



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 11, 2025

Reference: Consider approval of an ordinance for Planned Development-221 Revision 3 Revised 6-Highway Commercial (PD-221R3R6-HC), 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, and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask Council to approve an Ordinance for case PD-221R3R6-HC, to amend the currently approved plans to allow four hotel rooms 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 South Belt Line Road.

Background:

On September 18, 2025, 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 Dallas Fort Worth 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 five-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.

On October 14, 2025, the City Council (7-0) approved the zoning change request with the same conditions.

Benefit to the Community:

Provides additional lodging options and rooms for the community.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C – Floor Plan
5. Exhibit D – Landscape Plan
6. Exhibit E – Elevations