



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 14, 2025

Reference: Public Hearing: Consider approval of PD-221R3R6, AC Hotel by Marriott, Lot 1R-8R, Block C, Duke Lesley Addition, a new Detail Planned Development, amending the currently approved hotel plans by adding 402-sf and four rooms to the hotel layout on 2.66 acres of land located on the northwest quadrant of I-635 and S. Belt Line Road, at the request of DK Patel of Whitestone Hospitality Management, being represented by Alek Strimple with Quiddity Engineering, LLC.

2040: Create Business and Innovation Nodes

Introduction:

Four hotel rooms are proposed to be added to the AC by Marriott Hotel site located on the vacant lot east of the Four Points by Sheraton hotel site and west of the Point West Shopping Center on S. Belt Line Road. This requires an amendment to the current Planned Development zoning district.

Background:

The lot was previously approved for a 130 room Hilton Garden Inn hotel with 137 parking spaces (one per room and one per 200 square feet of meeting space). This was administratively amended to allow AC by Marriott with the same room and parking counts. With the current request, AC by Marriott is increasing the room count by four, which requires four more parking spaces. They are proposing to offer a shuttle bus to and from the airport and surrounding businesses to offset the increase.

The building is proposed to be five stories in height with a combination of charcoal grey brick, white, grey and bronze EIFS with grey metal panels and accented with dark bronze vertical louvers. The building signage shown is for illustrative purposes only and will be reviewed at time of sign permit. There are very minor changes to the approved Landscape Plan.

Benefit to the Community:

Provides additional lodging options and rooms for the community.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of PD-221R3R6-HC, subject to the following conditions:

1. There may be additional comments at the time of building permit and detail engineering review.
2. A shuttle service shall be provided to and from DFW Airport and surrounding businesses.
3. To allow the parking as proposed - one required parking space per room and one required parking space per 450 square feet of meeting space.
4. The previously approved conditions shall be carried forward, as follows:
 - a. To allow a 5-foot landscape buffer along the southern property line.
 - b. To allow four colors and greater coverage of secondary colors to match the hotel prototype colors.
 - c. To allow for one loading zone on the west side of the building.