



Public Hearing

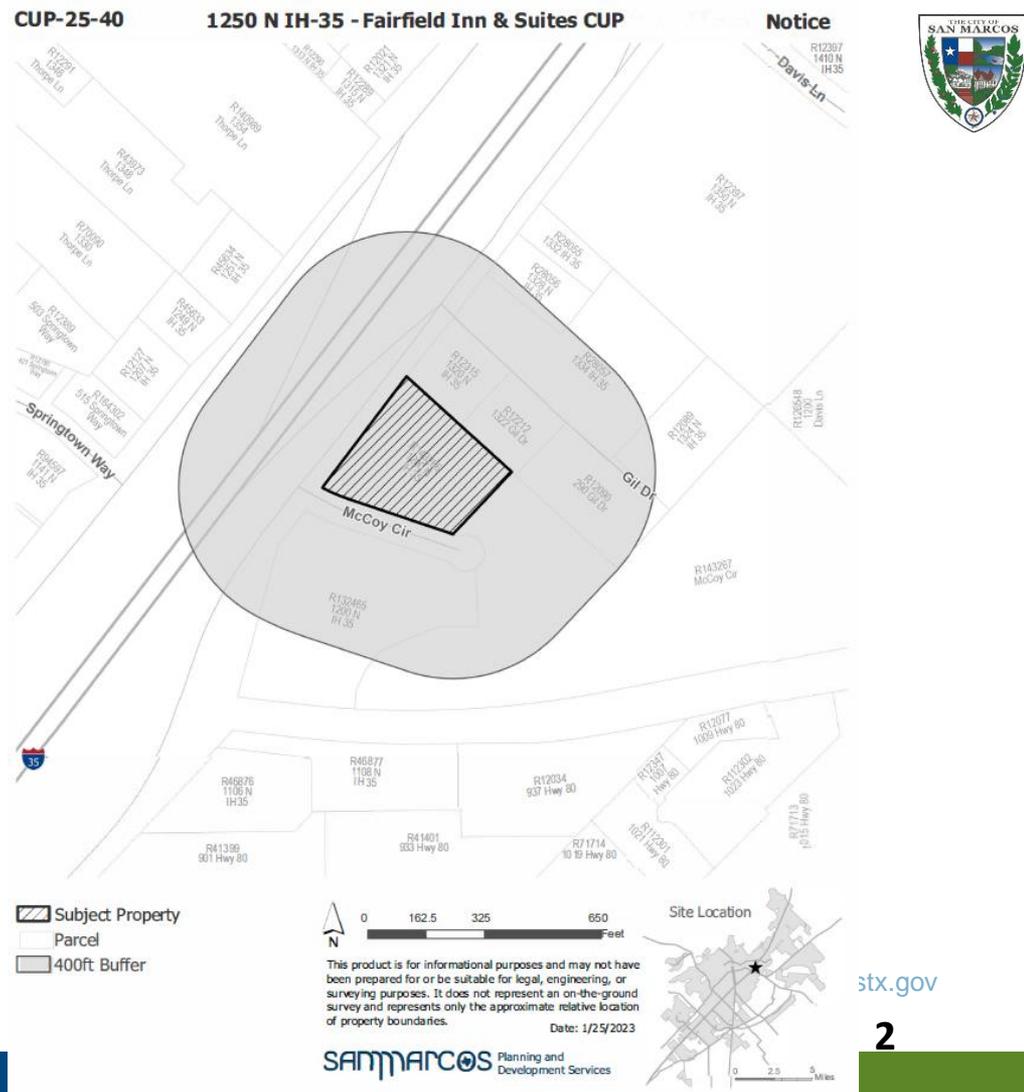
CUP-25-40

Fairfield Inn & Suites

CUP-25-40 (Fairfield Inn & Suites) Hold a public hearing and consider a request by Frank Chen, on behalf of Fairfield Inn & Suites, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1250 N IH 35. (K. Buck)

Property Information

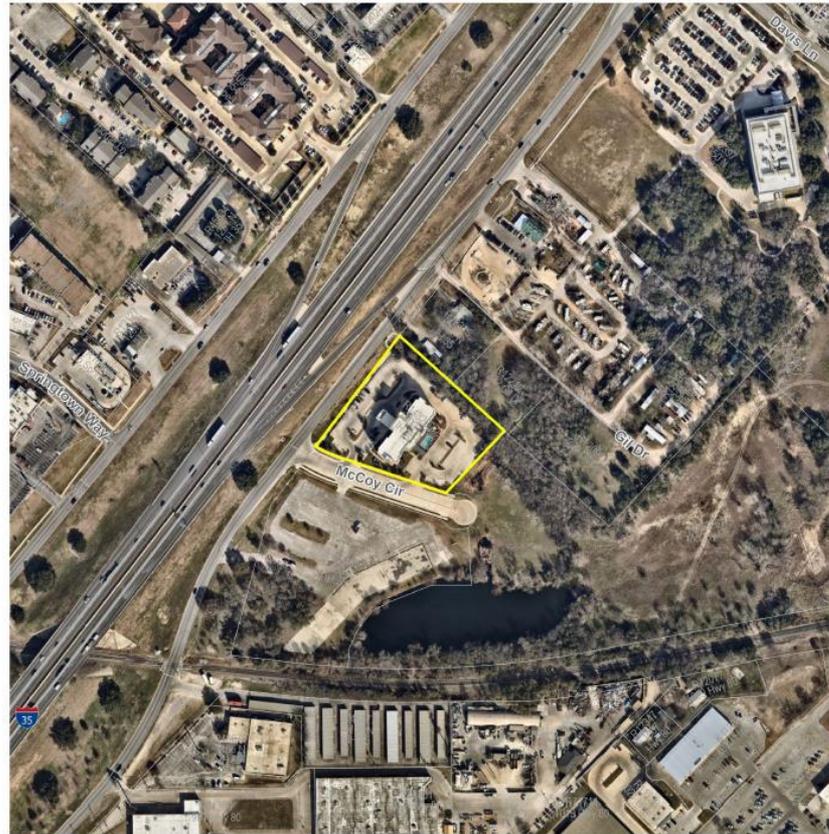
- Approximately 2.754 acres
- Located: On the North corner of McCoy Circle and IH 35 Frontage





Context & History

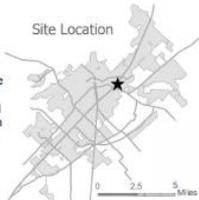
- Currently: Hotel
- Surrounding Uses:
 - RV Park
 - Truck Rental
 - Retail
 - Restaurant



Subject Property
 Parcel

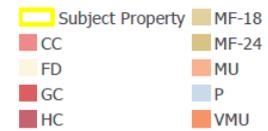
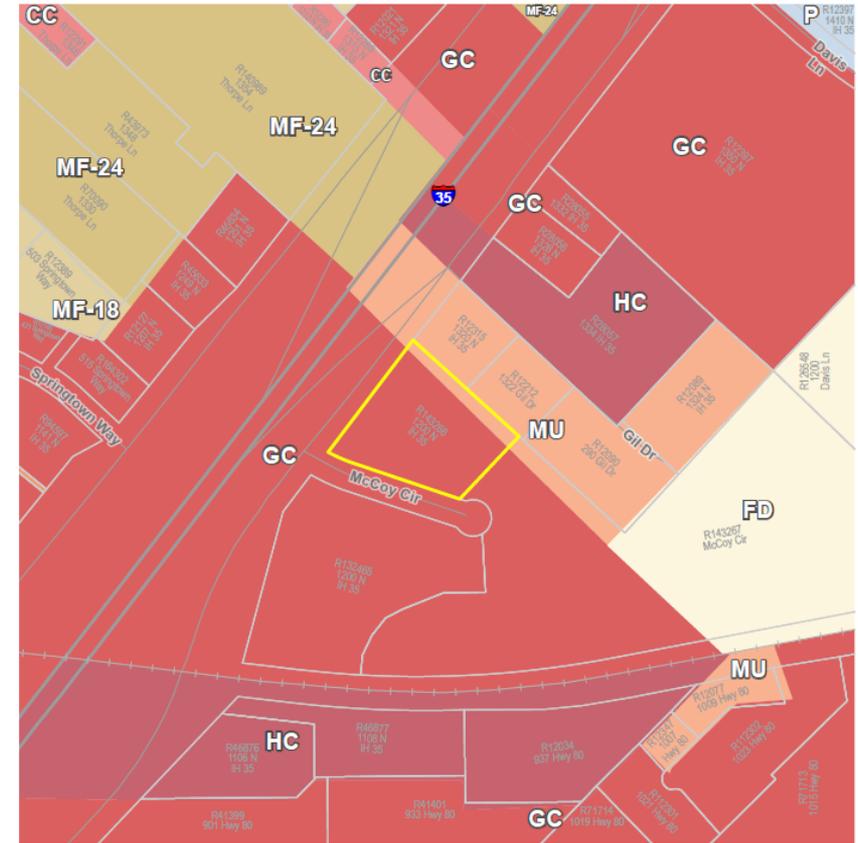
0 162.5 325 650 Feet
 N

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
 Date: 1/25/2023



Context & History

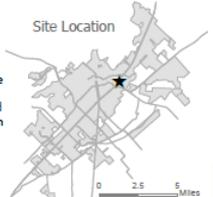
- Existing Zoning:
General Commercial (GC) & Mixed Use (MU)
- Proposed Use: Hotel
Hotel Concessions Area
 - Hours: 7am-Midnight
 - Alcohol consumption in the guests' room
- CUP Expiration Date:
February 14, 2024



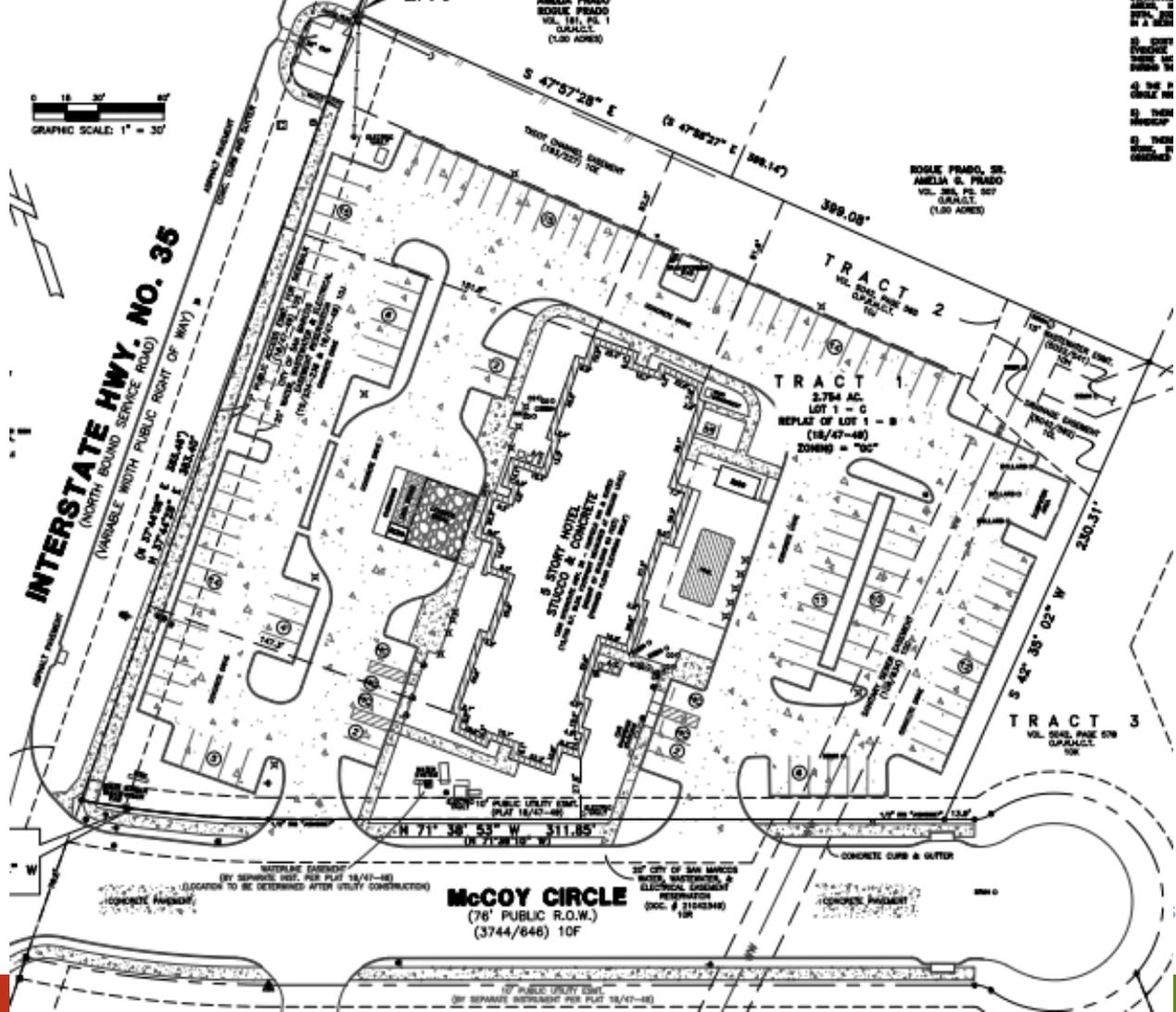
0 162.5 325 650 Feet

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Date: 1/30/2023



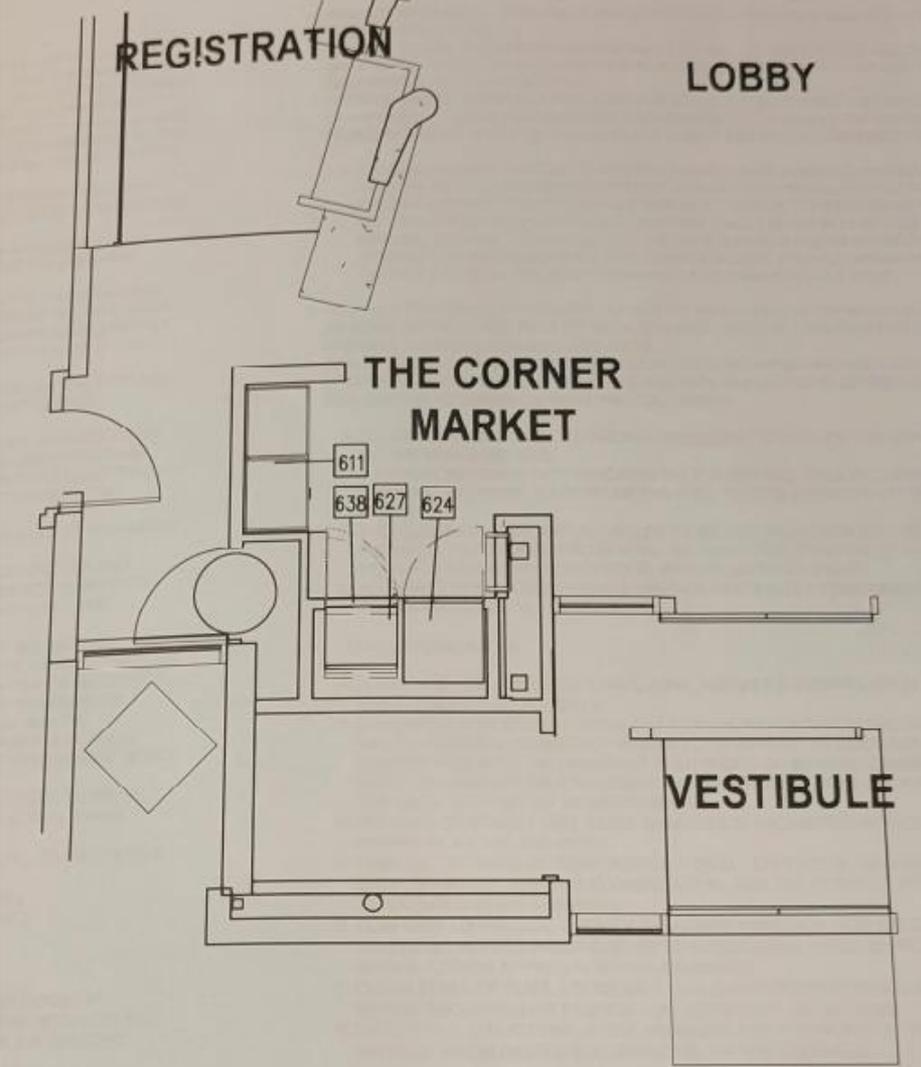
Site Plan



- 1. 20' CITY OF SAN MARCOS
- 2. 20' CITY OF SAN MARCOS
- 3. 20' CITY OF SAN MARCOS
- 4. 20' CITY OF SAN MARCOS
- 5. 20' CITY OF SAN MARCOS
- 6. 20' CITY OF SAN MARCOS
- 7. 20' CITY OF SAN MARCOS
- 8. 20' CITY OF SAN MARCOS
- 9. 20' CITY OF SAN MARCOS
- 10. 20' CITY OF SAN MARCOS

McCOY CIRCLE
 (78' PUBLIC R.O.W.)
 (3744/646) 10F

Floor Plan





Recommendation

Staff recommends approval of CUP-25-40 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals