



# STAFF REPORT

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<b>MEETING DATE:</b>	March 3, 2025
<b>MEETING TYPE:</b>	Hutchins City Council
<b>SUBMITTED BY:</b>	Guy Brown
<b>AGENDA CAPTION:</b>	<p>Conduct a Public Hearing regarding a request for a 4B project at and near 301 West Wintergreen.</p> <p>Open the Public Hearing and receive comments</p> <p>Discuss and consider Resolution R2025-03-1246 OF THE CITY COUNCIL OF THE CITY OF HUTCHINS, TEXAS, APPROVING A 4B PROJECT FOR THE PURPOSE OF INFRASTRUCTURE IMPROVEMENTS FOR PROPERTY LOCATED AT AND NEAR 301 WEST WINTERGREEN, HUTCHINS, TEXAS; AUTHORIZING THE HEDC EXECUTIVE DIRECTOR TO EXECUTE THE FINAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Guy Brown, HEDC Executive Director</p>

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## **Background Information**

This is an Action Item related to the previously held Public Hearing.

This Project is a new development proposed at the northwest corner of I-45 and Wintergreen Road. This project includes the construction of two hotels and a retail shopping center, representing a total capital investment of approximately \$35,781,283.

Project Visitation involves the development of two hotels and a retail component. The first hotel, Holiday Inn Express & Suites, will be located at 311 Wintergreen Road. It will include a five-story building with 106 guest rooms and represent a total investment of \$14,569,084, including land costs. The second hotel, Towne Place by Marriott, will be located at 321 Wintergreen Road. This hotel will have a four-story design with 99 guest rooms, with an estimated investment of \$16,217,199.

Combined, the two hotels and retail will encompass 145,231 square feet. The retail component of the project includes 17,000 square feet of space, with an estimated investment of \$5,000,000. Drawings are in the attached PowerPoint Presentation.

The Texas Department of Transportation is requiring the applicant to construct a series of deceleration lanes to accommodate the project. According to the applicant the deceleration lanes are now projected to cost approximately \$800,000. The applicant is requesting the HEDC contribution of \$400,000 to help offset these costs.

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## **Budget Implications**

If approved, the cost of the assistance would be derived from the HEDC budget. A grant of \$400,000 was recommended by the HEDC Board of Directors at their February 13, 2025 meeting. The item is now going to the City Council for final approval..

### **Operational Impact**

Operational impact is minimal, the HEDC will release the grant to the business once the terms of the agreement are met.

### **Legal Review**

The City Attorney has drafted an Economic Development Agreement related to the project.

### **Staff Recommendation**

The HEDC Board of Directors is recommending that the City Council approve the attached Resolution and Agreement.