



**EMBASSY
SUITES**
by Hilton™

Embassy Suites San Marcos

November 7, 2022

Via Email planninginfo@sanmarcostx.gov

City of San Marcos
Planning and Development Services
630 E Hopkins
San Marcos, TX 78666

Re: Application ZC-22-41 – McCarty Rd Business Park – Hearing November 9, 2022

Dear Planning and Development Services Department:

JDHQ Hotels LLC is the owner and lessee of the Embassy Suites by Hilton San Marcos Hotel and Conference Center. As you are no doubt aware, the property which is the subject of the requested zone change is adjacent to and wraps around the hotel and conference center. We are writing in opposition to the proposed zone change from GC to LI and the proposed warehouse / distribution use.

We believe the proper zoning for the subject property remains GC, with uses more appropriate to our adjacent use.

As a hotel and convention center, it is fundamental that we provide quality overnight sleeping accommodations to transient guests. A light industrial zoning, and particularly a warehouse / distribution center, will bring heavy truck activity, including the grinding of gears and the backup warning beepers that will disturb our guests and be inconsistent with our existing use. And, from a long-term perspective, we would prefer to see GC uses on the site, as such uses are more likely to compliment and be symbiotic with, rather than isolating, our use.

And such a zone change will neither support nor compliment the growing residential community in the vicinity.

It is also our understanding that the City would like this area to be a gateway approach to the Second City Center. We do not see how this zone change is consistent with that objective.

Finally, it is our understanding that the 2013 Comprehensive Plan envisions this area as a Medium Intensity Zone boasting a mix of commercial, retail and service-oriented activity, and a variety of single family homes, duplexes, townhomes and multifamily projects. We do not see how a warehouse / distribution center, or the other uses permitted in an LI zone, further this objective better than the existing GC use.

We thank you for your consideration.

JDHQ Hotels LLC

By: 

Christopher Pawelko, Vice President