



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 10, 2026

Reference: Public Hearing: Consideration of PD-295R6-HC, Prologis Park One Twenty One Lot 2R-2R3, Block B (Tru Hotel), a new Detail Planned Development revising the current concept plan of Planned Development-295-Highway Commercial, to allow a detail plan for a four story, 46,226 sf hotel, with 100 rooms in lieu of the original office concept on 2.05 acres of land located on the northwest side of Northwestern, southwest of Freeport Parkway, at the request of Sharif Choudhury, being represented by Will Winkelmann, Winkelmann Associates.

2040: Create Business and Innovation Nodes

Introduction:

The request is for a Detail Planned Development revising the current concept plan of Planned Development-295-Highway Commercial, to allow a detail plan for a four story, 46,226 sf hotel, with 100 rooms in lieu of the original office concept.

Background:

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurants and office uses on 8.6 acres, and a Detail Site Plan for a QT convenience store with gas pumps fronting on Freeport Parkway. The QT gas station has since been constructed. In August of 2020, City Council approved a Detail Site Plan for a 73,190-sf Sheraton Four Points Hotel, which has not yet been constructed. In July 2023, Council approved a Popeyes Chicken and Tim Horton's sit down/drive thru restaurants. Popeye's has since been constructed and is operational and the Tim Horton's tract is still vacant. The subject property is currently conceptually planned for office.

Detail Site Plan, Landscape Plan and Tree Mitigation:

The Detail Site Plan is for a four-story hotel, approximately 46,226-sf in size. The 100-room hotel will meet the minimum room size of 285 sf; has a 750-sf lobby; a 1,200-sf conference area; and covered area provided immediately adjacent to the building entrance as required by ordinance. As required, three additional amenities are proposed: a fitness area (600-sf), a gift store/pantry (300-sf) and an outdoor plaza area (1,000-sf). The applicant is requesting a variance to the required minimum 125 room count (proposing 100 rooms).

There is adequate circulation within and connecting to the adjacent properties. A small extension of the drive will be constructed at this time onto the Four Points by Sheraton site, which will access four shared parking spaces.

The parking required for this proposal is 108 parking spaces. By sharing three with the proposed hotel to the southwest, they are meeting the requirement. A cross-parking easement should be provided and is listed as a condition of approval.

The site will have a minimum 20-ft landscape buffer along Northwestern Drive with Red Oaks and Burford Hollies along the head-in parking. Within the linear park on the northwest property line, there are a variety of trees, shrubs and grasses. A curvilinear sidewalk is proposed to be integrated which will lead to a focal point at the midpoint. Amenities will be added to the area including benches, shade structures and trash receptacles. The central focal point has not been fully developed. The Planning and Zoning Commission listed a condition of the recommendation to give staff the authority to sign off on the focal point artwork administratively when the plan has been fully developed. Overall, the proposed landscape area is slightly deficient from what is required, and the applicant has included 2,742 sf of enhanced sidewalk paving adjacent to the building to offset the deficit. This is listed as a PD condition.

There are 42 total trees proposed to be planted. The site does have three existing mesquite trees on it, however, due to numerous factors (ie: the location of the building, parking, and topography) none are proposed to remain. The tree mitigation for this site is proposed to be \$1,800. This will be required to be paid prior to the removal of any trees.

Elevations & Signage

The building is proposed to be constructed of a combination of dark red brick, dark grey stone, and cream color EIFS with a greyish metal canopy. The rendering provides a good illustration of the combination of building materials as well as the building's articulation both vertically and horizontally. The first floor of the building will be red brick, with the second floor being the dark grey stone. The dark grey stone will extend to the top of the structure on the northwest elevation. The red brick extends to the top towards the center of the structure. The third and fourth floors are mainly EIFS.

There is a monument sign proposed (5-ft x6-ft) which will have a brick base that will match the building. Signage is depicted on the building. Staff will require that all signage meet city ordinances at time of permitting.

Benefit to the Community:

This will provide additional office and distribution options within the city and will create jobs.

Legal Review:

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

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission recommended APPROVAL (7-0) of the request subject to the following conditions:

1. The room count be allowed to be 100 rooms as opposed to the 125 rooms as required by ordinance.

2. To allow the 21,927- sf total landscape area and 2,742- sf enhanced pavement on the sidewalk around the building in lieu of the required 24,669 -sf total landscape area.
3. Tree removal permit required. \$1,800 due at that time.
4. There may be additional comments at the time of Building Permit and Detail Engineering Review.
5. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.
6. A cross-parking agreement is needed with the adjacent property to the southeast for the shared parking.
7. The Community Development Director is eligible to administratively approve the plans for the focal point.
8. Signs shall comply with City Ordinances.

ATTACHMENTS:

1. PZ Staff Report
2. Concept Plan
3. Detail Site Plan
4. Landscape Plan & Tree Survey
5. Elevations & Details
6. Floor Plan (1st-4th)
7. Renderings