolve the issue with TXDOT and have the issue resolved prior to submitting for Final Re-plat.

YPR has discussed our conditional approval with CDSMuery.

If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo – City of Windcrest
Attach: TXDOT letter



P.O. Box 29928 | SAN ANTONIO, TEXAS 78229-0928 | (210) 615-1110 | WWW.TXDOT.GOV

June 24, 2015

TxDOT REFERENCE NO. 5572
HIGHWAY: IH 35

Attn: John Dunivan

CDS Muery
3411 Magic Drive
San Antonio, TX 78229

SUBDIVISION PLAT: WINDCREST SUBDIVISION, UNIT 28 PLAT NO. Not Provided
LOCATION: IH 35, at Crestwind Drive
DATE RECIEVED: 6/22/2015,

PLAT REVIEWED FOR:

	<u>NO OBJECTION</u>	<u>OBJECTION</u>
EXISTING R.O.W. DATA	✓	
PLANNED R.O.W. NEEDS	✓	
STREET, ALLEY & DRIVEWAY ACCESS		✓*
OTHER	✓	
TxDOT NOTES		✓**

THE FOLLOWING TxDOT NOTES WILL BE REQUIRED TO BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of one (1) access points along IH 35 based on the overall platted highway frontage of 328.74'.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way. This letter of approval is valid until the property is redeveloped or land use changes. At that time it may be subject to the current access regulations. Subdivision of a larger tract of land will not entitle additional access locations to be granted.

OTHER COMMENTS:

*Existing driveways to remain unless property is redeveloped or change of usage occurs. Upon redevelopment or change in usage, property will only be eligible for one access point to be located in accordance with spacing requirements at that time.

**Please revise TxDOT notes to reflect as provided above.


Clayton Ripps, P.E.
Transportation Engineer

Reference material: <http://onlinemanuals.txdot.gov/txdotmanuals/acm/index.htm>



10/8/2015

CDS Muery
Attn: John Dunivan
3411 Magic Drive
San Antonio, TX 78229

Re: Letter of Certification Recommending Approval

Plat No: Windcrest Unit 28

Plat Date: 10/1/2015

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

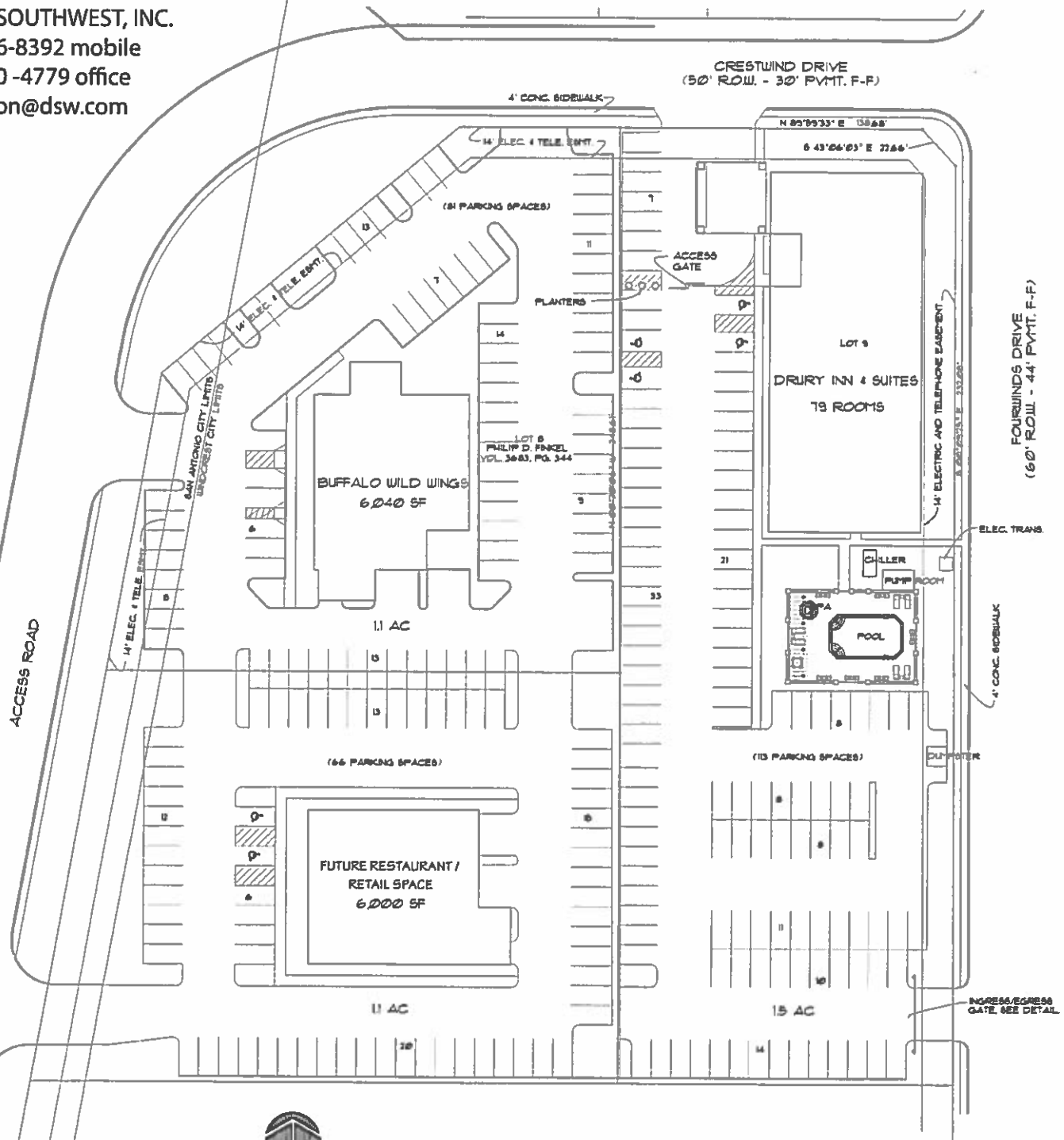
If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department

EDUARDO ROBINSON
DRURY SOUTHWEST, INC.
 (210)286-8392 mobile
 (210)490 -4779 office
 erobinson@dsw.com



SITE PLAN

DRURY INN & SUITES NORHTEAST
SAN ANTONIO, TX



YOUNG PROFESSIONAL RESOURCES - 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

October 30, 2015

Re: **Eisenhauer Point Unit 2 (Preliminary Plat Review) - 21.839 Acres**

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the preliminary plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the preliminary plat conforms to all the requirements set forth in Windcrest City Codes.

Young Professional Resources is recommending that this preliminary plat be forwarded to the Planning and Zoning Commission and City Council for review and consideration.

If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo – City of Windcrest



YOUNG PROFESSIONAL RESOURCES - 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriquez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

September 1, 2015

Re: Eisenhauer Point Unit 1 (Final Plat Review) - 16.266 Acres

Dear Ms. Rodriquez,

Young Professional Resources has completed its review of the final plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the preliminary plat conforms to all the requirements set forth in Windcrest City Codes.

Young Professional Resources is giving conditional approval of this plat and recommending that this final plat be forwarded to the Planning and Zoning Commission and City Council for review and consideration.

If you have comments or questions please contact me at (210) 590-9215.

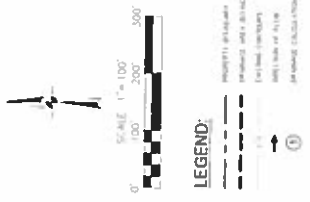
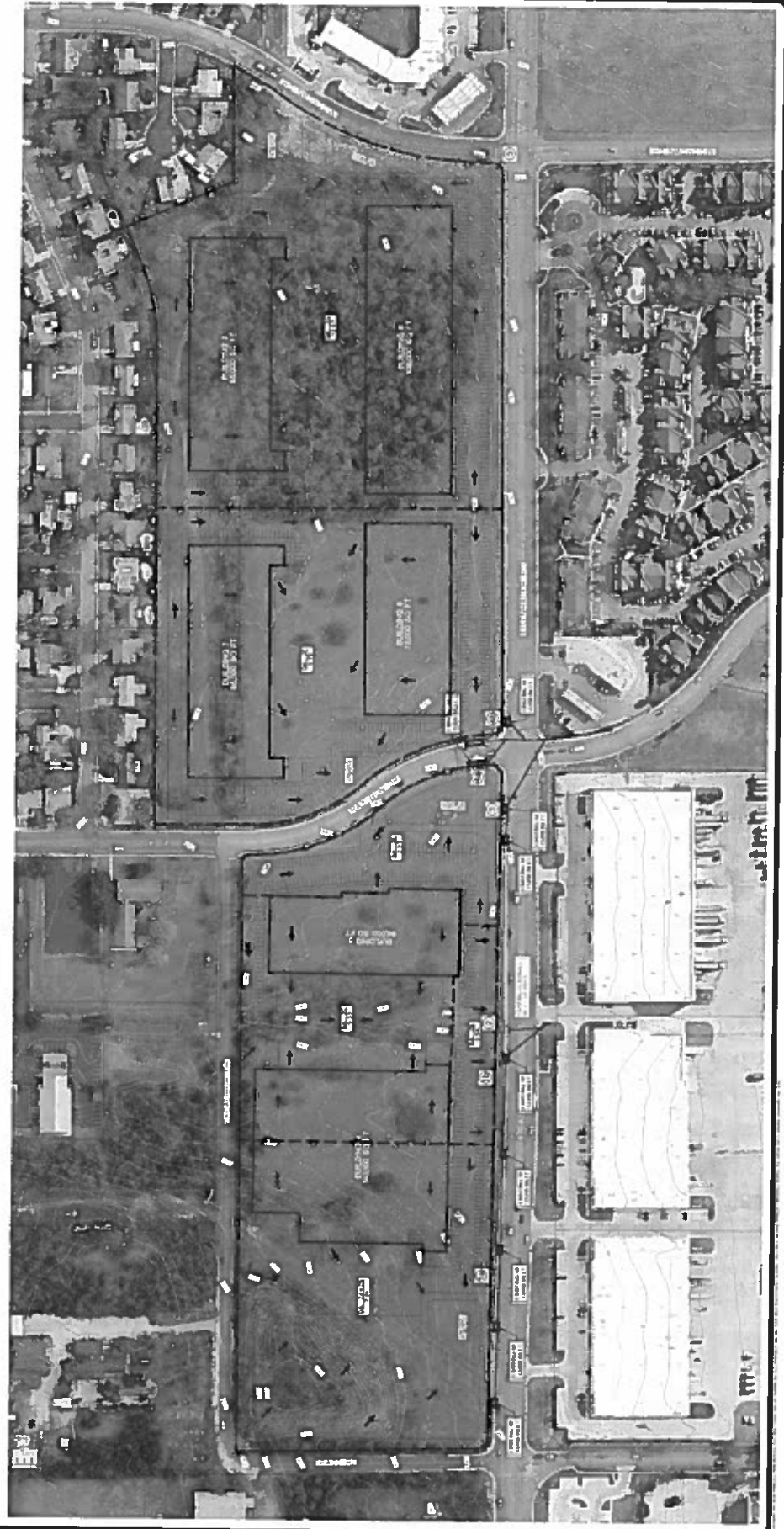
Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo – City of Windcrest
Gary Smith, P.E. – Pape Dawson Engineers

WINDCREST DEVELOPMENT
 WINDCREST, TEXAS
 DRAINAGE AREA MAP (INTERIOR)
 PROPOSED DRAINAGE CONDITIONS

Pape-Dawson
 ENGINEERS
 1000 West 10th Street, Suite 100
 Fort Worth, Texas 76102
 Phone: (817) 335-1111
 Fax: (817) 335-1112
 Email: info@pape-dawson.com





WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|---|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☒ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Eisenhower Pointe Unit 1

Total Acres: 16.266 Survey Name: G. Rodriguez Survey #132 Abstract No.: 610

Project Location (address): Eisenhower Rd at Fratt Rd (Tract 4)

Current Zoning: B3

Current Use: Undeveloped

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: Warehouse

Please Circle One:

SF MF **COMM** IND OTHER

Total Proposed Sq. Ft.
211,000

Applicant Information:

Property Owner Name: SLV IV - Eisenhowerpoint LP

Address: 5949 Sherry Lane, Suite 1750 City: Dallas St/Zip: TX / 75225

Phone: _____ Fax: _____ E-Mail: _____

Applicant (if different than Owner) : Brent Wood, EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170 City: Houston St/Zip: TX / 77032

Phone: (281) 987-7200 Fax: _____ E-Mail: brentwood@eastgroup.net

Representative: Gary Smith, Pape-Dawson Engineers, Inc.

Address: 2000 NW Loop 410 City: San Antonio St/Zip: TX / 78213

Phone: (210) 375-9000 Fax: _____ E-Mail: gsmith@pape-dawson.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature _____

Typed/Printed Name _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public _____

(Notary Seal)

City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



YOUNG PROFESSIONAL RESOURCES - 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriguez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

May 29, 2015

Re: Eisenhower Pointe Unit 1 (Preliminary Plat Review) - 16.266 Acres

Dear Ms. Rodriguez,

Young Professional Resources has completed its review of the preliminary plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the preliminary plat conforms to all the requirements set forth in Windcrest City Codes except for the following items which must be addressed on the Final Plat.

1. Plat does not show the proposed location and width of driveways. Engineer will be coordinating access points with the City of Windcrest and the City of San Antonio and will show location(s) and dimensions on the Final plat.
2. There is the possibility that additional easements may be required by utility companies. Pape Dawson has been coordinating with the utility companies and will provide easement locations and widths on the Final Plat if additional easements are required.
3. Location Map is not to scale. Location Map must be no more than 4000' to 1 inch (1:4000) and show all major streets, adjacent subdivisions or tracts.
4. This plat is in an area with intersecting City Limit boundaries, therefore City Limit Boundary Lines must be included on plat and on the Location Map.
5. There is a "16 foot Public drainage easement" shown on the plat. Prior to Final plat the Developer must discuss with the City of Windcrest as to whether or not it wants to accept the maintenance responsibility, and if so whether or not the "16 foot easement" is appropriate for the drainage system being proposed in construction plans.

Young Professional Resources is giving conditional approval of this plat and recommending that this preliminary plat be forwarded to the Planning and Zoning Commission and City Council for review and consideration. Again, the Developer/Engineer must address all of the aforementioned items in its submittal of a Final plat.

YPR has discussed all of the comments with Gary Smith, P.E. (Pape Dawson Engineers) and advised him that we will be issuing this conditional approval letter.

If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo – City of Windcrest
Gary Smith, P.E. – Pape Dawson Engineers



YOUNG PROFESSIONAL RESOURCES - FIRM F-8635 **8209 ROUGHRIDER DR. STE.**
101 WINDCREST, TX. 78239 **TELE: 210-590-9215** **CELL: 210-373-3204** **FAX: 210-590-9346**

09-01-15

Kelley Rodriguez
City of Windcrest
8601 Midcrown
Windcrest, TX 78239

Re: Review and Approval of Civil Construction Plans – **Eisenhower Point Building One and Two**
Engineer: Pape Dawson Engineers
Owner/Tenant: East Group Properties
Location: 5115 Eisenhower Rd. and 5121 Eisenhower Rd.

Dear Ms. Rodriguez,

As a part of the plat review process Young Professional Resources (YPR) requested and received the final civil design plans prepared by Pape Dawson Engineers for the referenced project. Permits had already been issued for the project.

YPR did not find any substantive issues or concerns with the Civil Construction plans.

Our review and comments on the plans do not relieve or release the Engineer of Record from complying with any of the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President, Young Professional Resources

CC: Rafael Castillo – City of Windcrest
Gary Smith – Pape-Dawson Engineers

Atch:



YOUNG PROFESSIONAL RESOURCES - 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

Ms. Kelley Rodriguez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

October 30, 2015

Re: **Eisenhower Point Unit 2 (Preliminary Plat Review) - 21.839 Acres**

Dear Ms. Rodriguez,

Young Professional Resources has completed its review of the preliminary plat for the referenced development as submitted by Pape Dawson Engineers.

We find that the preliminary plat conforms to all the requirements set forth in Windcrest City Codes.

Young Professional Resources is recommending that this preliminary plat be forwarded to the Planning and Zoning Commission and City Council for review and consideration.

If you have comments or questions please contact me at (210) 590-9215.

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources

Cc: Rafael Castillo - City of Windcrest



WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|--|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☒ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Eisenhower Point Unit 2

Total Acres: 21.839

Survey Name: G. Rodriguez Survey #132

Abstract No.: 610

Project Location (address): Eisenhower Rd at Ray Bon Drive (Tract 5)

Current Zoning: B3

Current Use: Undeveloped

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: Warehouse

Please Circle One:

Total Proposed Sq. Ft.
350,000

SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: _____

Fax: _____

E-Mail: _____

Applicant (if different than Owner): Brent Wood, EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: (281) 987-7200

Fax: _____

E-Mail: brentwood@eastgroup.net

Representative: Gary Smith, Pape-Dawson Engineers, Inc.

Address: 2000 NW Loop 410

City: San Antonio

St/Zip: TX / 78213

Phone: (210) 375-9000

Fax: _____

E-Mail: gsmith@pape-dawson.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 22 day of October, 2015

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|---|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
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Project Name: Eisenhower Point Unit 2

Total Acres: 21.839

Survey Name: G. Rodriguez Survey #132

Abstract No.: 610

Project Location (address): Eisenhower Rd at Ray Bon Drive (Tract 5)

Current Zoning: B3

Current Use: Undeveloped

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: Warehouse

Please Circle One:

SF MF COMM IND OTHER

Total Proposed Sq. Ft.
350,000

Applicant Information:

Property Owner Name: EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: _____

Fax: _____

E-Mail: _____

Applicant (if different than Owner): Brent Wood, EastGroup Properties, LP

Address: 4220 World Houston Pkwy, Suite 170

City: Houston

St/Zip: TX / 77032

Phone: (281) 987-7200

Fax: _____

E-Mail: brentwood@eastgroup.net

Representative: Gary Smith, Pape-Dawson Engineers, Inc.

Address: 2000 NW Loop 410

City: San Antonio

St/Zip: TX / 78213

Phone: (210) 375-9000

Fax: _____

E-Mail: gsmith@pape-dawson.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 22 day of October, 2015.

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

EISENHAUER POINT MASTER PLAN

MASTER PLAN - OFFICE AND WAREHOUSE BUILDINGS

TRACT 5 05/05/15

EASTGROUP
PROPERTIES

EISENHAUER POINT MASTER PLAN

TRACT 5

BUILDING 3 72,000SF.

BUILDING 4 85,000SF.

BUILDING 5 108,000SF.

BUILDING 6 85,000SF.

TOTAL BUILDING 350,000SF.

TOTAL LAND 2184 ACRES

TOTAL PARKING 477 SPACES



EISENHAUER RD.



SCALE: 1" = 60'-0"

ARCHITECTS - PLUS www.architects-plus.com

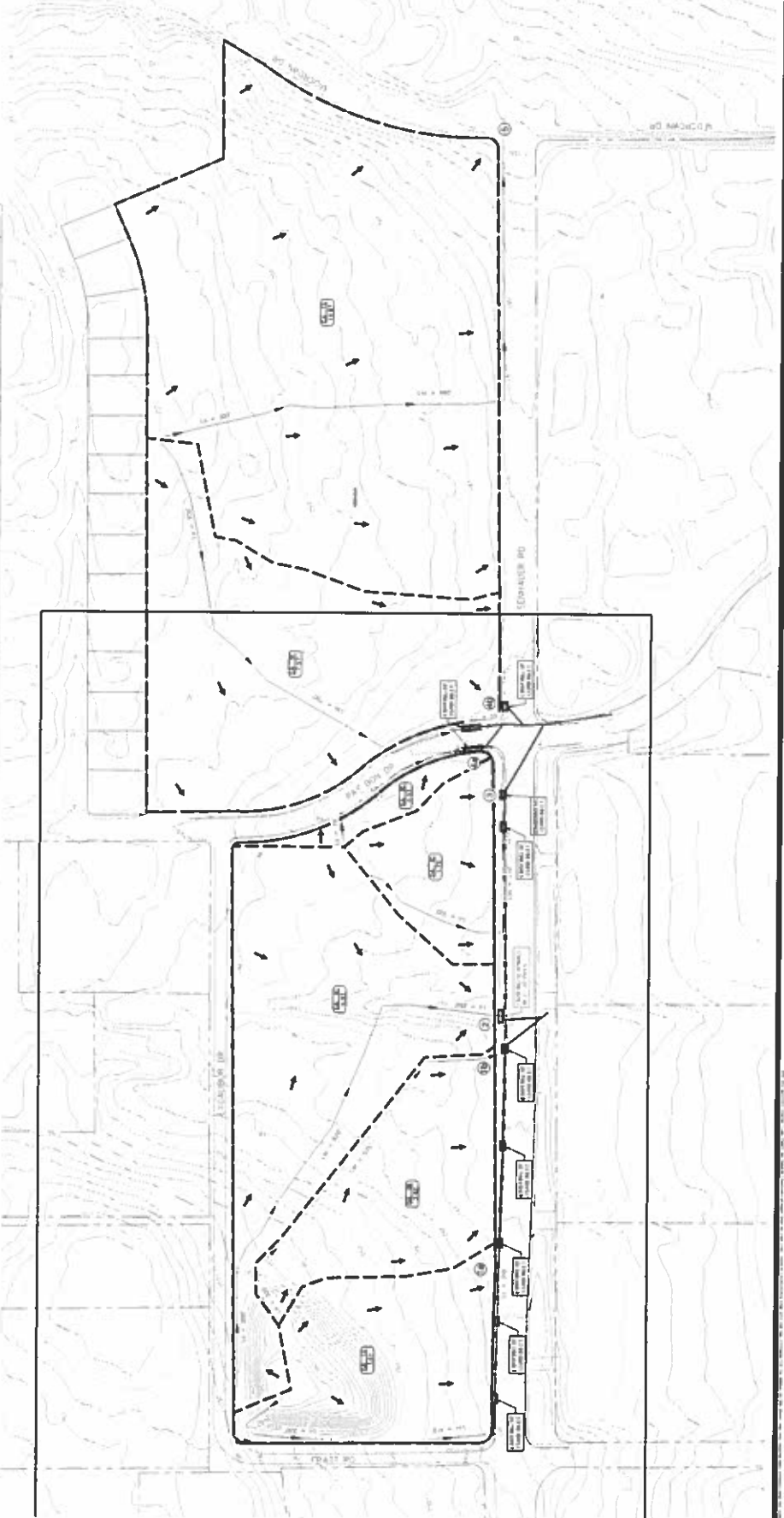
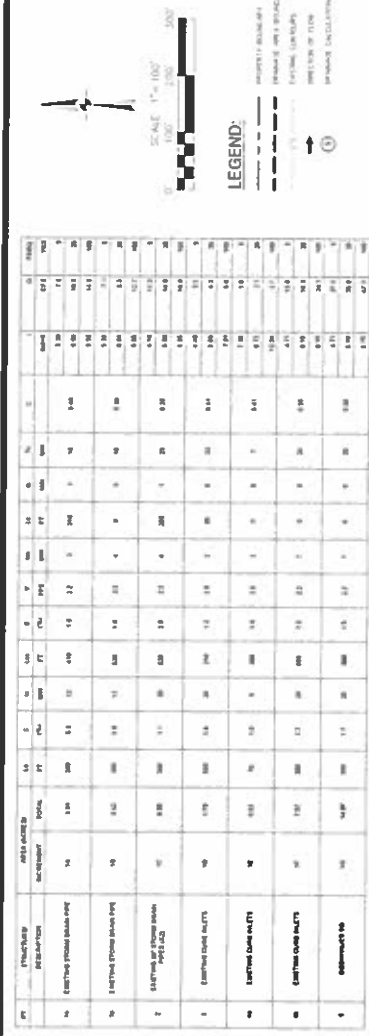
INNOVATIVE CREATIVE

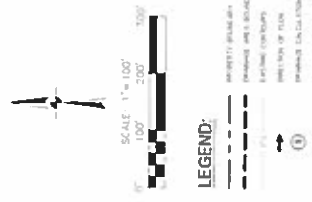
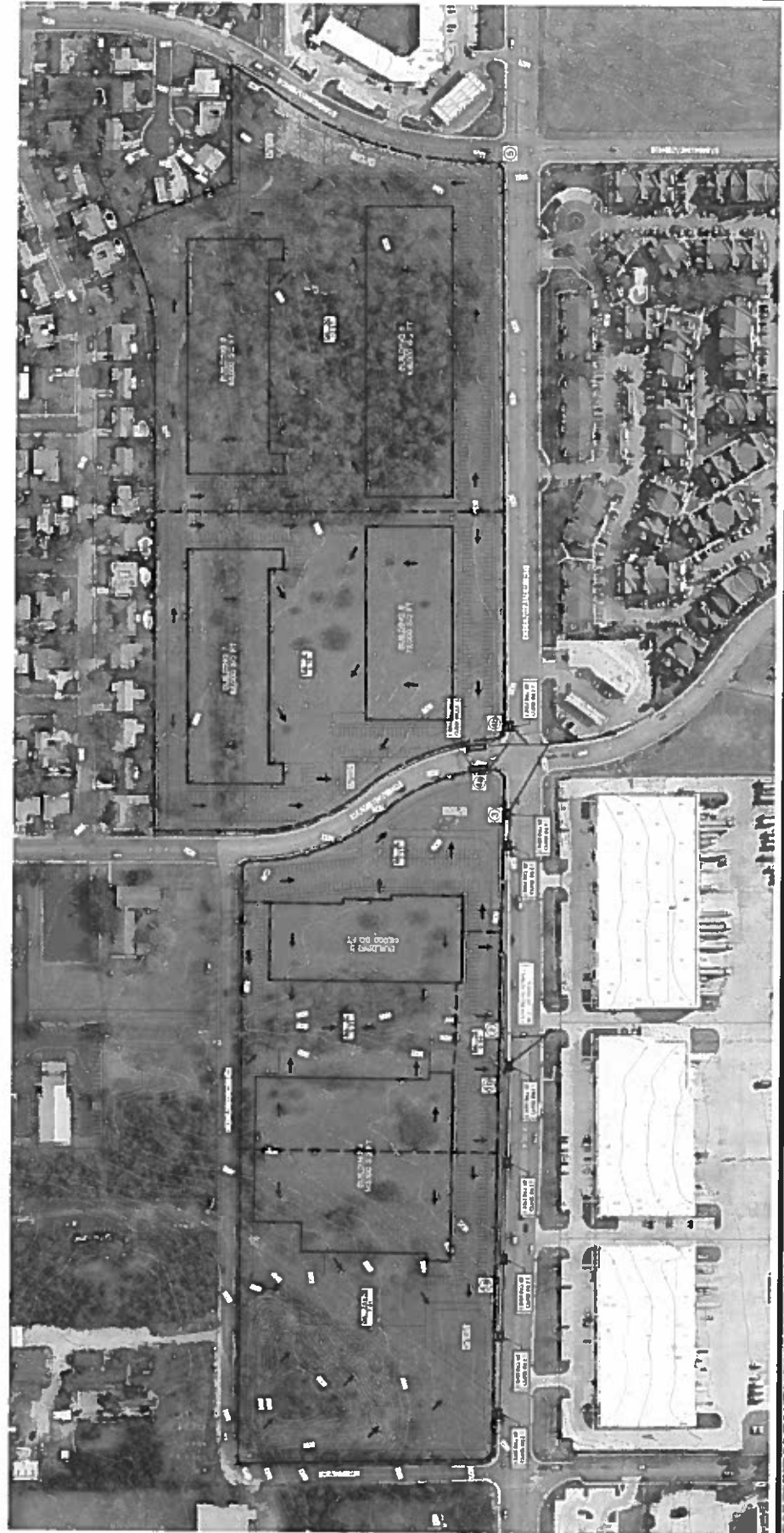
personal service

ARCHITECTURE DESIGN PLANNING INTERIORS

730 NORTH POST OAK DR., SUITE 311
HOUSTON, TEXAS 77024

PHONE 713.533.1370





SAT WALZEM, LTD

September 9, 2015

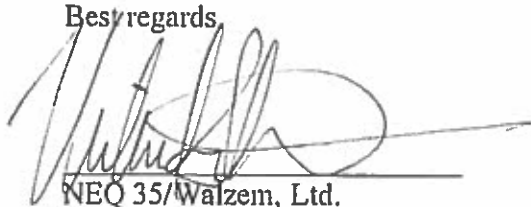
Windcrest EDC
Windcrest Mayor & City Council
Windcrest, Texas

Dear Windcrest EDC & Windcrest Mayor & City Council

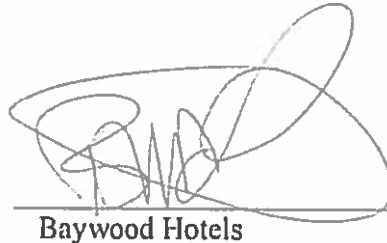
Please let this letter serve as confirmation of the intention of a to-be-formed partnership between NEQ 35/Walzem, Ltd. and Baywood Hotels to be called SAT Walzem, Ltd., with a goal to the development of a Holiday Inn Suites/Express Hotel on land fronting Fourwinds Drive currently owned by NEQ 35/Walzem, Ltd. This development will be over a 7 million dollar investment. The Hotel development will be subject to the approval and implementation of a 15 year full tax abatement as proposed by the Windcrest EDC and awaiting Windcrest City Council Approval. Our goal should this be approved by Windcrest City Council is to begin development of this property as soon as possible as we have already had a pre-construction meeting with the City of Windcrest.

We look forward to working on this project with you and your team.

Best regards,



NEQ 35/Walzem, Ltd.



Baywood Hotels



WINDCREST TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|--|
| ☐ Land Use Amendment | ☐ Land Study | ☒ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Holiday Inn Express Windcrest

Total Acres: 1.6 Survey Name: _____ Abstract No.: _____

Project Location (address): 8204 IH 35N

Current Zoning: B2

Current Use: Vacant

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: N/A

Proposed Use: Hotel

Please Circle One:

Total Proposed Sq. Ft. _____

SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: Michael Schoenbrun

Address: 70 NE LOOP 410, Suite 450 City: San Antonio St/Zip: TX, 78216

Phone: 210-581-8224 Fax: 210-377-1777 E-Mail: _____

Applicant (if different than Owner) : Juan Rodriguez

Address: 14603 Huebner Rd, Bldg 40 City: San Antonio St/Zip: TX, 78230

Phone: 210-979-8444 Fax: 979-8441 E-Mail: jrodriguez@kfwengineers.com

Representative:

Address: _____ City: _____ St/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature _____

Typed/Printed Name _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public

(Notary Seal)

City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

Too many hotels, too few guests

BY VALENTINO LUCIO - EXPRESS-NEWS : SEPTEMBER 10, 2010

[E-mail](#)

[Print](#)

0

The number of downtown San Antonio hotels has jumped almost 30 percent this decade, which has **Hector Venegas**, general manager of the Menger Hotel, looking for ways to boost revenue and fill rooms.

Experts anticipate the growth will continue to hurt revenues for San Antonio hotels through the end of the year, and even more hotels are expected to come online in 2011.

“Supply is overwhelming,” Venegas said, “and there is no demand. We’re basically giving the rooms away to try to cover our expenses.”

Scott Larsen, president of the **San Antonio Hotel & Lodging Association**, agrees that downtown has overbuilt hotels. “Supply has been outpacing demand for some time now,” he said. “Most of the hotels that are already either in process or starting process would have had approval far in advance, even before the economy started to take a decline. Over the next few years, you probably won’t see a lot of new product coming onto the market. Demand, I think, will stabilize with business next year being fairly flat. But I think the supply side will slow down pretty dramatically.”

Recent Headlines

[Stocks gain on encouraging signs in spending and home sales](#)

[Figures on government spending and debt](#)

[ND Senate reviews changes to oil tax distribution formula](#)

[Steak n Shake expanding to Pakistan](#)

[More Texas manufacturers report production declines](#)

From the end of 2008 to July 2010, there have been 4,918 hotel rooms added to the San Antonio market, with 1,800 rooms still waiting to go online before the end of the year, Larsen said. In downtown alone, 1,326 hotel rooms were added from the beginning of 2008 to July 2010, according to **Source Strategies** Inc., a hotel industry analyst.

The latest downtown hotels include the 285-room **Embassy Suites San Antonio Riverwalk Hotel**, set to open in October at 125 E. Houston St. between St. Mary's and Soledad streets.

There are also two new **Marriott Hotel** brand hotels: the **Fairfield Inn & Suites** and the SpringHill Suites, both just a few blocks east of the Menger. Construction already has started on the two six-story hotels, and they are expected to come online in February.

Less than one mile west, a **Home 2 Suites** by Hilton is expected to go online in June at the historic **Central Trust Co.** building at 603 Navarro St. The 12-story, 128-room hotel is to be the third Home 2 Suites built nationwide and the first in Texas, said **Nick Naik**, president of Baywood Hotels, the entity that owns the property. Recognized as historic in 1983, the building, built in 1919, was most recently a Chase Bank that closed this year.

The flood of hotel rooms hitting the downtown market doesn't bother Naik.

?It's about location, location, location and brand, brand, brand,? Naik said. ?If you build the right hotel in the wrong place, it won't work. If you build the wrong hotel in the right place, it won't work. But the right brand in the right place works.?

Naik said the River Walk and its crowds of pedestrian-tourists make it the right location for the Home 2 Suites brand.

?We see Houston Street as the entrance into downtown. The idea is to bring walking guests who are visiting the River Walk into our hotels.?

While the crowds on the River Walk have gotten smaller during the recession, there are signs that they are coming back.

A June report from the **San Antonio Convention and Visitors Bureau** shows a 117 percent Convention Center booking rate for this year, and the bureau expects each year through 2017 to be well above 100 percent, too.

Marco Barros, president of the **San Antonio Tourism Council**, said tourists have cut down on spending but still are coming to the city. During the economic downturn, Barros said, San Antonio has become known as one of the most affordable destinations in the country. He says leisure travel and convention booking continue to be strong but business travel has dipped slightly from a year ago.

“San Antonio is holding itself very well,” Barros said. “Visitors are coming but being careful with their money.”

A report from PKF Consulting Corp., a hospitality industry consultant, anticipates San Antonio will see a 1.8 percent bump in occupancy by year's end, but daily rates and revenue per room will decrease during the same period; it's the low rates that will attract hotel guests.

The same report forecasts that room rates and revenue will start to match occupancy at the beginning of 2011, with room revenues growing 0.8 percent by the end of the second quarter of 2011 and 6.5 percent by the end of next year.



Prototype Design Guide

January 2014, Version 1

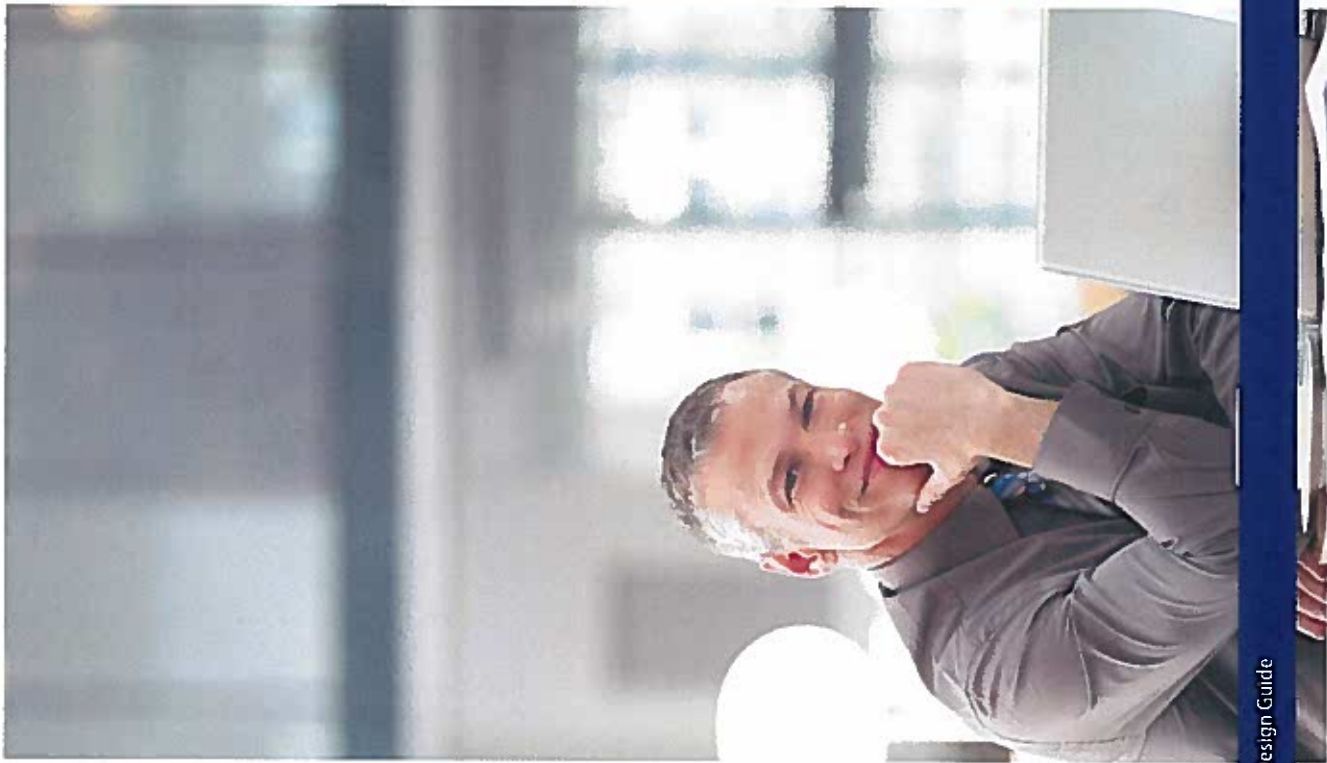
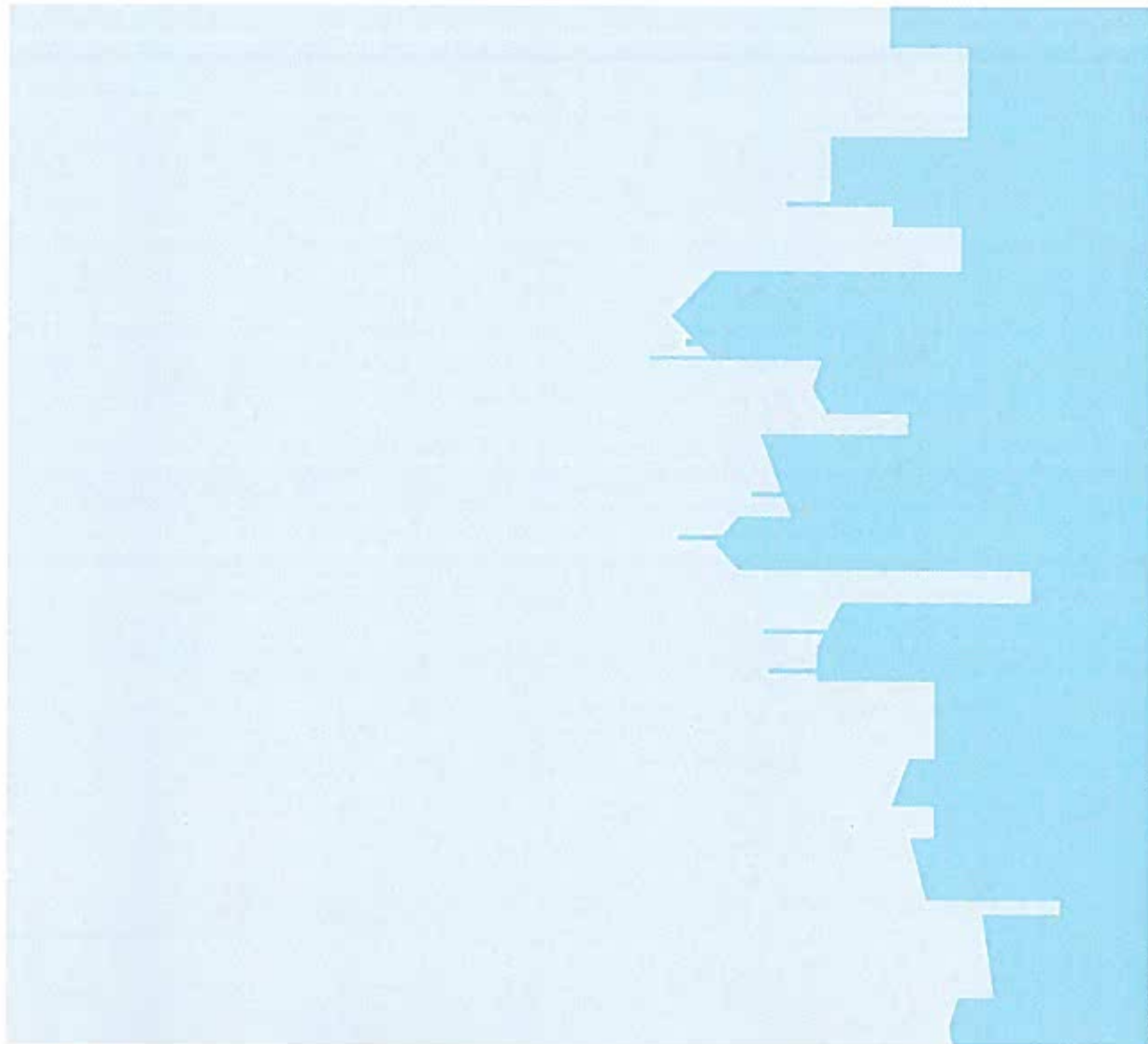


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Holiday Inn Express® Smart for Travelers and Investors

The Holiday Inn Express® brand launched in 1991 with the idea that a certain kind of practical thinking traveler needed something very different in a hotel; these travelers weren't looking for amenities or services they wouldn't use. Informed and savvy, they were looking for an efficient stay in a place that felt fresh and focused only on the features and services they needed. We provided just that hotel.

The Holiday Inn Express brand quickly became a success, earning a reputation as the smart choice for business or pleasure stays. It wasn't just because we offered free high-speed Internet and free breakfast, but because we delivered the platform for self-sufficient and independently-minded guests so that they can better connect to a locality and enjoy the hotel as a blank canvas.

As part of the world's most recognized hotel brand family, the Holiday Inn Express brand is one of the largest and most successful limited service brands in the industry. Holiday Inn Express brand continues to grow due to its smart formula for success; to be guest preferred, operationally efficient, and a good investment for owners. And that's why we are introducing the **Simply Smarter** Holiday Inn Express Prototype, a refreshed design for today's guest and owner.



Our Guests Smart Travelers

Introduction

The “Smart Traveler” wants a hotel with personality and an experience that is expedient and dynamic. They love the minimal and simple nature of the experience that lets them get on with their own thing or focus on their travel purpose. The Smart Traveler is determined to maximize their time whether for business or leisure. The Holiday Inn Express® brand makes them feel they’ve made a smart value choice.

The Smart Traveler is savvy, so we want to engage them in a way that acknowledges their smart approach to life. The design embodies an appealing combination of fresh, energetic, and engaging elements, creating a distinctive style that is evident in every touch point of the Holiday Inn Express experience.



“There is nothing more exciting
in the world than to create
something, to dig a foundation,
to build a building on it.”
—Kemmons Wilson

The approach taken to develop the Holiday Inn Express® prototype is rooted in the brand's positioning and the values of the Smart Traveler. Holiday Inn Express brand has everything you need, and nothing you don't. That's the Holiday Inn Express brand experience. The design of the prototype integrates brand, physical space, organizational and operational elements to deliver a purposeful, efficient, and complete brand experience.

EXPERIENCE DIFFERENTIATORS

The Smart Traveler was considered at every touch point in the guest experience. The new prototype leverages the elements that distinguish it in the market as well as innovations that will enhance and differentiate the Holiday Inn Express guest experience.

SMART OPERATIONS

The success of the Holiday Inn Express brand is built upon the success of our Owners, who are able to operate and maintain the guest experience in an efficient, effective, and profitable manner. The new prototype leverages opportunities to enhance operations in a way that is smart for Owners.

CONSTRUCTING EFFICIENTLY

IHG looks to bring Owners a fast and efficient development opportunity with the new prototype. The ideals of modular design parallel the Smart Traveler's ideals of being unpretentious, productive, and savvy. This foundation provides a design basis that connects with the brand at the most fundamental level, and ultimately drives implementation costs down and return on investment up.



Exterior

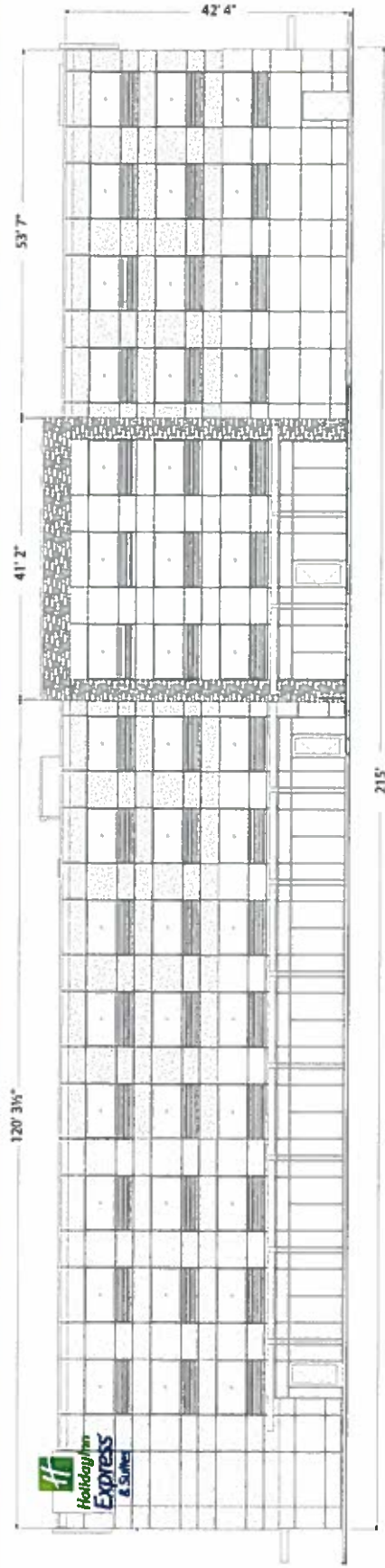
The hotel site and exterior are designed to provide a sense of arrival. The building exterior and signage are both noticeable and appealing to the Smart Traveler. The exterior acts as billboard for the brand, is immediately identifiable, and easy to locate from afar.

- Blue illumination is an iconic brand beacon that attracts guests from afar.
- Illuminated brand signage is a viewable from every angle.
- Driveways are clear and easy to navigate.
- Onsite parking is available and convenient.
- Landscaping enhances the sense of arrival experience.
- Porte-cochere provides a welcoming entry portal.
- Outdoor patio provides a secondary option for guests to relax and connect.

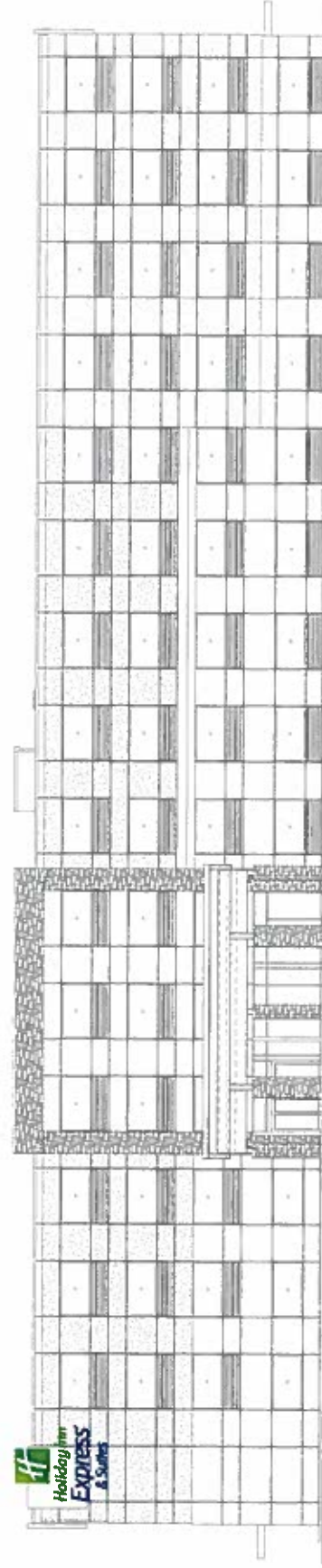


Exterior Elevations

Elevations
Exterior



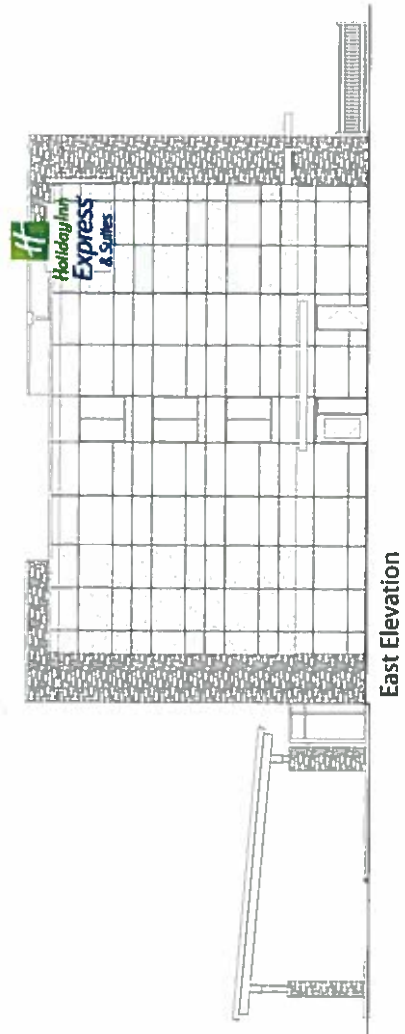
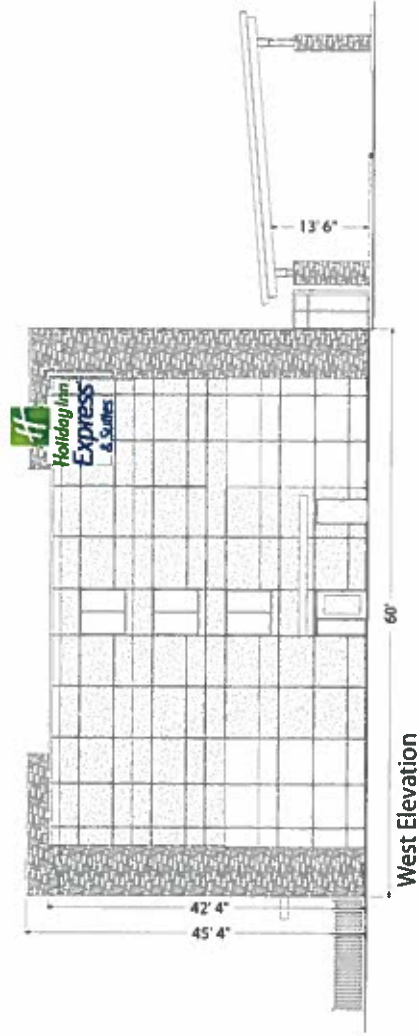
North Elevation



South Elevation

© 2014 IHG

Prototype Design Guide



“Everything you need and nothing you don’t.” –Holiday Inn Express®

Overall Floor Plan
First Floor

The first floor sets the tone for the entire interior experience. The entry is a welcoming open space; varying sightlines highlight flexibility of the Great Room. The common space is open and easy to navigate.

The amenities are easily identifiable and accessible, allowing the Smart Traveler to be in control of their entire experience. Elevators and corridors provide direct access to guest rooms allowing for just the right amount of customer interaction.



First Floor Entrance

Entrance
First Floor

The entry experience is upbeat, dynamic, and friendly; the greeting by hotel staff and the physical environment come together to create a comfortable and energetic feel.

EXPERIENCE DIFFERENTIATORS

- Hallmark elements present the brand that guests know and trust.
- Stylish and welcoming space conveys spacious comfort.
- Individual check-in pods increase interaction between hotel staff and guests.
- Clean, bright lobby includes natural materials and finishes.

SMART OPERATIONS

- Staff members at check in pods have a view of the entire great room, giving them the ability to provide responsive service when needed.
- Back of house space is compartmentalized to maximize efficiency and adjacencies for hotel operations.

CHECK-IN



First Floor Great Room

Great Room
First Floor

Great Room – Relax, Recharge, Refuel, Reconnect

The Great Room provides an environment where guests can tailor their experience; whether interacting with an individual or group, working, or taking a break. Smart Travelers are self-drivers. They love the feeling of flow and control that comes from choosing their own path. The Great Room provides the right mix of spaces and furnishings to accommodate a wide range of needs and functions simultaneously.

EXPERIENCE DIFFERENTIATORS

- The Great Room provides comfortable and flexible seating.
- Business facilities are intuitive and straightforward. Free high speed Wi-Fi internet access allows guests to stay connected.
- The market provides easy access to convenience items that make a guest's stay complete.
- Meeting space is businesslike and uncluttered, and utilizes both functional and natural light.
- Express Start Breakfast provides the Smart Traveler with a delicious variety of hot and cold breakfast favorites.
- Storefront windows provide ample natural daylight and allow for natural mood changes with times of day.

SMART OPERATIONS

- LED lighting reduces energy costs.
- Meeting space is multi-functional allowing use for meetings or as extension of breakfast seating during busy times.
- Operable doors at breakfast area close the space when not in use, allowing for prep and cleanup out of view of guests.
- Furniture, finishes, and spaces use authentic materials and are built to last.
- Durable materials and finishes allow for easy maintenance.
- Flooring accommodates high traffic usage.

CONSTRUCTION EFFICIENCY

- The design aims to optimize areas that are high impact areas to the guest experience.



GREAT ROOM



First Floor Great Room

Great Room
First Floor

GREAT ROOM





BREAKFAST BAR ROOM



First Floor Great Room

Great Room
First Floor

BUSINESS CENTER



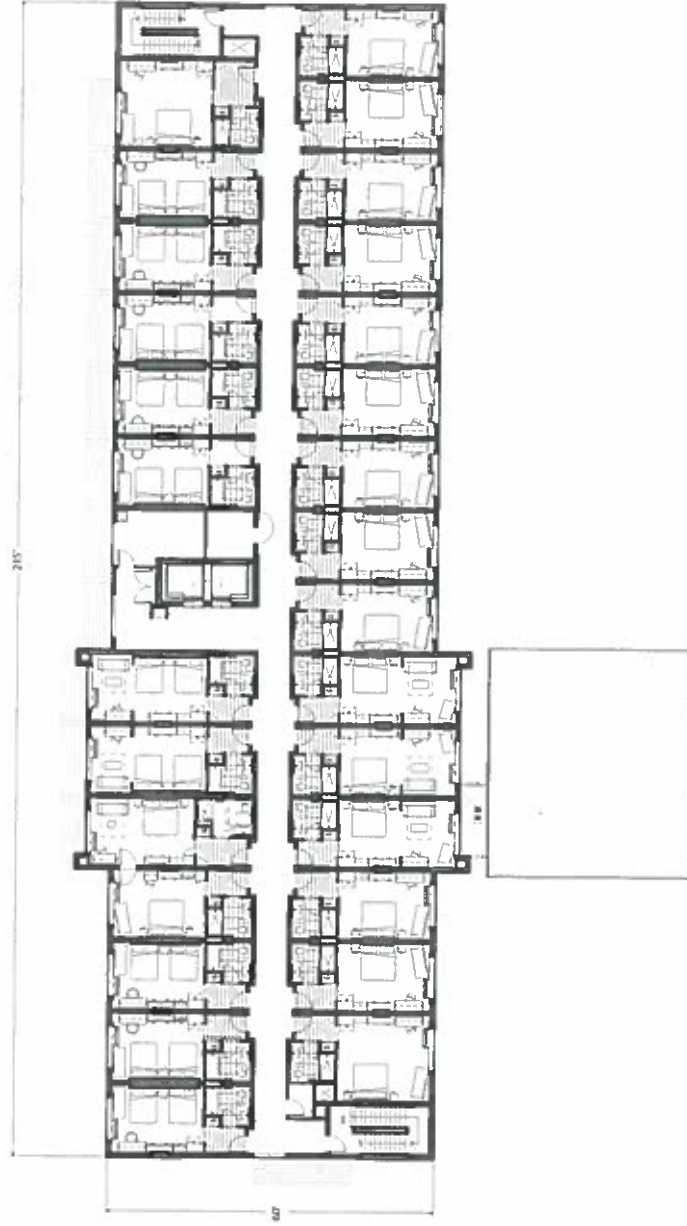
MEETING ROOM



Upper Levels Typical Floor Plan

The upper level floors continue the guest experience as a purposeful pathway to the Smart Traveler's private space.

- Elevators are clean and modern.
- Corridors are bright, engaging, and purposeful.
- Illumination aids in way-finding.



Guest Room

The guest room provides a fresh, contemporary space with comforts and features that allow guests to be productive during their stay and allow for a great night's sleep.

EXPERIENCE DIFFERENTIATORS

- Guest rooms are fresh, comfortable, and well equipped; designed with neutral colors and interesting textural combinations.
- Room lighting provides fresh illumination that is both welcoming and functional.
- Bathroom has a fresh and clean decor with simple and intuitive fixtures.
- Functional and flexible work space allows for maximum productivity.
- Functional storage unit provides horizontal luggage storage and allows guests to maximize their space.
- Moveable seating allows guests to use the space as works best for them.
- Sliding barn door creates a buffer between sleeping area and entry area to provide a great night's sleep.
- Large window maximizes natural day light.

SMART OPERATIONS

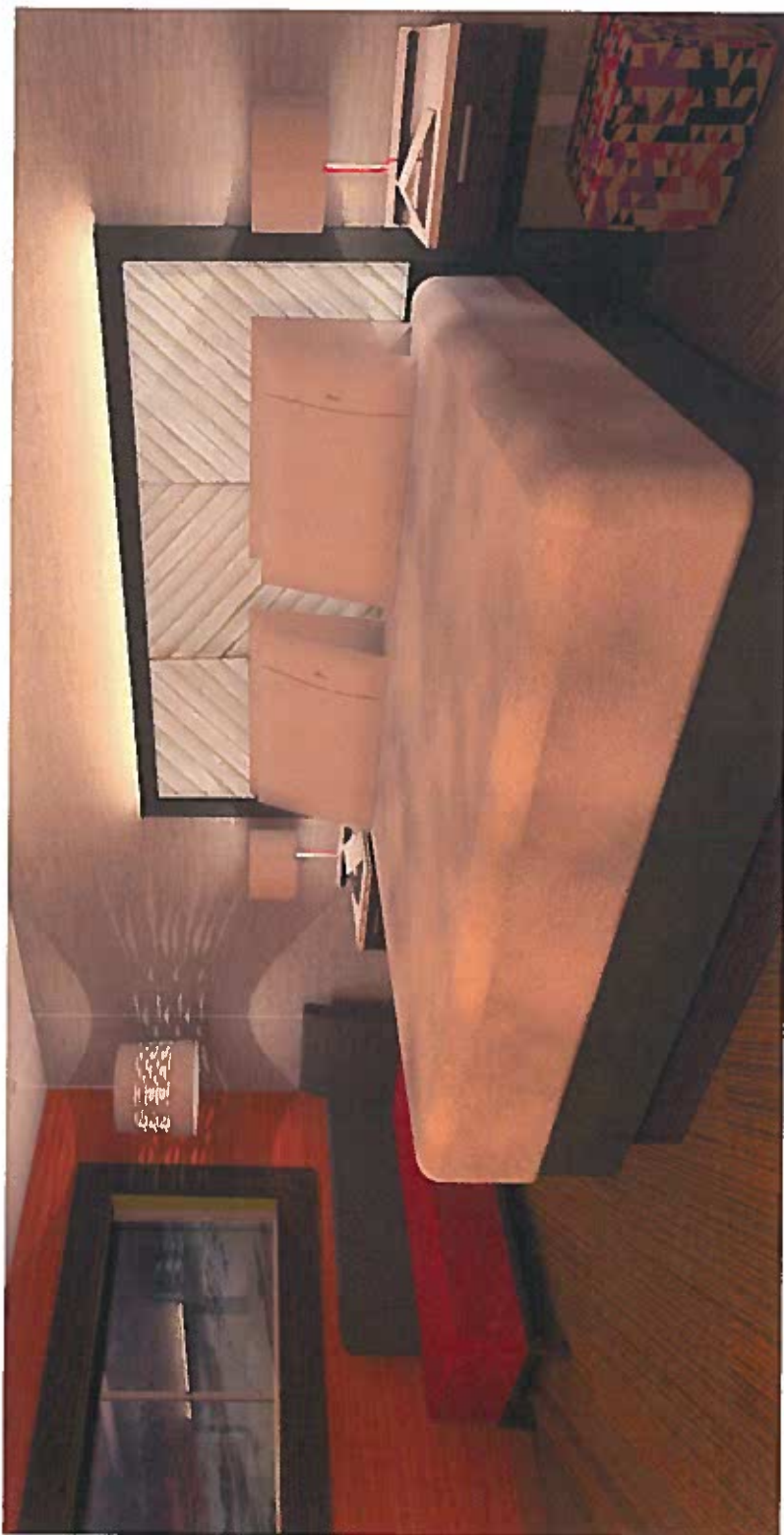
- Carpet tile flooring allows for easy maintenance.
- Restrooms are designed with cleaning in mind.
- Staggered stud wall construction provides optimal acoustic separation.

CONSTRUCTION EFFICIENCY

- Standard bay size allows for an efficient building layout and flexibility of room types by market.



KING SUITE



“Good things happen after a great night’s rest.”
—Holiday Inn Express®

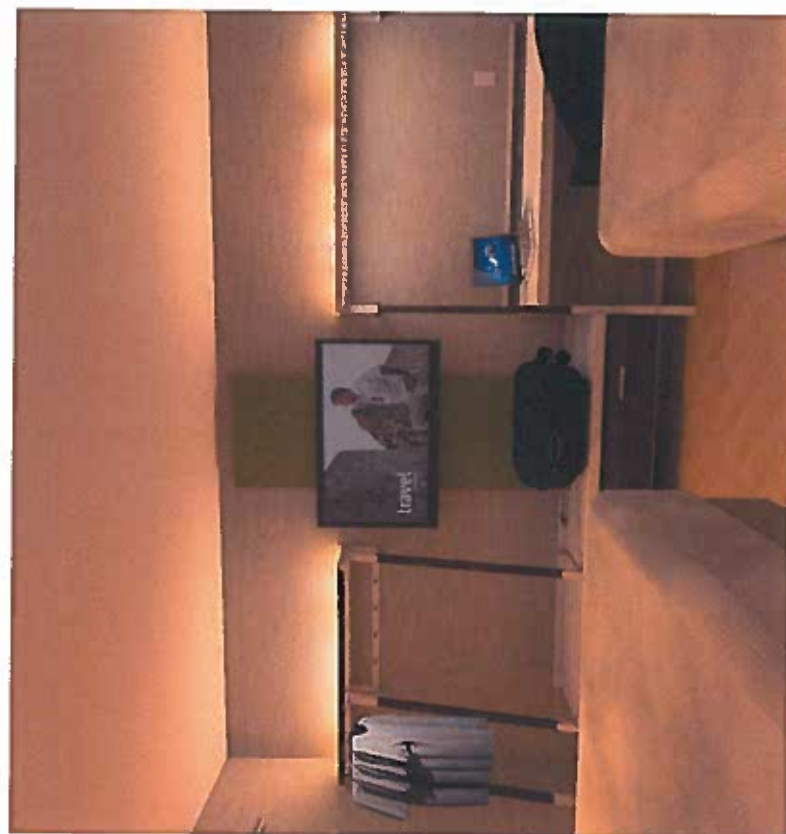
King Suite
Guest Rooms

KING ROOM



BATHROOM

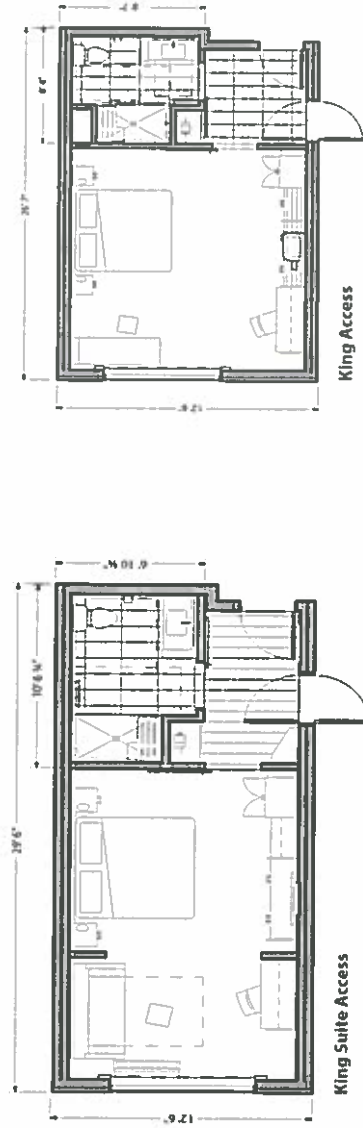
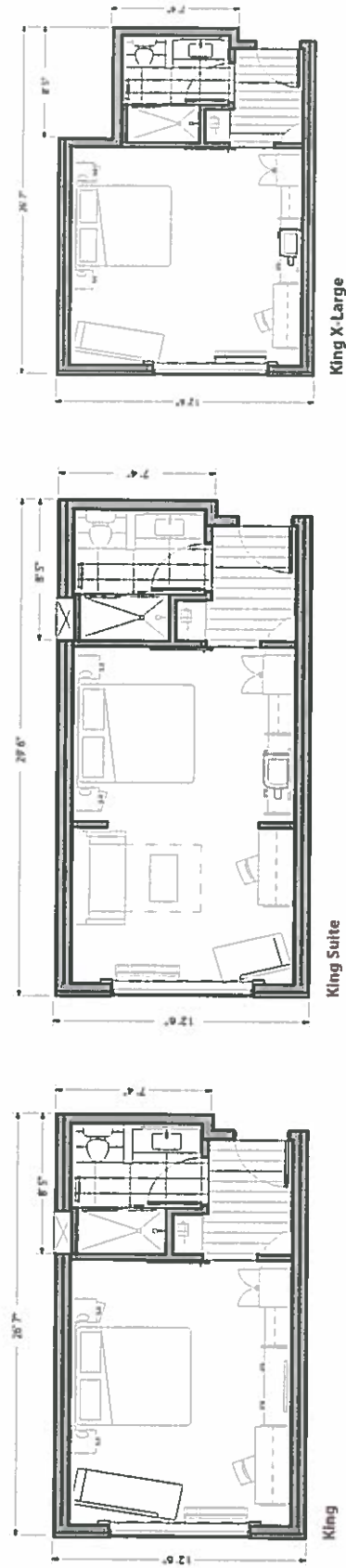


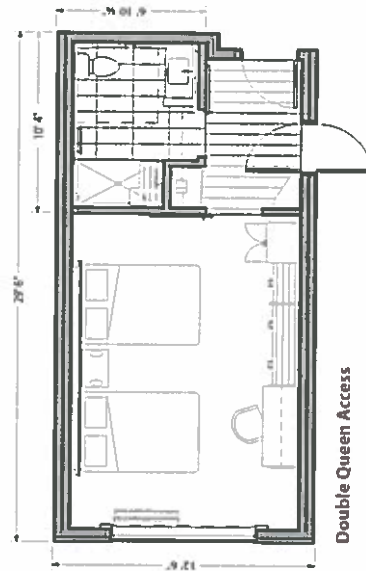
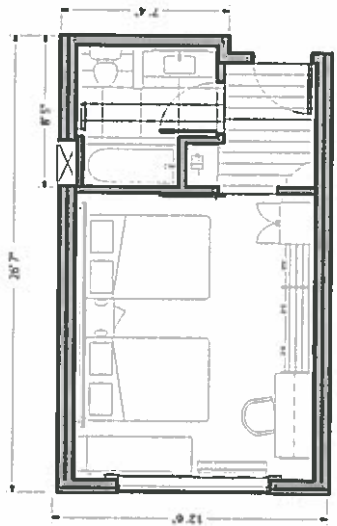
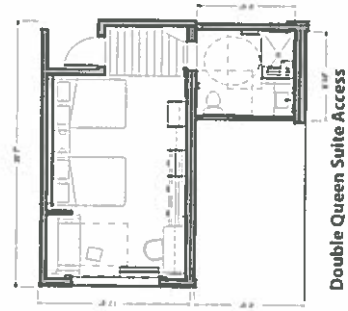
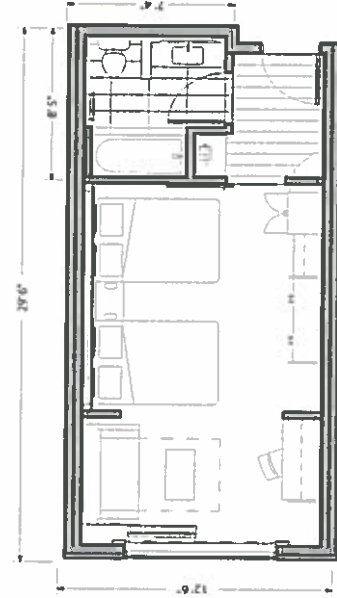


QQ ROOM

Guest Room Floor Plans

King Layouts
Guest Rooms





Holiday Inn Express Building Summary

Guestrooms

Guestroom Types	Totals	SF	Total SF	Room Size
King	46	325	14,950	26'-0" x 12'-6"
Double Queen	22	325	7,150	26'-0" x 12'-6"
King Suite	9	381	3,429	30'-6" x 12'-6"
King X Wide	4	385	1,540	26'-0" x 16'-0"
QQ Suite	7	381	2,667	30'-6" x 12'-6"
Accessible King	2	416	832	26'-0" x 16'-0"
Accessible QQ	1	381	381	30'-6" x 12'-6"
Accessible King Suite	1	381	381	30'-6" x 12'-6"
Accessible Queen Suite	1	403	403	26'-0" x 12'-6" + BATH
TOTAL	93	3,378	31,733	

Site Summary

Lot Parking	1.79 Acres
Typical Space	103
Accessible Space	5
Total Spaces	108

Public Areas 1st Floor

	SF
Breakfast Bar Room	325
Business Center	397
Registration Area	221
Corridor	351
Corridor	294
Corridor	805
Elev. Lobby	173
Fitness Center	466
Guest Laundry	95
Great Room	1,785
Market	87
Meeting Room	345
Indoor Pool	1,077
Pool-Vest.	143
Toilet Mens	60
Toilet Womens	60
Vestibule	94
TOTAL	6,778



Back of House 1st Floor

SF	
88	Break Room
17	Laundry Chute
11	Electrical Room
118	Elevator
107	Elev. Equip.
97	Eng./Maint
59	Laundry Equip.
116	General Manager Office
214	Laundry
38	Market Storage
327	Mech/Elec
336	Pantry
91	Pool Equip. Room
121	Sales Office
48	Server Room
347	Stairs
224	Storage
44	Employee Restroom
149	Work Area
2,552	TOTAL

Back of House Upper Floors

	Per Floor	SF Per Floor	Total SF
Laundry Chute	1	28	84
Elec	1	11	33
Housekeeping	1	156	468
PBX	1	78	234
Corridor	1	1,479	4,422
Elevator Shaft	1	118	354
Stairs	2	294	882
TOTAL		1,755	6,477

Totals

	Total SF
Guestrooms Total	31,733
Public Areas Total	6,778
BOH 1st Floor Total	2,552
BOH Upper Floors	6,477
Total	
Walls, Shafts, Etc.	6,735

Gross Building

	Total SF	Total Gross SF	Gross SF Per Key
Level 1	13,640	54,275	584
Level 2	13,545		
Level 3	13,545		
Level 4	13,545		
TOTAL		54,275	584



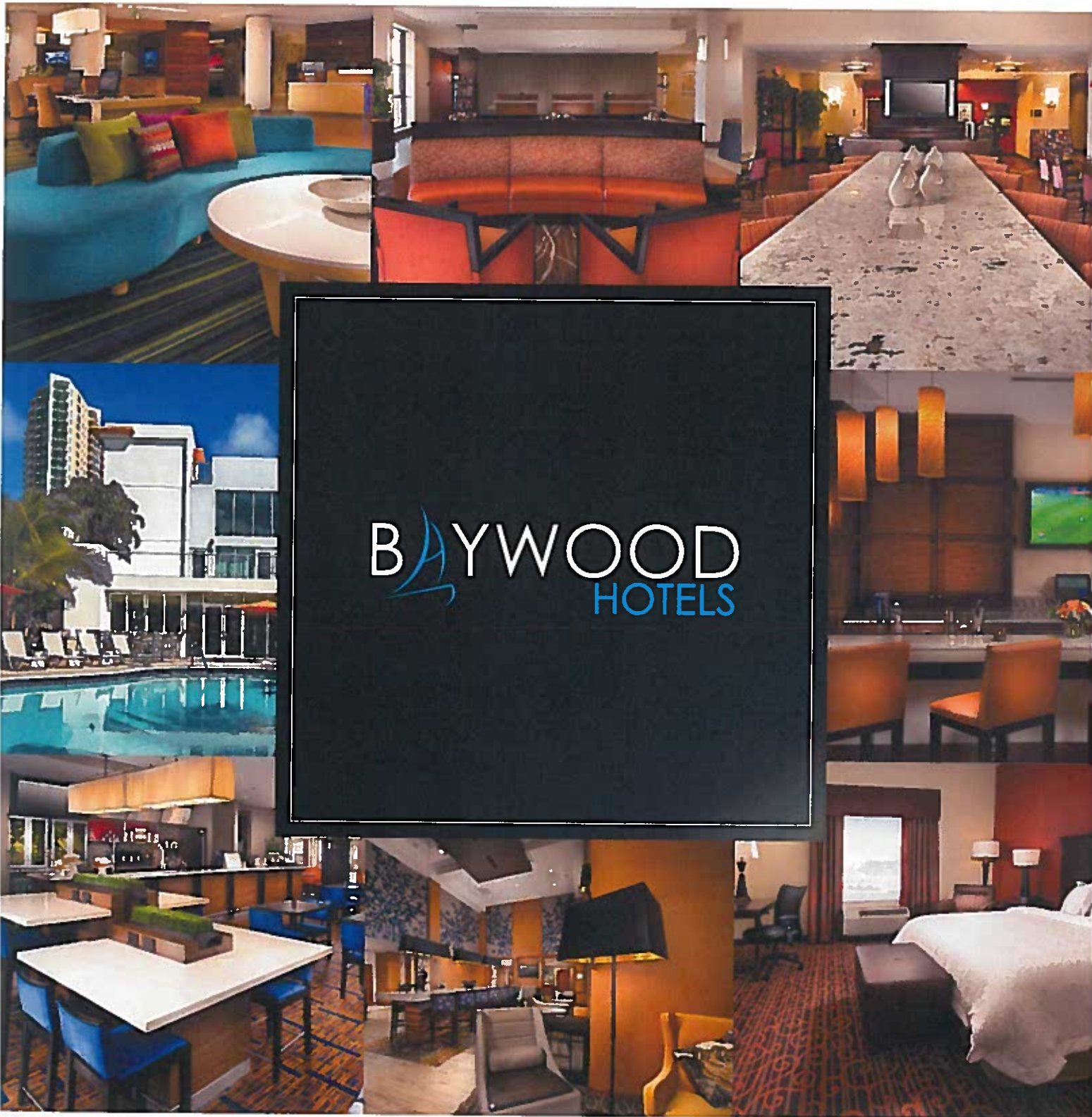
InterContinental
Hotel Group

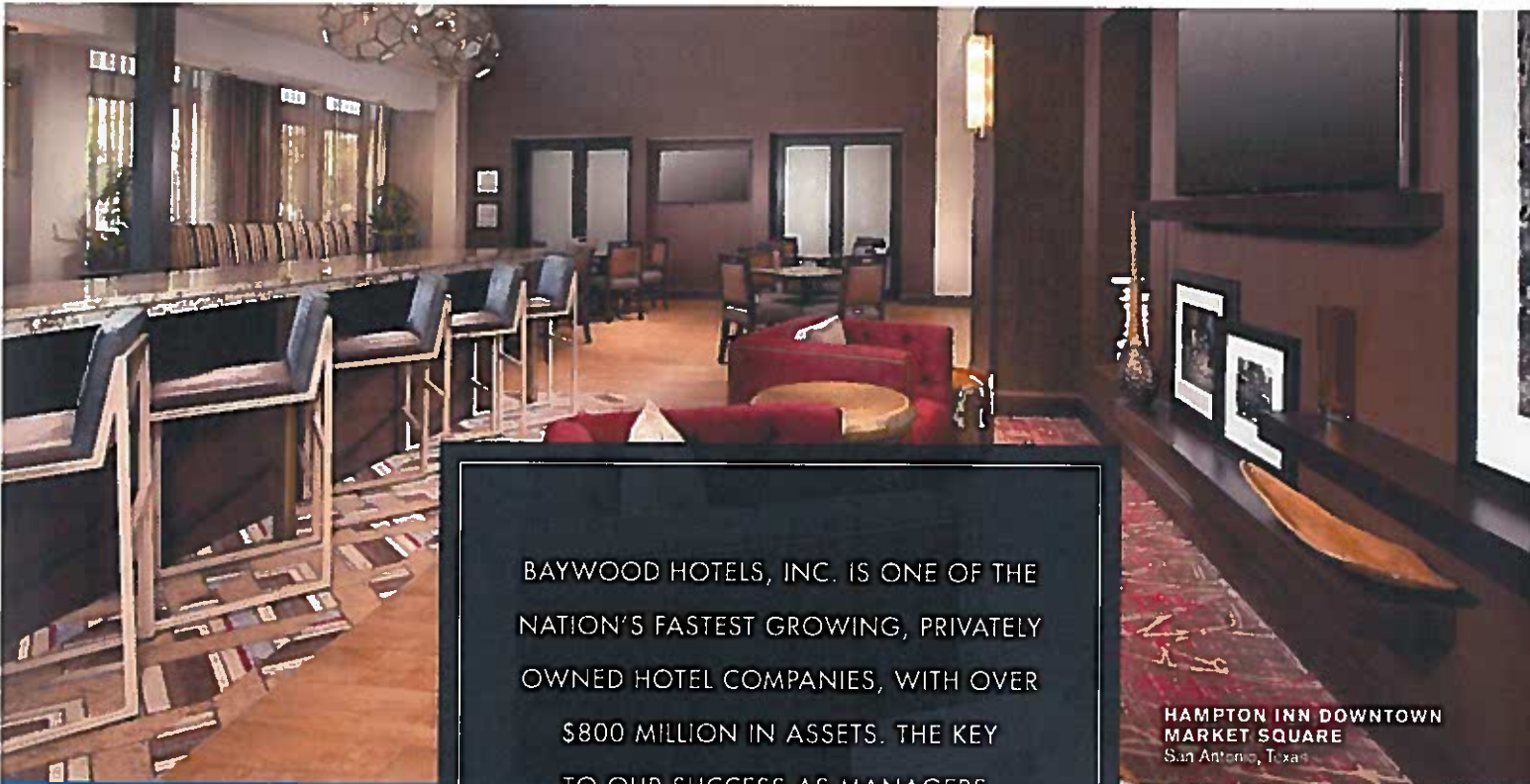


Three Ravens Drive Suite 100 Atlanta, GA 30346 2143 | 1 866 933 8356 | development@ihg.com | IHG.com/development

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For more information regarding franchising Holiday Inn, refer to the Franchise Disclosure Document for Holiday Inn available on request.



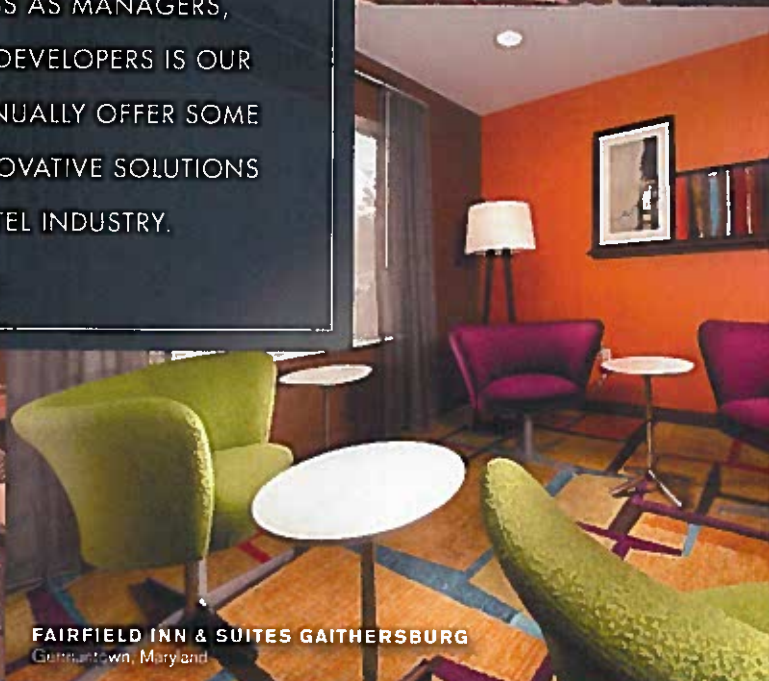


BAYWOOD HOTELS, INC. IS ONE OF THE NATION'S FASTEST GROWING, PRIVATELY OWNED HOTEL COMPANIES, WITH OVER \$800 MILLION IN ASSETS. THE KEY TO OUR SUCCESS AS MANAGERS, EMPLOYERS AND DEVELOPERS IS OUR ABILITY TO CONTINUALLY OFFER SOME OF THE MOST INNOVATIVE SOLUTIONS IN THE HOTEL INDUSTRY.

HAMPTON INN DOWNTOWN MARKET SQUARE
San Antonio, Texas



HOME2 SUITES SAN ANTONIO AIRPORT
San Antonio, Texas



FAIRFIELD INN & SUITES GAITHERSBURG
Gaithersburg, Maryland

BAYWOOD HOTELS — DELIVERING VISION, INNOVATION AND VALUE

As investors, we're known for our focused vision, strong values, aggressive long-range strategy and, not to mention, our product concept and development skills. But, it is our outstanding management of assets that has truly built our reputation for developing and managing well-branded hotels throughout the Mid-Atlantic, Florida, and Texas regions.

Baywood Hotels and its affiliates employ more than 1,600 associates in independent boutique hotels and branded properties that carry some of the most recognized names in the hospitality industry, including:

- Courtyard by Marriott
- Residence Inn by Marriott
- SpringHill Suites by Marriott
- TownePlace Suites by Marriott
- Fairfield Inn & Suites by Marriott
- DoubleTree by Hilton
- Homewood Suites by Hilton
- Hilton Garden Inn by Hilton
- Hampton Inn & Suites by Hilton
- Home2 Suites by Hilton
- Holiday Inn by IHG
- Holiday Inn Express & Suites by IHG
- Staybridge Suites by IHG



DEVELOPMENT

At Baywood Hotels, our hotel development efforts are firmly rooted in proven performance. Including both the outstanding performance of our existing hotels and our years of experience delivering successful hotel projects.

Our business plan relies on our finely tuned ability to identify and develop properties based on our fundamental investment criteria:

- Strong, established markets
- High barriers to entry
- Optimal concept & brand
- Innovative design
- Premium product & value
- Intense development supervision

With a vision for identifying profitable redevelopment projects in key markets, Baywood's in-house technical expertise includes pre-construction and construction services, interior design, purchasing, and project management. Whatever the scope of your project - from a 40-room independent boutique hotel to large, full-size operations or new ground-up construction to back-to-bare wall renovations - you can count on Baywood's award-winning design and construction team to delivery.



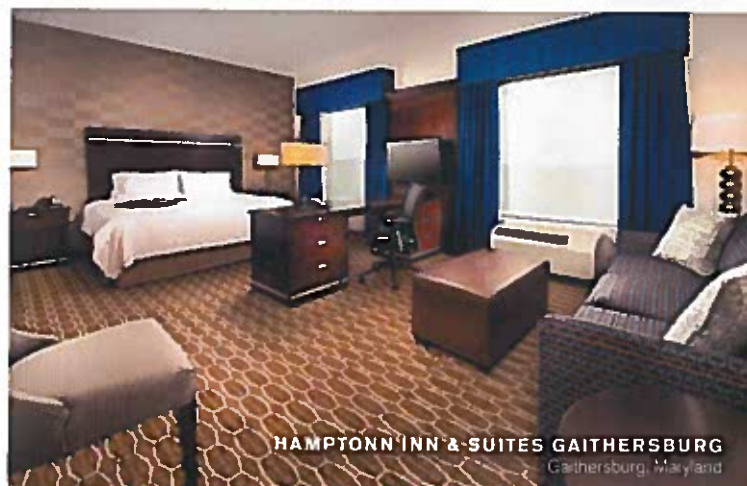
NEW CONSTRUCTION

At Baywood Hotels, every new development project is designed, capitalized and built for long-term success, not short-term profit. Unlike many 'fee-for-service' developers, we know there's more to successfully completing a project than simply completing it on time and within budget.

Being hoteliers ourselves, we look at every project from that perspective. Our projects must also achieve our high standards of guest satisfaction, meet financial projections, and maintain a high level of quality over the investment period. With Baywood, you can be sure that even short-term development decisions are based upon their long-term impact on ownership.

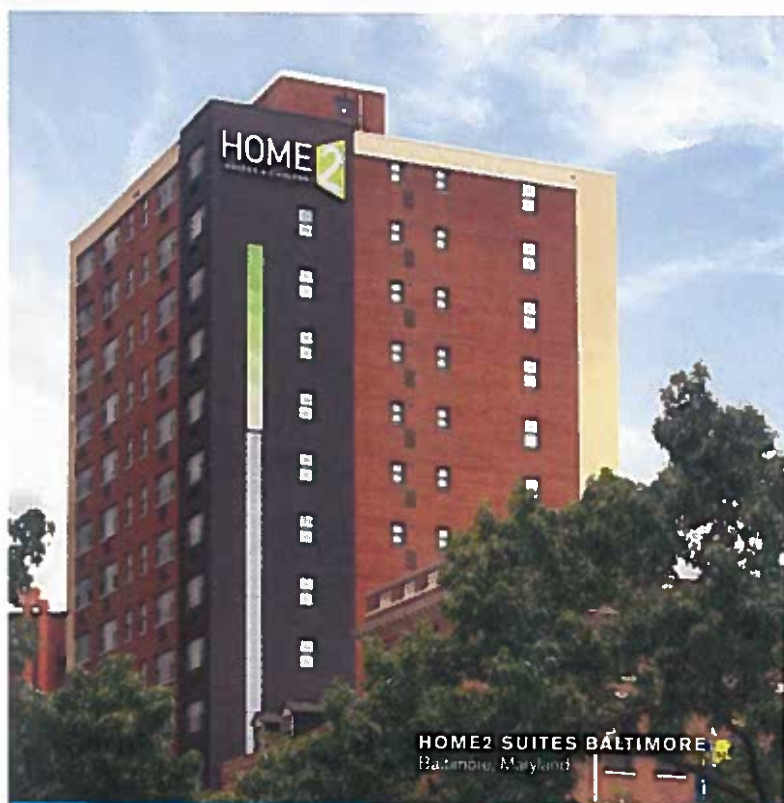
"Al Patel and the leaders at Baywood Hotels, Inc. continue to make a significant impact on the growth of Marriott's select service and extended stay lodging brands across the U.S. due to their tremendous commitment to developing with Marriott's "2009 Developer of the Year" award. We look forward to continuing to partner and grow with Baywood for years to come."

—**LIAM BROWN**, Chief Operations Officer, Select Service and Extended Stay Hotels, The Americas, Marriott International, Inc.





TOWNEPLACE SUITES RIVERWALK
San Antonio, Texas

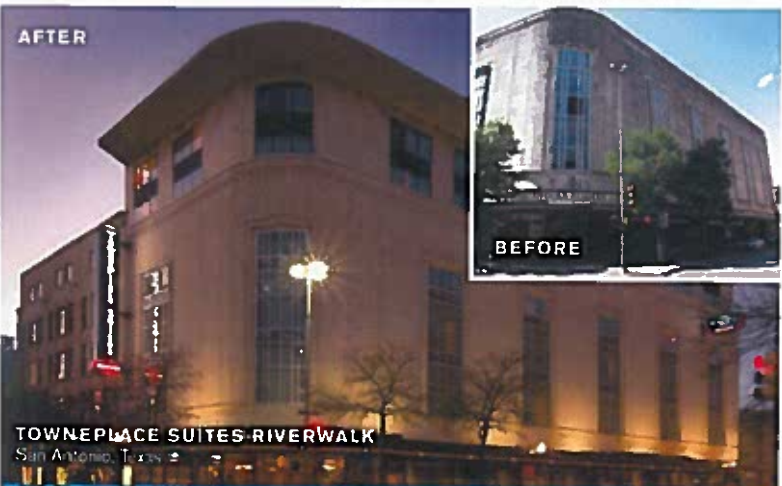
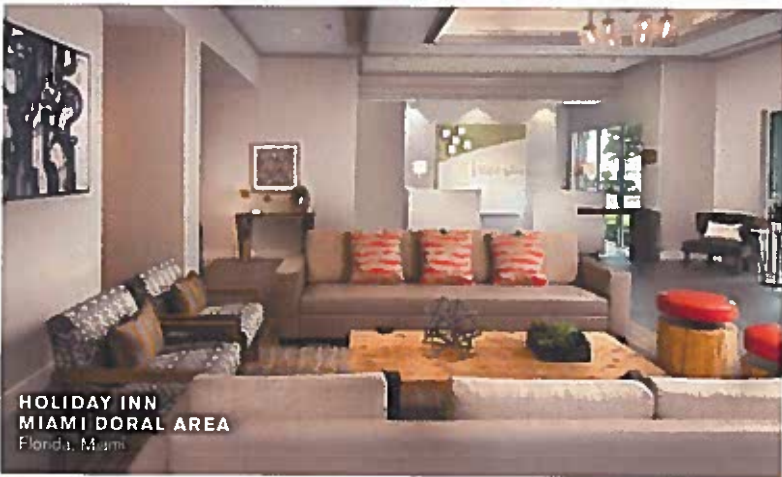


HOME2 SUITES BALTIMORE
Baltimore, Maryland

REDEVELOPMENT

Since Baywood acquired its first distressed asset in Richmond, Virginia in 1991, we've acquired a high level of expertise in redeveloping and repositioning distressed and neglected hotel properties. In fact, we've been repeatedly recognized for our abilities by franchisors, lenders and local governments alike.

In the years since, Baywood has completed over \$100 million in additional projects — everything from troubled, underperforming properties to historic redevelopments. In each case, Baywood's meticulous planning, innovative design, and flawless execution turned an underperforming property into a truly profitable asset.



REDEVELOPMENT

Some of our recent development projects include:

- TownePlace Suites Riverwalk
San Antonio, Texas
- Home2 Suites Riverwalk
San Antonio, Texas
- Home2 Suites Baltimore
Baltimore, Maryland
- Holiday Inn Express Riverwalk
San Antonio, Texas
- Hampton Inn
Haverhill, Massachusetts
- Holiday Inn Express
Waldorf, Maryland

"We are very pleased and proud of the strength of the relationship that has continued to develop between IHG and Baywood Hotels. Under the leadership and guidance of Al Patel, Baywood has become one of the leading developers and operators with over 10 properties in our system across multiple brands, segments and geographies. Perhaps one of the most unique qualities that Al and his team possess is the expertise to deliver ROI objectives to investors in either a new construction or conversion scenario. Their attention to detail and ability to drive property level dedication and morale are also noteworthy. We look forward to expanding this partnership as a new opportunities continue to surface."

—**ROLAND SCHICK**, Regional VP, Franchise Sales & Development, InterContinental Hotels Group (IHG)



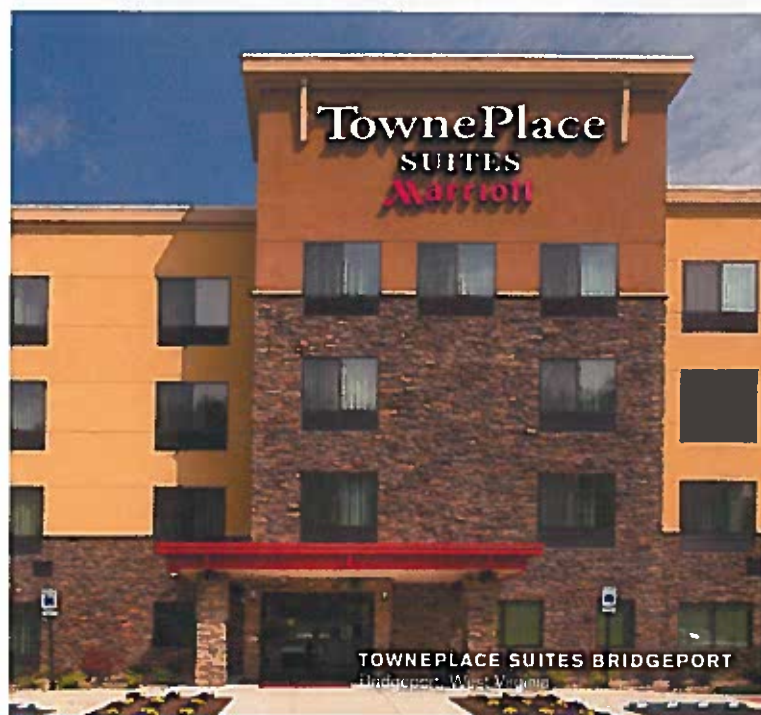
FAIRFIELD INN & SUITES BWI AIRPORT
Linthicum, Maryland

INVESTMENTS

The cyclical nature of business is always challenging. This is especially true in real estate and hotel development, which involve long-term investments based on what are often short-term facts.

At Baywood Hotels, we believe that successful developers are uncompromising in their investment standards during growth periods, so they will have the ability to act on the opportunities that arise in periods of decline.

That's why we continuously strive to make sound long-term decisions, while maintaining the flexibility to diversify and quickly adapt to those inevitable changes that often disrupt even the most well managed project.



TOWNEPLACE SUITES BRIDGEPORT
Bridgeport, West Virginia

MANAGEMENT SERVICES

At Baywood Hotels, we're known for our 'hands-on approach' to managing our properties. By empowering each of our associates on the property level and backing them up with the tireless support of our corporate office, we have developed a decidedly proactive approach to customer service. It's one that recognizes that providing superior guest service is the key to profitability and lasting success.

This fundamental philosophy guides our daily operations and helps both our corporate and local property associates to develop a deeper understanding of each hotel, the local community it serves and, most importantly, the expectations of both the clientele and the associates who serve them.

SALES AND MARKETING

It's a fact that a hotel operation is only as successful as its sales and marketing strategy.

We believe that an effective strategy needs to be insightful, flexible and, above all, comprehensive if it is to successfully guide a hotel's marketing efforts for the coming year.

Our strategies are based on realistic goals, up-to-date information and an in-depth knowledge of the local market. They are designed to help every hotel property produce incremental increases in both operating revenue and bottom line profitability.



"Al Patel and Baywood Hotels are exemplary franchisee partners. They have numerous hotels with us and several more approved. This includes the approval of five Home2 Suites by Hilton projects, Hilton's newly launched brand. They are truly brand pioneers and very professional to work with. In addition, they are strong operators and builders due to their extensive experience. All at Baywood Hotels are a delight to work with."

—CRAIG MANCE, Senior Vice President,
Franchise Development, Hilton Hotels Worldwide

DELIVERING ON THE BRAND PROMISE

At Baywood Hotels, we're proud of the high-quality, multi-branded, and select-service properties we represent. You can rest assured that every Baywood associate at each of these new or recently renovated properties takes professional pride in ensuring that our guests receive the friendliest experience possible.

We are especially proud of the successful, professional partnerships we have built with many of the finest names in the hospitality industry, including:

- Marriott
- Hilton
- InterContinental Hotels Group (IHG)

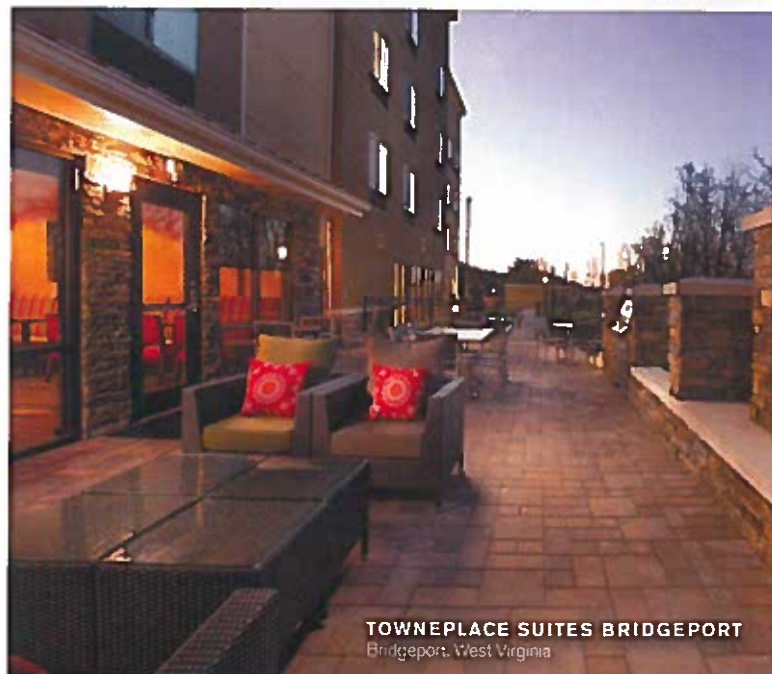
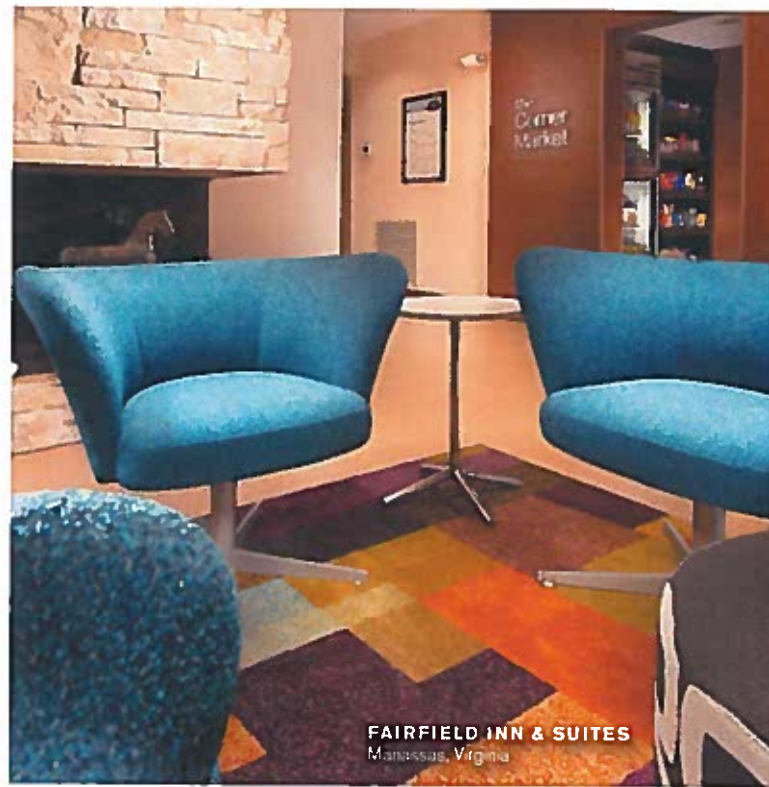
We consider the strength of these brand alliances as a testament to Baywood's unwavering belief in the values of commitment, teamwork and mutual respect.

BAYWOOD HOTELS

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AWARDS & RECOGNITION

2014

- **Hilton Wall of Fame 2nd Quarter** Hampton Inn Uvalde, TX
- **Connie Award for being one of the Top 6 Hampton Inns in North America for Property Quality and Guest Satisfaction** Hampton Inn Syracuse / Clay, NY
- **Hilton Wall of Fame 1st & 2nd Quarter** Hampton Inn Pampa, TX
- **IHG Global Partner In Safety Award** Holiday Inn Express Elkridge, MD

2013

- **Hampton Developer of the Year** Hampton Inn Haverhill, MA
- **IHG Global Partner In Safety Award** Holiday Inn Express Elkridge, MD
- **Hampton Movers & Shakers Award** Hampton Inn Pampa, TX
- **Hilton Wall of Fame 1st - 4th Quarter** Hampton Inn Pampa, TX
- **Marriott Silver Circle Award** TownePlace Suites Lexington Park, MD
- **Marriott Silver Circle Award** Fairfield Inn & Suites Germantown Gaithersburg, MD
- **The Uvalde Area Chamber of Commerce 2013 People's Choice Award** Hampton Inn Uvalde, TX
- **Rookie Business of the Year** Hampton Inn Uvalde, TX
- **IHG Renovation Award for 2013** Holiday Inn Express & Suites Chambersburg, PA
- **Top 100 Owners & Developers (28 of 100)** Hotel Business Magazine
- **Marriott CFRST Developer of the Year**
- **Marriott Most Improved Extended Stay Award** Residence Inn Lubbock, TX
- **Carlson Hotels President's Award** Country Inn & Suites Chambersburg, PA

2012

- **Top 100 Owners & Developers** Hotel Business Magazine
- **Top Third-Party Management Companies** Hotel Management Magazine
- **Marriott Strongest Collaborator** Fairfield Inn & Suites BWI Airport
- **Texas Chamber of Commerce Top 25 Hotels in Texas** TownePlace Suites Riverwalk San Antonio, TX
- **Best Adaptive Use Award** TownePlace Suites Riverwalk San Antonio, TX
- **Outstanding Commitment to Keep Doral Beautiful** Holiday Inn Express Miami, FL

2011

- **Top 100 Owners & Developers (28 of 100)** Hotel Business Magazine
- **Marriott CFRST Developer of the Year**
- **Marriott Silver Circle Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Most Improved Extended Stay Award** Residence Inn Lubbock, TX
- **Carlson Hotels President's Award** Country Inn & Suites Chambersburg, PA

2010

- **Top Hotel Companies** Hotel & Motel Management Magazine
- **Hilton Lifetime Achievement Award**
- **DoubleTree by Hilton Developer of the Year**
- **Home2 Suites by Hilton Best Conversion of the Year** Home2 Suites Baltimore, MD
- **Marriott CFRST Developer of the Year**
- **Marriott Gold Circle** TownePlace Suites Lexington Park, MD
- **Marriott International Best Custom Project** TownePlace Suites Riverwalk San Antonio, TX

2009

- **Marriott CFRST Developer of the Year**
- **Marriott CFRST Design & Construction Excellence**
- **Design & Construction Excellence Award** Courtyard Waldorf, MD
- **Design & Construction Excellence Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Silver Circle Award** Courtyard Waldorf, MD
- **Marriott Gold Circle Award** Fairfield Inn & Suites Germantown, MD
- **Home2 Suites by Hilton Developer of the Year**
- **IHG Renovation of the Year** Holiday Inn Express Logan Airport - Saugus, MA

2008

- **AAHOA Award for Excellence**
- **Marriott CFRST Developer of the Year**
- **Marriott Gold Circle Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Share Shifter Award** Fairfield Inn & Suites Germantown, MD
- **Magic General Managers** Fairfield Inn & Suites Germantown, MD
- **IHG Newcomer of the Year Award** Staybridge Suites BWI Airport
- **IHG Priority Club Reward Members' Choice Hotel of the Year Award** Staybridge Suites BWI Airport

2007

- **Marriott Gold Award** Fairfield Inn & Suites Germantown, MD
- **Renovation of the Year Award** Holiday Inn Express Fairfax, VA

2006

- **IHG Renovation of the Year** Holiday Inn Express, Baltimore
- **Design & Construction Excellence Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Platinum Award** Fairfield Inn & Suites Germantown, MD
- **Hilton Garden Inn Best Conversion Award** Hilton Garden Inn San Antonio, TX

2005

- **Marriott Gold Award** Fairfield Inn & Suites Germantown, MD
- **IHG Torchbearer Award** Holiday Inn Express Chambersburg, PA

2004

- **Gold Hospitality Award** Comfort Suites Chantilly, VA

2003

- **Marriott Gold Award** Fairfield Inn & Suites Manassas, VA
- **Silver Hospitality Award** Comfort Suites Chantilly, VA
- **IHG Newcomer of the Year** Holiday Inn Express & Suites Chambersburg, PA

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HOTEL LOCATIONS

FLORIDA REGION

FLORIDA HOTELS

- **FAIRFIELD INN** Miami Airport South
- **HAMPTON INN & SUITES** Lakeland
- **HOLIDAY INN EXPRESS** Miami Airport, Doral
- **HOLIDAY INN** Miami-Doral
- **HOMEWOOD SUITES** Miami, Brickell
- **HOTEL URBANO** Miami, Brickell
- **QUALITY INN** Miami Airport West
- **ROYAL POLO BY HILTON GARDEN INN** Miami, Brickell
- **SPRINGHILL SUITES** Jacksonville
- **STAYBRIDGE SUITES** Miami-Doral

MID-ATLANTIC REGION

MARYLAND HOTELS

- **AMERICAN INN OF BETHESDA** Bethesda
- **COURTYARD BY MARRIOTT** Waldorf
- **FAIRFIELD INN & SUITES** BWI Airport
- **FAIRFIELD INN & SUITES** Germantown
- **FAIRFIELD INN & SUITES** Hanover
- **HAMPTON INN & SUITES** Gaithersburg
- **HAMPTON INN & SUITES** Timonium
- **HAMPTON INN & SUITES** Woodlawn
- **HOLIDAY INN EXPRESS & SUITES** Annapolis
- **HOLIDAY INN EXPRESS & SUITES** Elkridge
- **HOLIDAY INN EXPRESS** Baltimore at the Stadiums
- **HOLIDAY INN EXPRESS** Baltimore/Washington Parkway, Hyattsville
- **HOLIDAY INN EXPRESS** Waldorf
- **HOME2 SUITES** Downtown Baltimore
- **HOME2 SUITES** White Marsh
- **HOMEWOOD SUITES** Gaithersburg
- **STAYBRIDGE SUITES** BWI Airport
- **TOWNEPLACE SUITES** Lexington Park

MID-ATLANTIC REGION

VIRGINIA HOTELS

- **CANDLEWOOD SUITES** Alexandria-Ft. Belvoir
- **COMFORT INN & SUITES** Dulles Airport, Sterling
- **COMFORT SUITES** Dulles Airport, Chantilly
- **DOUBLETREE BY HILTON** Dulles Airport, Sterling
- **FAIRFIELD INN & SUITES** Manassas
- **HAMPTON INN** Falls Church
- **HAMPTON INN & SUITES** Alexandria
- **HOLIDAY INN EXPRESS & SUITES** Manassas
- **HOLIDAY INN EXPRESS** Fairfax
- **HOLIDAY INN** Leesburg
- **SPRINGHILL SUITES** Alexandria
- **SPRINGHILL SUITES** Potomac Mills, Woodbridge

LOUISIANA REGION

LOUISIANA HOTEL

- **HAMPTON INN** Lake Charles



HOLIDAY INN- MIAMI DORAL
Miami, Florida



HAMPTON INN & SUITES
GAITHERSBURG
Gaithersburg, Maryland

MID-ATLANTIC REGION

PENNSYLVANIA HOTELS

- **COUNTRY INN & SUITES** Chambersburg
- **HOLIDAY INN EXPRESS & SUITES** Chambersburg
- **HOLIDAY INN EXPRESS** Harrisburg

WASHINGTON, DC HOTELS

- **COMFORT INN** Downtown/Convention Center
- **HAMPTON INN & SUITES** Washington DC
- **HOMEWOOD SUITES** Washington DC

WEST VIRGINIA HOTELS

- **TOWNEPLACE SUITES** Bridgeport
- **SPRINGHILL SUITES** West Virginia

NORTHEAST REGION

MASSACHUSETTS HOTELS

- **HAMPTON INN** Haverhill
- **HOLIDAY INN EXPRESS** Logan Airport, Saugus
- **HOLIDAY INN EXPRESS** Woburn

NEW YORK HOTELS

- **HAMPTON INN & SUITES** Buffalo Airport
- **HAMPTON INN** Ithaca
- **HAMPTON INN** Rochester North
- **HAMPTON INN** Seneca Falls
- **HAMPTON INN** Syracuse/Clay

TEXAS REGION

TEXAS HOTELS

- **COURTYARD BY MARRIOTT** Seaworld, San Antonio
- **HAMPTON INN & SUITES** San Antonio Airport
- **HAMPTON INN & SUITES** Selma-San Antonio/Randolph AFB
- **HAMPTON INN** Downtown/Market Square
- **HAMPTON INN** Pampa
- **HAMPTON INN** Temple
- **HAMPTON INN** Uvalde
- **HOLIDAY INN EXPRESS & SUITES** Alamo, San Antonio
- **HOLIDAY INN EXPRESS & SUITES** Seaworld, San Antonio
- **HOLIDAY INN EXPRESS & SUITES** Uvalde, San Antonio
- **HOLIDAY INN EXPRESS** Bay City
- **HOLIDAY INN EXPRESS** Riverwalk, San Antonio
- **HOME2 SUITES** Downtown Riverwalk, San Antonio
- **HOME2 SUITES** San Antonio Airport
- **HOMEWOOD SUITES** Lackland/Seaworld
- **RESIDENCE INN** Lubbock
- **RESIDENCE INN** Seaworld, San Antonio
- **SPRINGHILL SUITES** San Antonio Airport
- **SPRINGHILL SUITES** San Antonio Medical Center/Six Flags
- **SPRINGHILL SUITES** Seaworld, San Antonio
- **TOWNEPLACE SUITES** Downtown Riverwalk, San Antonio
- **TOWNEPLACE SUITES** Eagle Pass

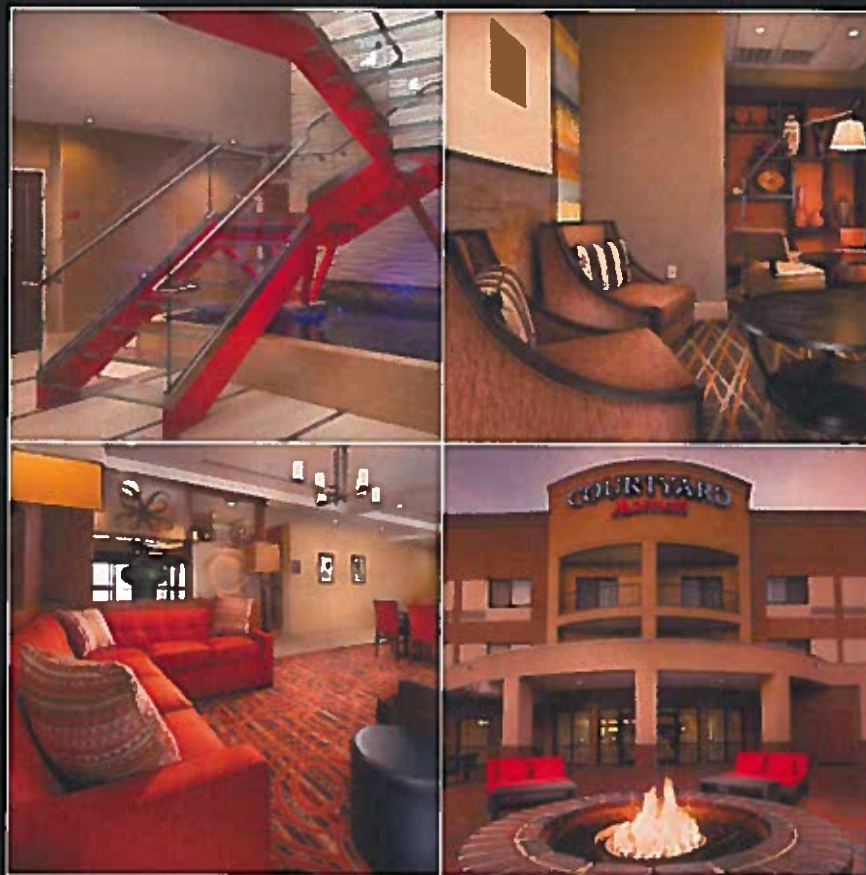
INTERNATIONAL

INDIA HOTELS

- **HAMPTON INN** Vadodara-Alkapuri, Gujarat



HAMPTON INN VADODARA
Vadodara, Gujarat



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TAX BENEFITS FOR THE CITY OF WINDCREST AND STATE OF TEXAS FROM PROPOSED HOLIDAY INN EXPRESS AND SUITES **Holiday Inn Express and Suites**

Real Estate Tax Revenue Annually	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
Projected Annual Real Estate Tax at 2.54% rate = \$	124,495 \$	128,645 \$	131,412 \$	134,178 \$	135,561 \$	1,355,614 \$	2,009,905
Estimated State Share of Real Estate Tax 11% = \$	13,694 \$	14,151 \$	14,455 \$	14,760 \$	14,912 \$	149,118 \$	221,090
Estimated City/County/School District Share of Real Estate Tax 89% = \$	110,801 \$	114,494 \$	116,956 \$	119,419 \$	120,650 \$	1,206,496 \$	1,788,816
Estimated City Share of the Real Estate Tax 3.4% = \$	4,233 \$	4,374 \$	4,468 \$	4,562 \$	4,609 \$	46,091 \$	68,337

Sales Tax Revenue Annually	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
Revenue from Sales Tax on Meeting Rooms and other Misc. Items	6,790 \$	7,092 \$	7,386 \$	7,622 \$	7,981 \$	79,810 \$	116,681
State of TX (6%) = \$	6,790 \$	7,092 \$	7,386 \$	7,622 \$	7,981 \$	79,810 \$	116,681
Total Annual Sales Tax (6%) = \$	6,790 \$	7,092 \$	7,386 \$	7,622 \$	7,981 \$	79,810 \$	116,681

Hotel Tax Revenue Annually	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
Revenue from Rental of Hotel Rooms	2,000,565 \$	2,067,251 \$	2,111,708 \$	2,156,165 \$	2,178,393 \$	21,783,930 \$	32,298,011
Projected Annual Hotel Room Rental Revenue	2,000,565 \$	2,067,251 \$	2,111,708 \$	2,156,165 \$	2,178,393 \$	21,783,930 \$	32,298,011
State of TX Lodging/Sales Tax (6%) = \$	120,034 \$	124,035 \$	126,702 \$	129,370 \$	130,704 \$	1,307,036 \$	1,937,881
City Hotel Tax (7%) = \$	140,040 \$	144,708 \$	147,820 \$	150,932 \$	152,488 \$	1,524,875 \$	2,260,861
Total Annual Lodging/Sales Tax (13%) = \$	260,073 \$	268,743 \$	274,522 \$	280,301 \$	283,191 \$	2,831,911 \$	4,198,741

Total Annual Tax Revenue from Room Rentals	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
State of Texas Tax Revenue = \$	126,824 \$	131,127 \$	134,088 \$	136,992 \$	138,685 \$	1,456,153 \$	2,123,869
City Tax Revenue = \$	146,830 \$	151,800 \$	155,206 \$	158,554 \$	160,469 \$	1,524,875 \$	2,297,732
Total Annual Tax Revenue to State and City = \$	273,653 \$	282,927 \$	289,294 \$	295,545 \$	299,153 \$	2,981,028 \$	4,421,601

Total Annual Payroll	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
Holiday Inn Express and Suites Payroll = \$	380,107 \$	392,778 \$	401,224 \$	409,671 \$	413,895 \$	4,138,947 \$	6,136,622

TOTAL ANNUAL SALES TAX REVENUE GENERATED BY HOTEL GUESTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
TOTAL ROOMS RENTED =	22,229	23,340	24,507	25,732	27,019	270,189	393,015
GUEST PER ROOM =	2.5	2.5	2.5	2.5	2.5	2.5	2.5
DAILY FOOD, DRINK, SHOPPING = \$	30 \$	31 \$	32 \$	33 \$	34 \$	38 \$	
TOTAL SPENDING = \$	1,667,138 \$	1,808,844 \$	1,960,554 \$	2,122,912 \$	2,296,605 \$	25,667,937 \$	35,523,989
SALES TAX AT 8.25% = \$	137,539 \$	149,230 \$	161,746 \$	175,140 \$	189,470 \$	2,117,605 \$	2,930,729
CITY'S SHARE FROM SALES TAX AT 25% = \$	34,385 \$	37,307 \$	40,436 \$	43,785 \$	47,367 \$	529,401 \$	732,682

SUMMARY	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-15	TOTAL 15 YEARS
ANNUAL HOTEL TAX REVENUE TO COUNTY CITY = \$	146,830 \$	151,800 \$	155,206 \$	158,554 \$	160,469 \$	1,524,875 \$	2,297,732
ANNUAL PAYROLL TO CITY = \$	380,107 \$	392,778 \$	401,224 \$	409,671 \$	413,895 \$	4,138,947 \$	6,550,517
TOTAL ANNUAL REVENUE TO COUNTY CITY = \$	526,937 \$	544,577 \$	556,430 \$	568,225 \$	574,363 \$	6,077,716 \$	8,848,248
CITY'S SHARE FROM SALES TAX AT 25% = \$	34,385 \$	37,307 \$	40,436 \$	43,785 \$	47,367 \$	529,401 \$	732,682
TOTAL REVENUE GENERATED BY HOLIDAY INN EXPRESS FOR CITY = \$	561,322 \$	581,885 \$	596,866 \$	612,010 \$	621,731 \$	6,607,118 \$	9,580,931
TOTAL 15 YEAR PROPERTY TAX TO COUNTY, ISD, CITY = \$							1,788,816
TOTAL 15 YEAR PROPERTY TAX TO CITY = \$							68,337
TOTAL 15 YEAR OTHER TAX REVENUE TO COUNTY CITY = \$							9,580,931