



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** April 14, 2026

**Reference:** Consider adoption of an Ordinance for 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, and authorizing the Mayor to sign.

### 2040: Create Business and Innovation Nodes

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#### **Introduction:**

The purpose of this agenda item is to ask Council to adopt an Ordinance 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:**

On February 19, 2026, 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.

On March 10, 2026, City Council (7-0) approved the request with the same conditions.

**Benefit to the Community:**

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

**Legal Review:**

The City Attorney drafted the Ordinance.

**Fiscal Impact:**

N/A

**Recommendation:**

The Community Development Department recommends adoption of the Ordinance.