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September 4, 2025

Mary Paron-Boswell, AICP
City of Coppell Planning Division
265 Parkway Boulevard.
Coppell, Texas 75019
P.O. Box 9478

Re: PD Zoning Application
Detail Site Plan in Conformance with Concept Plan
AC Hotel by Marriott
Interstate 635 and S. Belt Line Rd.
Coppell, Texas 75019

Dear Mary Paron-Boswell:

On behalf of Whitestone Hospitality Management LLC, Quiddity Engineering LLC has prepared the PD Zoning Application package for the AC Hotel by Marriott development. The 2.66-acre site is currently undeveloped. The application proposes to change from the existing detail site plan to a new detail site plan under the proposed zoning case number PD-221R3R6-HC. A summary of changes from the previously approved detail site plan is shown in the tables below.

The site is located at the northwest corner of the intersection of Interstate 635 and S. Belt Line Road within the city limits of Coppell, Texas.

The detail site plan will include the development of a single hotel, an AC Hotel by Marriott. The Tree Survey/Mitigation Plan is not included, as there are no existing trees on site.

SITE DATA TABLE		
	Previous	New
Zoning	PD-221R3R5-HC	PD-221R3R6-HC
Building Footprint (SF)	17,050	17,321
Gross Floor Area (SF)	75,030	75,432
Building Height (ft)	65	65
Total Parking Required	137	141
Parking Required (1/room)	130	134
Parking Required (1/200 SF of meeting space)	7	6.5
Total Parking Provided	137	137
Total Landscape Required (interior landscaping, SF)	5,574	5,788
Total Landscape Provided (interior landscaping, SF)	5,578	5,817
Total Landscape Required (non-vehicular open space, SF)	14,698	14,763
Total Landscape Provided (non-vehicular open space, SF)	15,049	15,566
Tree Count Required	46	46
Tree Count Provided	75	74

AMENITY TABLE		
Required	Previously Provided	Currently Provided
Minimum of 125 rooms	Yes (130 rooms)	Yes (134 rooms)
Minimum room size of 285 square feet	Yes (315 SF min)	Yes (332 SF min)
Interior climate control corridor	Yes	Yes
Lobby/waiting/atrium area (min. 750 SF)	Yes (3,500 SF min)	Yes (3,500 SF min)
Restaurant - limited service	Yes	Yes (full-service rest. & bar)
Prote-cochere or other covered area	Yes	Yes
Meeting space (min. 1,200 SF)	Yes (1,400 SF)	Yes (1,300 SF)
Minimum of 2 acres	Yes	Yes
Provide staff 24 hrs/day	Yes	Yes
Optional	Previously Provided	Currently Provided
Indoor/outdoor pool (min 600 SF water surface area)	Yes	Yes
Equipped weight room/fitness center (min. 600 SF)	Yes (1,060 SF)	Yes (1065 SF)
Playground	No	No
Sport court	No	No
Jogging trail (min 1/4 mile)	No	No
Gift/pantry snack (min. 300 SF)	No	Yes
Meeting space 5,000 SF	No	No
Full-service restaurant (min. seating capacity of 35)	Yes	Yes
Outdoor plaza (1,000 SF)	Yes (1,400 SF)	Yes (1,400 SF)

If there is additional information that you require, please contact me at (972) 265 7174.

Sincerely,

Alek W. Strimple, PE

AWS/ot

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