



Tourism Public Improvement District

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Park Central

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Roberto van Geenen
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Greg White
Westin Galleria Dallas

Ex-Officio Directors

Cecile Fernandez
Hotel Association of North Texas

Phillip J. Jones
Dallas Convention & Visitors
Bureau

February 24, 2016

Dear Hotel Owner:

As you may recall, four years ago, the Dallas hotel community petitioned the City of Dallas to create the Dallas Tourism Public Improvement District (TPID). The District was created to help drive additional overnight hotel stays and convention and group hotel business to Dallas. This initiative was modeled after several successful Tourism Improvement Districts in California.

Prior to the establishment of the District, funding to attract meetings, conventions and tourism to Dallas lagged far behind other cities that Dallas competes with for hotel and tourism business. For example, Dallas ranked close to last among its competitive set cities in its marketing and incentive funding. The creation of the Dallas Tourism PID has allowed Dallas to level the playing field and successfully implement two important initiatives:

- Fund an enhanced marketing and incentive program to increase hotel activity throughout Dallas.
- Provide funding for sufficient incentives to encourage groups to bring large conferences, conventions, and meetings to Dallas.

Four years ago, we asked for your support for establishing a tourism public improvement district because we believed it offered Dallas hoteliers an unparalleled opportunity to attract more hotel activity, conventions, and visitors to Dallas. This has proved to be the case. By every measure, the Dallas TPID has been a tremendous success. Its accomplishments include:

- **Unparalleled ROI of Incentives:** For every dollar that the TPID has spent on incentives, it has produced over \$16 in room nights for Dallas hotels.
- **Doubled Conversion Rate for Securing Conventions:** The TPID has nearly doubled the conversion rate for securing city-wide conventions, booking more than 15 additional city-wide meetings in Dallas annually.
- **Increased Hotel Occupancy and ADR City-Wide:** Since the inception of the District, average daily rates and hotel occupancy levels have increased city-wide an average of 17 percent, with occupancy rising from an average of 59% to 69% throughout the District.
- **Expanded Marketing Reach:** The marketing funds utilized by the District resulted in over 1.6 million additional visitors to the Dallas.com website and a 1,200 percent increase in the number of times Dallas tourism ads were viewed by potential travelers.

For the original creation of the District, we received signatures on the TPID petition from over 69 percent of the hotels within the district. **Your property was one of the signatories supporting creation of the existing Dallas Tourism PID, now up for renewal (see attached prior petition signature page).**

To continue the Dallas TPID beyond 2016, Dallas City Code requires that we must make an application for renewal of the Tourism PID to the City within the next few months. We are asking for your continued support for renewal of this initiative by signature on the enclosed formal petition. We have enclosed the petition form and the proposed budget/service plan for the new term of the TPID.

As you are aware, supporting the TPID does not result in any additional costs to Dallas hotel properties. For the last four years, hotels within the District have chosen to pass through all of the cost of the District assessment to their hotel guests through a two percent tourism public improvement district fee on the taxable room night charges on each guest folio. We anticipate the same approach will be taken by hotels under the renewed District. TPID hotels will also continue to remit the District assessment to the City of Dallas under the same schedule and process that is in place for payment of the city hotel occupancy tax.

The Tourism PID budget/service plan that will be submitted to the City of Dallas for approval will have essentially the same percentages for expenditure of TPID funds that had historically been in place for the original TPID. Specifically, 95 percent of TPID funds will continue to be used for sales and marketing efforts to generate hotel activity and bring more conventions, meetings, and visitors to Dallas. The remaining five percent is used to fund research, operations, and administration of the District.

The governance of the TPID will also remain the same. The TPID will continue to operate as a separate non-profit corporation with a Board of ten hoteliers overseeing all operations of the TPID. The ten hoteliers on the TPID Board will continue to be appointed for two year terms and will include the following positions: four directors from Dallas hotels with 100 to 300 rooms, three directors from Dallas hotels with 301 to 999 rooms, and three directors from Dallas hotels with 1000+ rooms. The TPID Board is also geographically diverse with hotel representatives from each of the major quadrants of the city. The Dallas Convention and Visitors Bureau staff will continue to act as the administrative entity implementing the programs authorized by the TPID Board.

For your information, we have also provided a short FAQ that provides some further background information on the TPID. Please feel free to contact any of the members of the Tourism Public Improvement District Board or Matt Jones, the Administrator of the DTPID, with any questions you may have about its operation. Matt can be reached at (214) 571-1012 or at mjones@dallascvb.com.

We ask that you review the enclosed materials and sign and return by March 11, 2016 the attached petition form in support of continuing the successful Dallas TPID. The signatory on the petition must be a representative of the ownership of the property or their authorized agent. For your convenience, we have included a prepaid FedEx return label to expedite your return of the signed petition form.

Your continued support of this vital initiative to promote hotel activity in Dallas is instrumental in ensuring that Dallas continues to be a top ten destination for hotel and tourism business in the years ahead.

Sincerely,



Fred Euler
General Manager, Hyatt Regency Dallas
Chairman, Dallas Tourism Public Improvement District

Petition for the Renewal of the Dallas Tourism Public Improvement District

HONORABLE MAYOR AND MEMBERS OF THE DALLAS CITY COUNCIL:

The undersigned, (“Petitioners”) who are owners of real property in the hereinafter described District respectfully file this petition (the “Petition”) requesting the City Council of Dallas, Texas to find that renewal of the existing Dallas Tourism Public Improvement District as described in the attached documents is advisable and necessary and will promote the interests of the City in accordance with Chapter 372 of Texas Local Government Code (the “Act”).

_____ Signature of owner or authorized representative	_____ Date
_____ Title of signatory to this document	
_____ Name of hotel property and property address(es); may attach a separate sheet for multiple addresses	
_____ Printed name of owner or authorized representative	

The individual whose signature appears represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named. Petitions should be returned on or before April 30, 2016.

Return original executed petitions to:

**Attention: Matt Jones
Dallas Convention & Visitors Bureau
325 N. St. Paul St. #700
Dallas, TX 75201**

Petitioners present the following information concerning the renewal of the Dallas Tourism Public Improvement District:

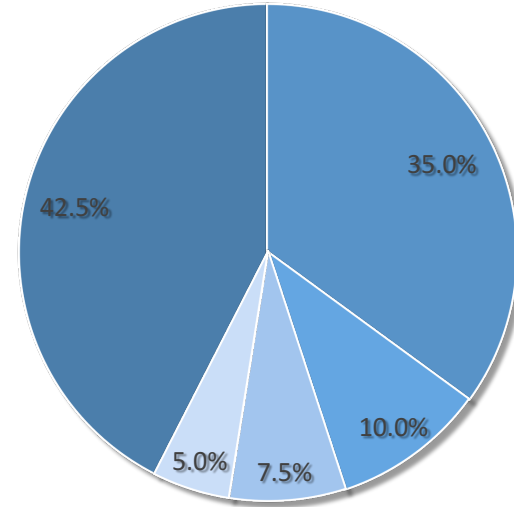
- (1.) **District Name.** The name of the district will continue to be the Dallas Tourism Public Improvement District.

 - **District Location.** The District will continue to be located wholly within the City of Dallas, TX (the “City”), a Texas home rule municipality. The proposed boundaries of the proposed assessment district are as shown on the attached map marked Exhibit “A” and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of Dallas as shown on the attached list marked Exhibit "A-1".
- (2.) **Purpose of the District.** The purpose of the District will continue to be to enhance services, undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City. The district will continue to supplement and enhance services within the area of assessment; no more than five percent of district proceeds may used to fund existing Dallas Convention and Visitor Bureau expenses.
- (3.) **Method of Assessment.** The District assessment will be levied on hotels with 100 or more rooms located within the District. The proposed cost of the services and improvements to be provided shall continue to be assessed in a manner that results in imposing equal shares of the cost of the services on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services among property in the TPID territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. The total cost of the services and improvements to be provided shall continue to be apportioned during the year based on a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the total budget for services and improvements for the year is reached. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the incentives and promotion and marketing services provided by the District. Rooms that are not subject to the City’s hotel occupancy tax shall not be included for the District assessment. The total assessment must be reviewed and approved annually by the Dallas City Council. The total assessment amount for the year may be less than the amount budgeted for the year, but it shall not be more than the amount budgeted for the year as shown in the attached Service Plan approved by the petitioners.

- (4.) **Estimated Cost: No Bonded Indebtedness.** During a proposed thirteen (13) year period, the estimated annual cost of improvements and services provided by the District are estimated to range from about 16 million to about 29 million dollars (\$16,528,576 to \$29,682,948) annually; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a room in a hotel. The district shall not incur bonded indebtedness. See the attached preliminary thirteen (13) year budget for total estimated collections. The service plan budget and assessment amount are subject to annual review by the tourism public improvement district board, and are subject to an annual public hearing and approval by the Dallas City Council.
- (5.) **Apportionment of Cost Between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in this petition by assessment against the hotels with 100 or more rooms within the district.
- (6.) **District Management.** The District shall continue to be managed by a private nonprofit corporation created under the provisions of section 501(c) of the Internal Revenue Code. The Dallas City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and the Dallas Tourism Public Improvement District Management Corporation will continue to manage the District pursuant to a contract with the City. The Dallas Tourism Public Improvement District Management Corporation shall have the authority to make minor adjustments of up to ten percent of the funds within approved budget categories of the adopted service plan.
- (7.) **Advisory Board.** The district shall continue to be managed through a contract between the City and the Dallas Tourism Public Improvement District Management Corporation.
- (8.) **District Dissolution.** The District shall automatically dissolve in thirteen years unless renewed or dissolved through the petition and approval process as provided by the Act.
- (9.) **Headings.** The headings of the paragraphs contained in this Petition are for the convenience of the reader and do not constitute a part of this Petition. This petition may be executed in multiple counterparts.
- (10.) **Request for Renewal of the Dallas Tourism Public Improvement District.** The persons signing the Petitions request or concur with the renewal of the District and request that this Petition be considered at the earliest possible time and that the Dallas City Council takes those lawful steps necessary to renew the District, authorize the services and improvements described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions by law for the benefit of the District.

Dallas Tourism Public Improvement District Budget Allocations Summary

- Incentives & Sales Efforts
- Marketing (Promotion/Advertising)
- Site Visits & Familiarization Tours
- Event Funding Application Pool
- Operations/Research/Administration



Projected Growth Rate		15.0%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	13 - Year
Petition Categories	Allocation	2017 Estimated	2018 Estimated	2019 Estimated	2020 Estimated	2021 Estimated	2022 Estimated	2023 Estimated	2024 Estimated	2025 Estimated	2026 Estimated	2027 Estimated	2028 Estimated	2029 Estimated	Total
Incentives & Sales Efforts	42.5%	\$ 7,024,645	\$ 7,375,877	\$ 7,744,671	\$ 8,131,905	\$ 8,538,500	\$ 8,965,425	\$ 9,413,696	\$ 9,884,381	\$ 10,378,600	\$ 10,897,530	\$ 11,442,406	\$ 12,014,527	\$ 12,615,253	\$ 124,427,415
Marketing (Promotion/Advertising)	35.0%	\$ 5,785,002	\$ 6,074,252	\$ 6,377,964	\$ 6,696,863	\$ 7,031,706	\$ 7,383,291	\$ 7,752,456	\$ 8,140,078	\$ 8,547,082	\$ 8,974,436	\$ 9,423,158	\$ 9,894,316	\$ 10,389,032	\$ 102,469,636
Site Visits & Familiarization Tours	10.0%	\$ 1,652,858	\$ 1,735,501	\$ 1,822,276	\$ 1,913,389	\$ 2,009,059	\$ 2,109,512	\$ 2,214,987	\$ 2,325,737	\$ 2,442,023	\$ 2,564,125	\$ 2,692,331	\$ 2,826,947	\$ 2,968,295	\$ 29,277,039
Event Funding Application Pool	7.5%	\$ 1,239,643	\$ 1,301,625	\$ 1,366,707	\$ 1,435,042	\$ 1,506,794	\$ 1,582,134	\$ 1,661,240	\$ 1,744,302	\$ 1,831,518	\$ 1,923,094	\$ 2,019,248	\$ 2,120,211	\$ 2,226,221	\$ 21,957,779
Operations/Research/Administration	5.0%	\$ 826,429	\$ 867,750	\$ 911,138	\$ 956,695	\$ 1,004,529	\$ 1,054,756	\$ 1,107,494	\$ 1,162,868	\$ 1,221,012	\$ 1,282,062	\$ 1,346,165	\$ 1,413,474	\$ 1,484,147	\$ 14,638,519
	100.0%	\$ 16,528,576	\$ 17,355,005	\$ 18,222,755	\$ 19,133,893	\$ 20,090,588	\$ 21,095,117	\$ 22,149,873	\$ 23,257,367	\$ 24,420,235	\$ 25,641,247	\$ 26,923,309	\$ 28,269,474	\$ 29,682,948	\$ 292,770,388

Note: Expenditures are limited to actual collections, which can not exceed the 2% fee on each occupied room as defined in the petition.

Dallas Tourism Public Improvement District

Proposed District Member Properties

Map #	Hotel	Street Address	City	ST	ZIP
	AC Hotels by Marriott Dallas Downtown	1712 Commerce Street	Dallas	TX	75201
1	Adolphus Hotel	1321 Commerce Street	Dallas	TX	75202
2	Aloft Dallas Downtown	1033 Young Street	Dallas	TX	75202
3	Anchor Motel	10230 Harry Hines Boulevard	Dallas	TX	75220
4	Best Western Plus Dallas Hotel & Conference Center	8051 Lyndon B Johnson Freeway	Dallas	TX	75251
5	Budget Suites of America Empire Central/Dallas	8150 North Stemmons Freeway	Dallas	TX	75247
6	Budget Suites of America Loop 12/Dallas	10222 North Walton Walker Boulevard	Dallas	TX	75220
7	Budget Suites of America North Dallas	9519 Forest Lane	Dallas	TX	75243
9	Candlewood Suites Dallas Galleria	13939 Noel Road	Dallas	TX	75240
8	Candlewood Suites Dallas Market Center	7930 North Stemmons Freeway	Dallas	TX	75247
10	Candlewood Suites Dallas Park Central	12525 Greenville Avenue	Dallas	TX	75243
12	Country Inn & Suites by Carlton Dallas Love Field	2383 Stemmons Trail	Dallas	TX	75220
11	Courtyard Dallas Central Expressway	10325 North Central Expressway	Dallas	TX	75231
13	Courtyard Dallas Medical/Market Center	2150 Market Center Boulevard	Dallas	TX	75207
14	Courtyard Dallas Northwest	2930 Forest Lane	Dallas	TX	75234
45	Crossland Economy Studios - Dallas - North Addison - Tollway	17425 Dallas Parkway	Dallas	TX	75287
15	Crowne Plaza Dallas Downtown	1015 Elm Street	Dallas	TX	75202
16	Crowne Plaza Dallas Market Center	7050 North Stemmons Freeway	Dallas	TX	75247
	Curio Collection Statler Hotel & Residences	1914 Commerce Street	Dallas	TX	75201
18	Dallas Marriott City Center	650 North Pearl Street	Dallas	TX	75201
19	Dallas Marriott Suites Medical/Market Center	2493 North Stemmons Freeway	Dallas	TX	75207
23	DoubleTree by Hilton Hotel Dallas Campbell Centre	8250 North Central Expressway	Dallas	TX	75206
21	DoubleTree by Hilton Hotel Dallas Love Field	3300 West Mockingbird	Dallas	TX	75235
22	DoubleTree by Hilton Hotel Dallas Market Center	2015 Market Center Boulevard	Dallas	TX	75207
	Dream Dallas	3207 McKinney Avenue	Dallas	TX	75204
	element Dallas East	4005 Gaston Avenue	Dallas	TX	75246
27	Embassy Suites by Hilton Dallas Love Field	3880 West Northwest Highway	Dallas	TX	75220
24	Embassy Suites by Hilton Dallas Market Center	2727 North Stemmons Freeway	Dallas	TX	75207
17	Embassy Suites by Hilton Dallas Near the Galleria	14021 Noel Road	Dallas	TX	75240
25	Embassy Suites by Hilton Dallas Park Central	13131 North Central Expressway	Dallas	TX	75243
28	Executive Inn	12670 East Northwest Highway	Dallas	TX	75228
96	Express Studios	10326 Finnell Street	Dallas	TX	75220
46	Extended Stay America - Dallas - Coit Rd.	12121 Coit Road	Dallas	TX	75251
47	Extended Stay America - Dallas - Frankford Road	18470 North Dallas Parkway	Dallas	TX	75287
30	Extended Stay America - Dallas - Greenville Ave.	12270 Greenville Avenue	Dallas	TX	75243
31	Extended Stay America - Dallas - Vantage Point Dr.	9019 Vantage Point Drive	Dallas	TX	75243
32	Fairfield Inn & Suites Dallas Medical Market Center	2110 Market Center Boulevard	Dallas	TX	75207
33	Fairmont Dallas	1717 North Akard Street	Dallas	TX	75201
	Hampton Inn & Suites Dallas	10310 North Central Expressway	Dallas	TX	75231
34	Hampton Inn & Suites Dallas North I-35 at Walnut Hill	11069 Composite Drive	Dallas	TX	75229
	Hampton Inn & Suites Downtown	1700 Commerce Street	Dallas	TX	75201
35	Hawthorn Suites by Wyndham Park Central	7880 Alpha Road	Dallas	TX	75240
37	Hilton Anatole	2201 North Stemmons Freeway	Dallas	TX	75207
38	Hilton Dallas Lincoln Centre	5410 Lyndon B Johnson Freeway	Dallas	TX	75240
39	Hilton Dallas/Park Cities	5954 Luther Lane	Dallas	TX	75225
41	Hilton Garden Inn Dallas/Market Center	2325 North Stemmons Freeway	Dallas	TX	75207
	Hilton Garden Inn Downtown	1600 Pacific Avenue	Dallas	TX	75201

Dallas Tourism Public Improvement District

Proposed District Member Properties

Map #	Hotel	Street Address	City	ST	ZIP
42	Holiday Inn Dallas Market Center	4500 Harry Hines Boulevard	Dallas	TX	75219
	Holiday Inn Express & Suites Dallas	2225 Connector Drive	Dallas	TX	75220
44	Holiday Inn Express & Suites Dallas Stemmons	2287 West Northwest Highway	Dallas	TX	75220
43	Holiday Inn Express & Suites North Dallas at Preston	6055 Lyndon B Johnson Freeway	Dallas	TX	75240
48	Homewood Suites by Hilton Dallas Downtown	1025 Elm Street	Dallas	TX	75202
49	Homewood Suites Dallas Market Center	2747 North Stemmons Freeway	Dallas	TX	75207
50	Hotel Indigo	1933 Main Street	Dallas	TX	75201
52	Hotel ZaZa Dallas	2332 Leonard Street	Dallas	TX	75201
57	Hyatt House Dallas/Lincoln Park	8221 North Central Expressway	Dallas	TX	75225
56	Hyatt House Dallas/Uptown	2914 Harry Hines Boulevard	Dallas	TX	75201
53	Hyatt Place Dallas North by the Galleria	5229 Spring Valley Road	Dallas	TX	75254
54	Hyatt Place Dallas/Park Central	12411 North Central Expressway	Dallas	TX	75243
55	Hyatt Regency Dallas	300 Reunion Boulevard	Dallas	TX	75207
	InTown Suites Dallas North, Plano Extended Stay	19059 Preston Road	Dallas	TX	75252
59	InTown Suites Dallas Northeast Extended Stay	9355 Forest Lane	Dallas	TX	75243
58	InTown Suites Dallas/Market Center Extended Stay	8201 Brookriver Drive	Dallas	TX	75247
60	InTown Suites Garland Extended Stay	10477 Metric Drive	Dallas	TX	75243
62	Knights Inn Market Center	1550 Empire Central	Dallas	TX	75235
51	La Quinta Inn & Suites Dallas Downtown	302 South Houston Street	Dallas	TX	75202
63	La Quinta Inn & Suites Dallas 135 Walnut Hill Lane	2421 Walnut Hill Lane	Dallas	TX	75229
	La Quinta Inn & Suites Dallas Love Field	8300 John W Carpenter Freeway	Dallas	TX	75247
	La Quinta Inn & Suites Dallas North	13175 North Central Expressway	Dallas	TX	75243
65	La Quinta Inn & Suites Dallas North Central	10001 North Central Expressway	Dallas	TX	75231
64	La Quinta Inn & Suites Dallas Uptown	4440 North Central Expressway	Dallas	TX	75206
66	Lampighter Motel	9001 East R L Thornton Freeway	Dallas	TX	75228
68	Le Meridien Dallas by the Galleria	13402 Noel Road	Dallas	TX	75240
67	Le Meridien Dallas, The Stoneleigh	2927 Maple Avenue	Dallas	TX	75201
	Lorenzo Hotel	1011 South Akard Street	Dallas	TX	75202
78	Love Field Hotel and Suites	1241 West Mockingbird Lane	Dallas	TX	75247
69	Magnolia Hotel Dallas Downtown	1401 Commerce Street	Dallas	TX	75201
70	Magnolia Hotel Dallas Park Cities	6070 North Central Expressway	Dallas	TX	75206
73	MCM Elegante Dallas	2320 West Northwest Highway	Dallas	TX	75220
76	Motel 6 Dallas - Fair Park #4616	8510 East R L Thornton Freeway	Dallas	TX	75228
74	Motel 6 Dallas - Galleria #4657	2660 Forest Lane	Dallas	TX	75234
75	Motel 6 Dallas - Market Center	1625 Regal Row	Dallas	TX	75247
77	Omni Dallas Hotel	555 South Lamar Street	Dallas	TX	75202
80	Ramada Dallas Love Field	1575 Regal Row	Dallas	TX	75247
81	Ramada Dallas North	8102 Lyndon B Johnson Freeway	Dallas	TX	75251
82	Red Roof Inn - Dallas Richardson	13685 North Central Expressway	Dallas	TX	75243
83	Regency Hotel	11350 Lyndon B Johnson Freeway	Dallas	TX	75238
84	Renaissance Dallas Hotel	2222 North Stemmons Freeway	Dallas	TX	75207
29	Residence Inn Dallas Central Expressway	10333 North Central Expressway	Dallas	TX	75231
	Residence Inn Dallas Downtown	1712 Commerce Street	Dallas	TX	75201
72	Residence Inn Dallas Market Center	6950 North Stemmons Freeway	Dallas	TX	75247
85	Residence Inn Dallas Park Central	7642 Lyndon B Johnson Freeway	Dallas	TX	75251
87	Rosewood Crescent	400 Crescent Court	Dallas	TX	75201
71	Rosewood Mansion on Turtle Creek	2821 Turtle Creek Boulevard	Dallas	TX	75219

Dallas Tourism Public Improvement District

Proposed District Member Properties

Map #	Hotel	Street Address	City	ST	ZIP
88	Sheraton Dallas Hotel	400 North Olive Street	Dallas	TX	75201
89	Sheraton Suites Market Center Dallas	2101 North Stemmons Freeway	Dallas	TX	75207
90	Springhill Suites Dallas Downtown/West End	1907 North Lamar Street	Dallas	TX	75202
79	Stay Express Inn Dallas Fair Park Downtown	8303 East R L Thornton Freeway	Dallas	TX	75228
91	Staybridge Suites Dallas Addison	16060 Dallas Parkway	Dallas	TX	75248
92	Sterling Hotel Dallas	1055 Regal Row	Dallas	TX	75247
95	Studio 6 Dallas Garland/Northeast #5003	9801 Adleta Court	Dallas	TX	75243
94	Studio 6 Dallas Northwest #6035	2395 Stemmons Trail	Dallas	TX	75220
93	Studio 6 Dallas Richardson/North #5010	12301 North Central Expressway	Dallas	TX	75243
20	Super 7 Inn	9626 C F Hawn Freeway	Dallas	TX	75217
98	Super 7 Inn Dallas	10335 Gardner Road	Dallas	TX	75220
97	Super 7 Inn Dallas Southwest	4220 Independence Drive	Dallas	TX	75237
99	Super 8 Dallas Love Field Market Center	9229 John W Carpenter Freeway	Dallas	TX	75247
	The Grand Hotel	7815 Lyndon B Johnson Freeway	Dallas	TX	75251
36	The Highland Dallas	5300 East Mockingbird Lane	Dallas	TX	75206
61	The Joule	1530 Main Street	Dallas	TX	75201
86	The Ritz-Carlton, Dallas	2121 McKinney Avenue	Dallas	TX	75201
104	The Westin Dallas Park Central	12720 Merit Drive	Dallas	TX	75251
103	The Westin Galleria Dallas	13340 Dallas Parkway	Dallas	TX	75240
	TownePlace Suites Dallas Downtown	500 South Ervay Street	Dallas	TX	75201
100	Townhouse Suites	4150 Independence Drive	Dallas	TX	75237
	Unnamed Hotel @ The Lexi	2815 North Harwood Street	Dallas	TX	75201
101	W Dallas - Victory	2440 Victory Park Lane	Dallas	TX	75219
102	Warwick Melrose Hotel Dallas	3015 Oak Lawn Avenue	Dallas	TX	75219
	Westin Dallas	1201 Main Street	Dallas	TX	75202
105	Wyndham Dallas Suites Park Central	7800 Alpha Road	Dallas	TX	75240

added/opening soon/under development