

301 West Wintergreen HEDC Board of Directors

Public Hearing

March 3, 2025

Project Overview

- Location: NWC of I-45 and Wintergreen Road

Components:

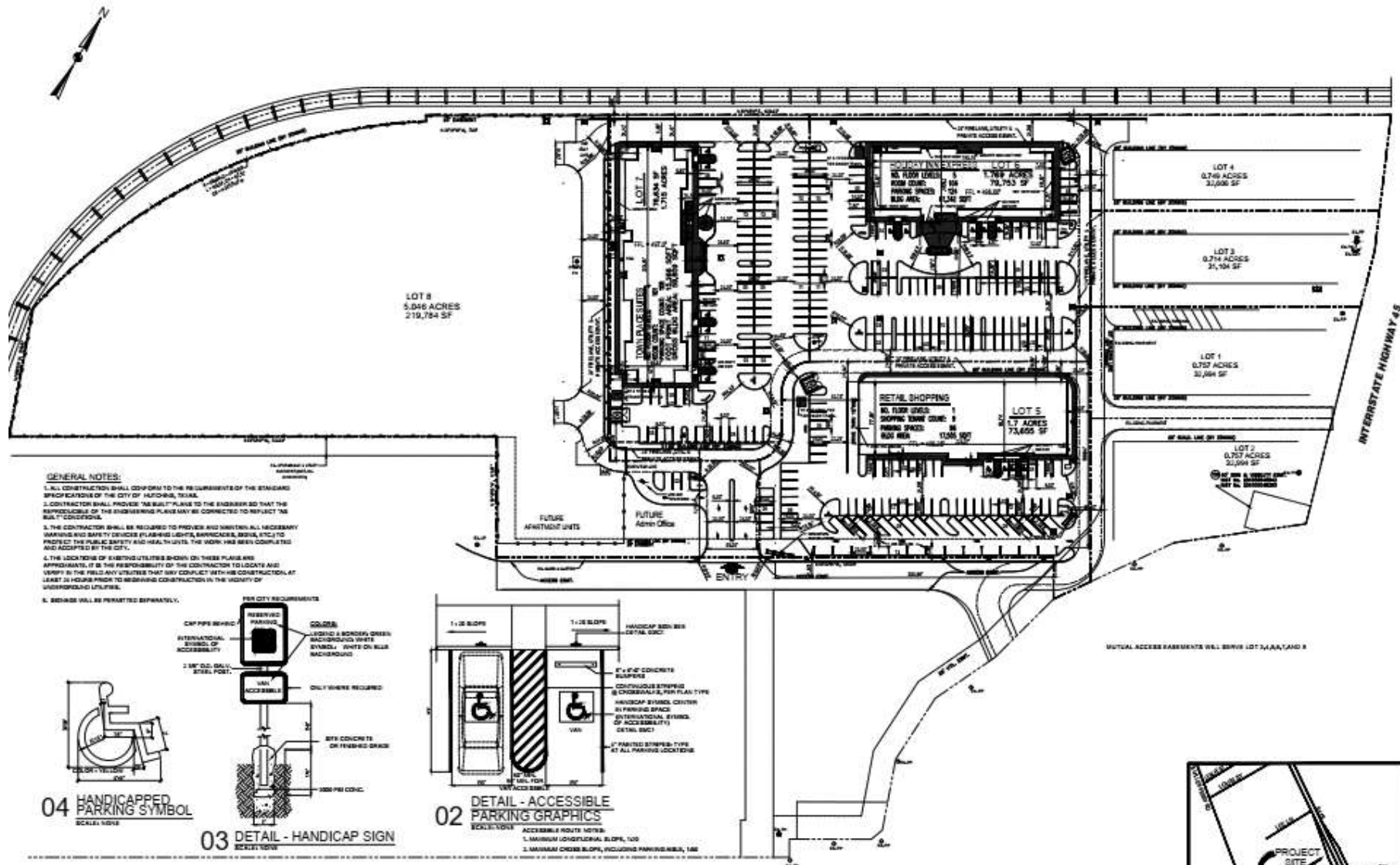
- 2 Hotels:
 - Holiday Inn Express & Suites (106 rooms, 5 stories)
 - Towne Place by Marriott (99 rooms, 4 stories)
- Retail: 17,000 SF
- Combined 145,000 SF with meeting spaces
- Total Investment: \$35.78 million (including land costs)

Updated Incentive Requests

- Hotel Occupancy Tax: 40% rebate for 10 years (lowered to 10 years at the January 21 Council meeting)
- Real Property Tax Abatement: 50% for 10 years on hotels and retail
- Fee Reductions:
 - Municipal fees, permits, and plan reviews reduced by at least 50%
 - 50% reduction in roadway impact fees
- TX DOT Deceleration Lanes Grant:
 - Increased request from \$300,000 to \$400,000 from HEDC
 - Suggested partnership with neighboring businesses
- Sewer Infrastructure: City-led upgrades and completions

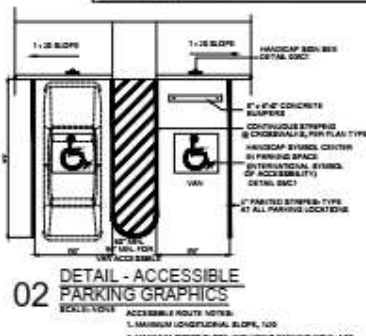
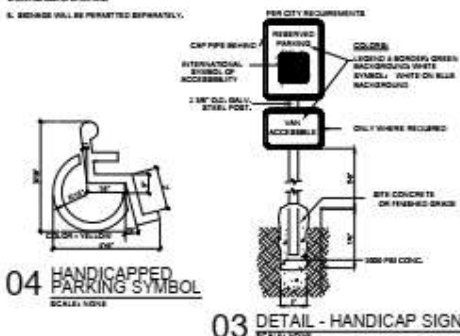
Hotel Site Plan





GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF HUTCHES, TEXAS.
2. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRESENTATIVE OF THE ENGINEERING FIRM MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY SHIELDING AND SAFETY DEVICES PLANNED LIGHTS, BARRICADES, SIGNS, ETC. TO PROTECT THE PUBLIC SAFETY AND HEALTH UNITS. THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
4. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.
5. BEDROCK WILL BE PERMITTED SEPARATELY.



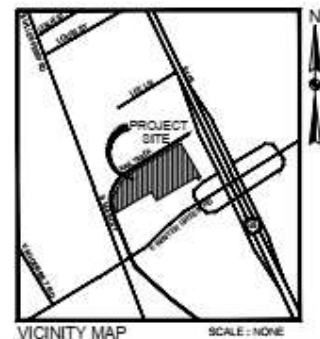
01 ENGINEERING SITE PLAN AND DIMENSION CONTROL

SCALE: 1" = 80'-0"



PROPOSED DEVELOPMENT AT WINTER GREEN
TOTAL PARKING REQUIRED 392 SPACES

PARKING	3 STORY HS HOTEL (LOT 4)	3 STORY TFS HOTEL (LOT 7)	RETAIL SHOPPING (LOT 5)	TOTAL
PARKING REQUIRED	1 SPACEDOWN UNIT + 181 SPACES	1 SPACEDOWN UNIT + 181 SPACES	1 SPACEDOWN UNIT + 181 SPACES	282 SPACES
LOADING UNLOADING	12 SPACES	12 SPACES	12 SPACES	36 SPACES
TOTAL PARKING REQUIRED	193 SPACES (1 VAN)	193 SPACES (1 VAN)	193 SPACES (1 VAN)	578 SPACES (3 VANS)
HAZ. PARKING UNLOADING	2 SPACES (1 VAN)	2 SPACES (1 VAN)	2 SPACES (1 VAN)	6 SPACES (3 VANS)
LOADING PARKING UNLOADING	1 SPACE	1 SPACE	1 SPACE	3 SPACES



HI Express



Holiday Inn Express

- 1.769 Acres
- 63,316 Sq Ft.
- 106 Rooms
- Taxable Value
 - \$14,569,084, including land cost
- 25 Employees

TownPlace Suites



Town Place

- 1.715 acres
- 59,809 Sq Ft.
- 99 Rooms
- Taxable Value
 - Estimated at \$16,217,199
- 28 Employees

QT Hotel Site Retail 17,000 SF



Retail Project

17,000,000 Square Feet

28 Employees

\$4,500,000 Taxable Value

Key Features

- Construction Material: Hebel Autoclaved Aerated Concrete (AAC)
 - Lightweight, fire-resistant, insulating, and recyclable
- Eco-Friendly Initiatives:
 - Green product usage
 - Energy-efficient designs
- Community Impact:
 - New meeting spaces, increased tourism, and retail opportunities

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Financial Impact

- Hotels' Contribution:
 - Enhanced lodging options
 - Support for local tourism and events
- Retail Benefits:
 - Increased shopping opportunities
 - Complementary services for visitors
- Municipal Savings:
 - Efficient infrastructure use
 - Long-term property value appreciation

Conclusion

- Very Complex Project
 - Incentives
 - Impact Fee Waivers
 - Tax Abatements Length and Amount
 - Hotel Occupancy Tax Rebate request (40% for 10 year)
 - Infrastructure Improvements
 - Water Sewer
 - Roadway Improvement including Deceleration Lanes

Recommendations

- The HEDC Board approved recommending a \$400,000 grant to assist with deceleration lanes for the Project.
- The HEDC recommends approval of the attached Resolution.