

Conditional Use Permit	2131 N IH 35
CUP-24-04	Hilton Garden Inn



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Hilton Garden Inn- TPG San Marcos TX Beverage LLC 1140 Reservoir Ave, Cranston RI 02920	Property Owner:	Shilpa Amin Acton Hotel Group LLC PO Box 1064 San Marcos, TX 78666
CUP Expiration:	April 24, 2021	Type of CUP:	Mixed Beverage
Interior Floor Area:	253,500 sq. ft.	Outdoor Floor Area:	N/A
Parking Required:	255 spaces	Parking Provided:	Yes or No
Days & Hours of Operation:	Monday-Sunday: 5pm – 11pm		

Notification

Posted:	3/8/2024	Personal:	3/8/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	San Marcos North Business Park, Lot 1		
Location:	North IH 35 Access Road 500 feet south of River Ridge Parkway		
Acreage:	2.82 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial	Proposed Zoning:	Same
Existing Use:	Hotel	Proposed Use:	Same
Preferred Scenario:	Employment Area	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	Sector 7
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	Vacant	Employment Area
South of Property:	General Commercial	Vacant	Employment Area
East of Property:	Mixed Use	Multifamily	Employment Area
West of Property:	Light Industrial/ Community Commercial	Light Industrial/ Vacant/ COSM Fire Station	Employment Area

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
<ol style="list-style-type: none"> The permit shall be valid for three (3) years, provided standards are met; The permit shall be posted in the same area and manner as the Certificate of Occupancy. 				
Staff: Craig Garrison		Title : Planner		Date: 3/20/2024

History

The Hilton Garden Inn has a restaurant and bar area of approximately 1,500 square feet, however patrons can consume alcohol purchased at the hotel thought the building, which has a gross floor area of 28,696 square feet. The applicant serves mixed beverages, and has an indoor seating capacity of 55, as well as an outdoor seating capacity of 35. The hotel has 124 parking spaces to serve the property.

The Hilton Garden Inn is requesting a Conditional Use Permit renewal currently due to a change in ownership.

Additional Analysis

See Analysis Below

Comments from Other Departments

Police	There are about 37 calls at this location over the last 1.5 years. None of the calls seem to be overly unusual for a hotel business.
Fire	No Comment
Public Services	No Comment
Engineering	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 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.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.