



KILLEN, GRIFFIN
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ATTORNEYS AT LAW

ROB KILLEN
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May 27, 2021

Planning & Zoning Commission
City of San Marcos
630 East Hopkins
San Marcos, TX 78666

pandzcommission@sanmarcostx.gov

RE: Request for Approval of a Conditional Use Permit (“CUP”) to Allow Loft Apartments
at 1560 IH-35 South, San Marcos, Texas.

To the Members of the Planning and Zoning Commission,

On behalf of our client, Mountain Classic Real Estate (“MCRE”), we are requesting a Conditional Use Permit (“CUP”) for Loft Apartments at 1560 IH-35 South (“Property”) located within the City of San Marcos (“City”). The Property is more formally described as A F Weatherford #1, Lot 9, HCAD Reference ID: R124554. MCRE is requesting a CUP to allow for the redevelopment of the Country Inn & Suites on the Property into loft apartments.

MCRE is a privately held Limited Liability Company that specializes in adaptive reuse of existing buildings. The main point of contact for this project is Mr. Brandon Smith, Acquisitions and Development Director with MCRE. His address is 461 E 200, Suite 102, Salt Lake City, Utah 84111. Here is a link to the MCRE website for additional information about the developer: <http://www.mcremanagement.com>.

MCRE has experience in converting existing hotels into apartments. As the Country Inn & Suites on the Property was built in 2008, the structure should meet or exceed most of the applicable structural, fire, mechanical, electrical, and plumbing codes currently adopted by the City. MCRE will work with the City to ensure that the new loft apartments are compliant with such codes during the redevelopment process.

If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at (210) 960-2750 or via email at rob@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: 
Rob Killen

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Brandon Smith	Property Owner	Vikash Patel
Company	Mountain Classic Real Estate	Company	Vaka LTD
Applicant's Mailing Address	461 E 200, Ste. 102 Salt Lake City, Utah 84111	Owner's Mailing Address	900 BARNES DR SAN MARCOS, TX 78666-6293
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: 1560 IH 35 S, SAN MARCOS, TX 78666

Zoning District: "GC" General Commercial Tax ID #: R 124554

Legal Description: Lot 9 Block _____ Subdivision A F WEATHERFORD #1

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We are requesting a CUP to allow for loft apartments on the subject property. The proposed loft apartments would be established by converting/remodeling the hotel currently on the subject property.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$793* Technology Fee \$13 **TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423* Technology Fee \$13 **TOTAL COST \$436**

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Vikash Patel, Manager (owner name) on behalf of
VAKA LTD (c/o Haven Hospitality Group LLC, General Partner) (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1560 IH 35 S, San Marcos, TX 78666 (address).

I hereby authorize Brandon Smith (agent name) on behalf of
Mountain Classic Real Estate (agent company) to file this application for
CUP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: *Vic Patel* Date: 05-05-2021

Printed Name, Title: Vic Patel

Signature of Agent: *Brandon Smith* Date: 5/19/21

Printed Name, Title: Brandon Smith, Director

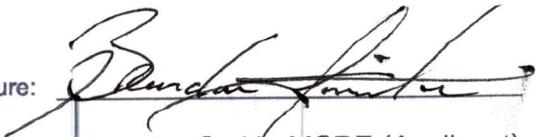
Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 
Print Name: Brandon Smith, MCRE (Applicant)

Date: 5/19/21

Form Updated October, 2019

TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800767508 **Entity Type:** Domestic Limited Partnership (LP)
Original Date of Filing: February 1, 2007 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32035062044 **FEIN:**
Duration: Perpetual

Name: VAKA, LTD
Address: 412 CROWN RIDGE
New Braunfels, TX 78132 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update September 5, 2017	Name HAVEN HOSPITALITY GROUP LLC	Title General Partner	Address 1560 IH-35 South San Marcos, TX 78666 USA		

Instructions:

● To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 802000826 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: May 30, 2014 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32054211977 **FEIN:**
Duration: Perpetual

Name: Haven Hospitality Group LLC
Address: 1560 S INTERSTATE 35
SAN MARCOS, TX 78666 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update	Name	Title	Address		
May 20, 2021	VIKASH PATEL	MANAGER	1560 IH 35 SOUTH San Marcos, TX 78666 USA		
May 20, 2021	KISHORE PATEL	MANAGER	13848 PADDLEWHEEL DRIVE Corpus Christi, TX 78410 USA		

Instructions:

- To place an order for additional information about a filing press the 'Order' button.