



STAFF REPORT

MEETING DATE:	February 2, 2026
MEETING TYPE:	Hutchins City Council
SUBMITTED BY:	Guy Brown
AGENDA CAPTION:	A RESOLUTION OF THE HUTCHINS CITY COUNCIL, APPROVING AN AMENDED AND RESTATED CIVIC CENTER DEVELOPMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF HUTCHINS, TEXAS AND PINECOVE INVESTMENT HUTCHINS LLC, FOR PROPERTY LOCATED AT AND NEAR 311 WINTERGREEN ROAD HUTCHINS, TEXAS.

Background Information

The applicant is requesting a year extension that would be given until December 31, 2026, to initiate construction of the project.

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.

The original Agreement was approved by the Council on March 3, 2025.

Budget Implications

If approved, the cost of the assistance would be derived primarily from the Hotel Occupancy Tax Funds attributed to the Project.

Operational Impact

Operational impact is minimal; the City of Hutchins will release the grant to the business once the terms of the agreement are met.

Legal Review

The City Attorney drafted the attached Amended and Restated 380 Agreement related to the project.

Staff Recommendation

The Executive Director is recommending that the Council approve the extension of the agreement.