

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****Planner: Sheila Alcantara Segovia****FILE NUMBER:** MZ-25-000014**DATE FILED:** August 19, 2025**LOCATION:** Southeast corner of Mountain Creek Parkway and South Merrifield Road**COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** ±3.1 acres**CENSUS TRACT:** 48113016521**REPRESENTATIVE:** Keyur Rathod – Triangle Engineering LLC**APPLICANT:** Roger Sotelo – Dallas Mountain Creek Lodging LLC**OWNER:** Nimesh Patel – Dallas Mountain Creek Lodging LLC**REQUEST:** An application for minor amendment to the development plan on property zoned North Zone Subdistrict B within Planned Development District 521**STAFF RECOMMENDATION:** Approval.**Planned Development District No.521:**<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=521>

**BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 521 was approved by City Council on November 11, 1998, on property previously zoned PD 187.
- The area of request is currently undeveloped.
- The property has an approved preliminary plat (S223-034) that will be relied upon for establishing the building site for development.
- On February 21, 2024, City Plan Commission approved the original development plan, Allowing for 85 hotel rooms.
- The purpose of the request is to modify the building count and footprint, reconfigure surface parking, and modify ingress/egress.

**MINOR AMENDMENT CRITERIA:**

**SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS**

**(h) Amendments to the development plan.**

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property.

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade.

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect

and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

#### REQUEST DETAILS:

The following table shows development standards applicable to the current area of request site. The yard, lot, and space regulations for Subdistrict B outlined in PD 521 must be read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. If there is a conflict between the PD and Chapter 51A, the PD regulations control. PD 521 refers to the use regulations in Sec. 51A-4.200 to determine the specific off-street parking and loading requirements for each use.

	Setbacks		Height <sup>1,3</sup>	Lot Coverage <sup>2</sup> , FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
<b>Hotel use in PD 521 Subdistrict B North Zone</b>	15' min	10 minimum side and rear yard	Max height is 160' for lodging use, subject to RPS. Max 12 stories for non-residential structures	60% max lot coverage for lodging use 0.5538 max FAR for lodging use No min lot size	No parking required for lodging use	Maximum combined floor area for Subdistrict B min 6' wide sidewalk generally located parallel to and btwn 5'-15' from back of curb along eastern frontage of Mountain Creek Parkway

<sup>1</sup>Compliance with height requirements, including RPS, to be confirmed at permitting.

<sup>2</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Modify the building footprint from 9,600 square feet to 11,570 square feet and add an additional hotel room;
2. Reconfigure surface parking and increase the number of parking spaces provided from 85 to 89 spaces; and
3. Show updated property lines for area of request, including two lots proposed under CPC-approved preliminary plat S223-034.

The city arborist has reviewed the request and has no objection to the proposed development plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections.

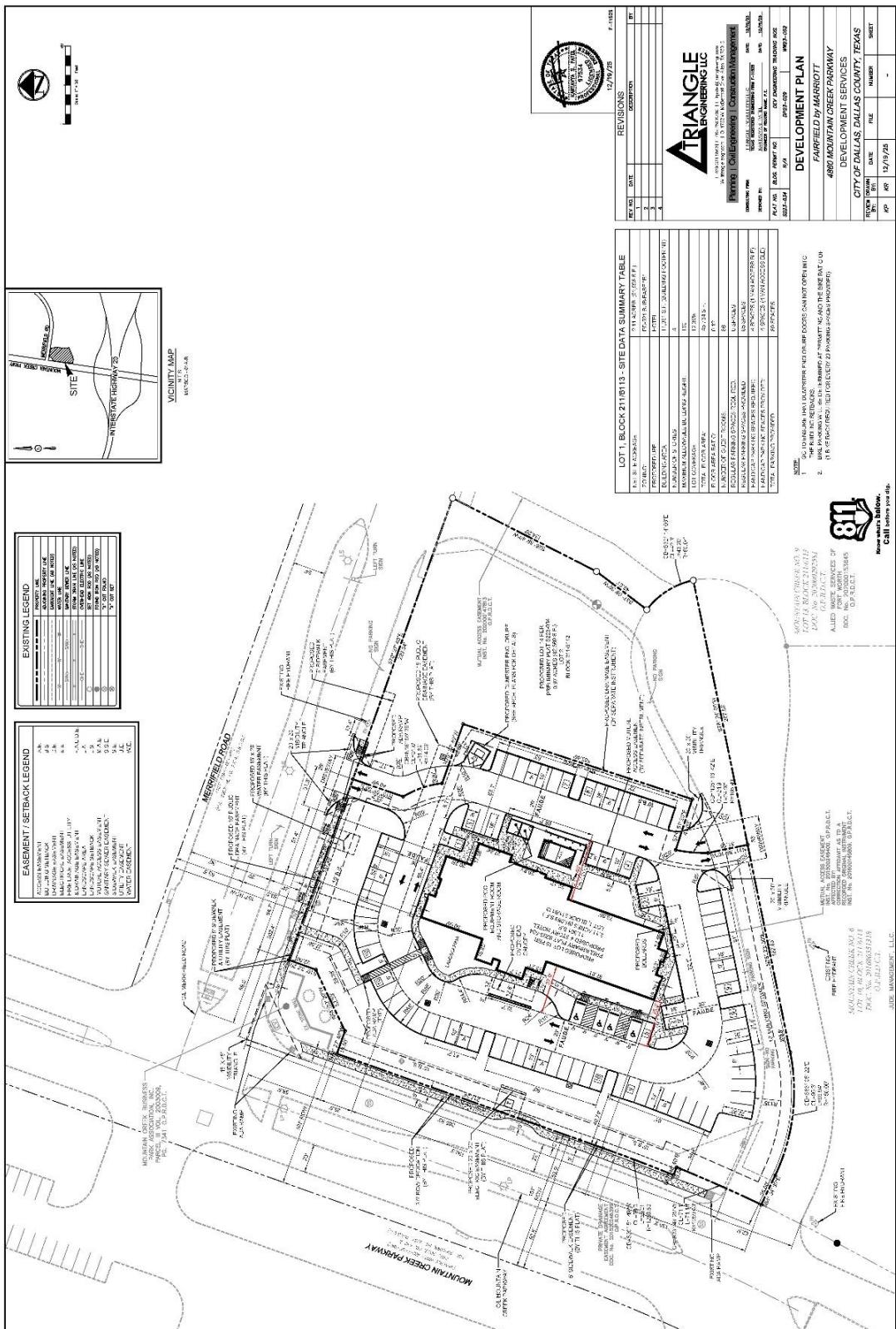
Staff recommends approval of the request, having determined that the request meets the minor amendment criteria for a development plan and complies with the requirements set forth by Planned Development District 521.

**LIST OF PARTNERS/OFFICERS**

Dallas Mountain Creek Lodging LLC

**Nimesh Patel** – Managing Partner

## PROPOSED DEVELOPMENT PLAN



## **“ORIGINAL” DEVELOPMENT PLAN**

