



REQUEST FOR CITY COUNCIL AGENDA ITEM

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| Agenda Date Requested: <u>June 10, 2024</u> |
| Requested By: <u>Teresa Evans, Director</u> |
| Department: <u>Planning and Development</u> |
| <input type="radio"/> Report <input type="radio"/> Resolution <input checked="" type="radio"/> Ordinance |

| Appropriation | |
|-------------------|---|
| Source of Funds: | <u>N/A</u> |
| Account Number: | <u>N/A</u> |
| Amount Budgeted: | <u>N/A</u> |
| Amount Requested: | <u>N/A</u> |
| Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No |

Exhibits: Ordinance 2024-3987; Aerial Map; Zoning Map; FLUP Map; Notification Map; Application and Concept Plan; E-mail; PZ Decision Letter; Legal Ad Notice

SUMMARY & RECOMMENDATION

Sailesh and Paresh Gandhi, owner/applicant, are seeking approval of a Special Conditional Use Permit (SCUP) 24-91000003 to allow for the development of a hotel (NAICS Code 7211100) within the General Commercial (GC) zoning district. The property includes 2.4 acres of land, located west of S. 13th St. and south of K St., an undeveloped right-of-way, and is legally described as Reserve A, Block 1, Home Porte, Harris County, Texas.

The subject property is currently undeveloped. The applicant proposes to construct a single building with two hotel chains- TownePlace Suites and Fairfield Inn and Suites, both under the Marriott Group. The building will be approximately 80,000 square feet and four stories in height.

The hotel building will feature a 1,200-square-foot meeting room available to the public to rent, and a gym and laundry facility for guests. Amenities will include two outdoor seating areas, a BBQ area, and an outdoor swimming pool. A bar will be open between the hours of 4 pm and 10 pm to customers and the public.

Access to the site is proposed in two locations: to the east through an access easement agreement with a proposed retail shopping center development, and to the south through an access easement agreement with an existing hotel. One hundred fifty-seven (157) parking spaces are proposed. The current owner also operates two other hotels in La Porte, Home2 Suites and Candlewood Suites. The properties to the east and south are owned by the owner of the proposed hotel.

The La Porte Planning and Zoning Commission held a public hearing on this item at a special meeting on May 2, 2024. Staff mailed forty-one (41) notices to property owners located within 300 feet of the subject property. No notices were returned and no one from the public spoke at the hearing. However, staff received an email on May 13, 2024, expressing concern about a Residence Inn that was constructed by the applicant in Galveston.

The Commission voted on a motion to recommend approval of SCUP 24-91000003, as presented, to the La Porte City Council. The motion passed 6-0.

STRATEGIC PLAN STRATEGY AND GOAL

Governance: The City of La Porte is governed in a transparent, efficient, accountable, and responsive manner on behalf of citizens that actively promotes citizen involvement.

Economic Development: The City of La Porte will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.

ACTION REQUIRED BY CITY COUNCIL

Approve or deny Ordinance 2024-3987 for SCUP request #24-91000003, to allow for the development of a hotel (NAICS Code 7211100) on a 2.4-acre tract of land located west of S. 13th St., and on the south side of K St. (undeveloped right-of-way), legally described as Reserve A, Block 1, Home Porte, Harris County, Texas.

Approved for the City Council meeting agenda

Corby D. Alexander, City Manager

Date