

Conditional Use Permit CUP-25-25	625 Commercial Loop Courtyard at Marriot
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Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Hiten Patel San Marcos Investment One LLC 625 Commercial Loop San Marcos, TX 78666	Property Owner:	Vijay Patel San Marcos Investment One LLC 625 Commercial Loop San Marcos, TX 78666
CUP Expiration:	N/A	Type of CUP:	Mixed Beverage
Interior Floor Area:	2699 sq ft	Outdoor Floor Area:	N/A
Parking Required:	27 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday-Sunday: 6:30am – 10 pm		

Notification

Posted:	5/23/205	Personal:	5/23/205
Response:	None as of the date of this report		

Property Description

Legal Description:	Lowman Ranch Subdivision Section 1, Lot 4		
Location:	Northeast corner of Gregson's Bend and Commercial Loop		
Acreage:	4.06 Acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial	Proposed Zoning:	Same
Existing Use:	Hotel	Proposed Use:	Same
Preferred Scenario:	Commercial/ Employment Medium	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	Sector 4
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	Hotel	Commercial/ Employment Medium
South of Property:	General Commercial	Car Dealership/ Multifamily Apartments	Commercial/ Employment Low
East of Property:	General Commercial	Vacant	Commercial/ Employment Medium
West of Property:	CD-5	Vacant	Mixed Use Medium

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall be valid for three (3) years, provided standards are met; 2. The permit shall be placed in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 6/4/2025

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History

This request pertains to a change in property ownership, which triggers the need to amend and renew the CUP per Section 2.8.3.5.2.a of the Development Code. The Courtyard by Marriott originally received CUP approval in 2014 for one-year, which was subsequently renewed in 2015 for three-years. In 2018, the CUP was granted a lifetime approval.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital. <i>The nearest church is approximately 1.45 miles away.</i>
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5. <i>The nearest school is approximately 4,000 ft away.</i>