

## **CUP-21-12 (Residence Inn)**

Hold a public hearing and consider a request by Mitch Patel, on behalf of Residence Inn by Marriott San Marcos, for a Conditional Use Permit to allow the sale and on premise consumption of beer and wine at 625 Commercial Loop, Bldg 2. (J. Cleary).

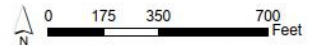
## Location:

- Located on Commercial Loop, approximately 250' from the I-35 South Frontage Road.
- Located between two existing hotels (Marriott Courtyard and Baymont Inn and Suites).

**CUP-21-12**  
**Aerial View**  
**Residence Inn CUP — 625 Commercial Lp, Bldg 2**



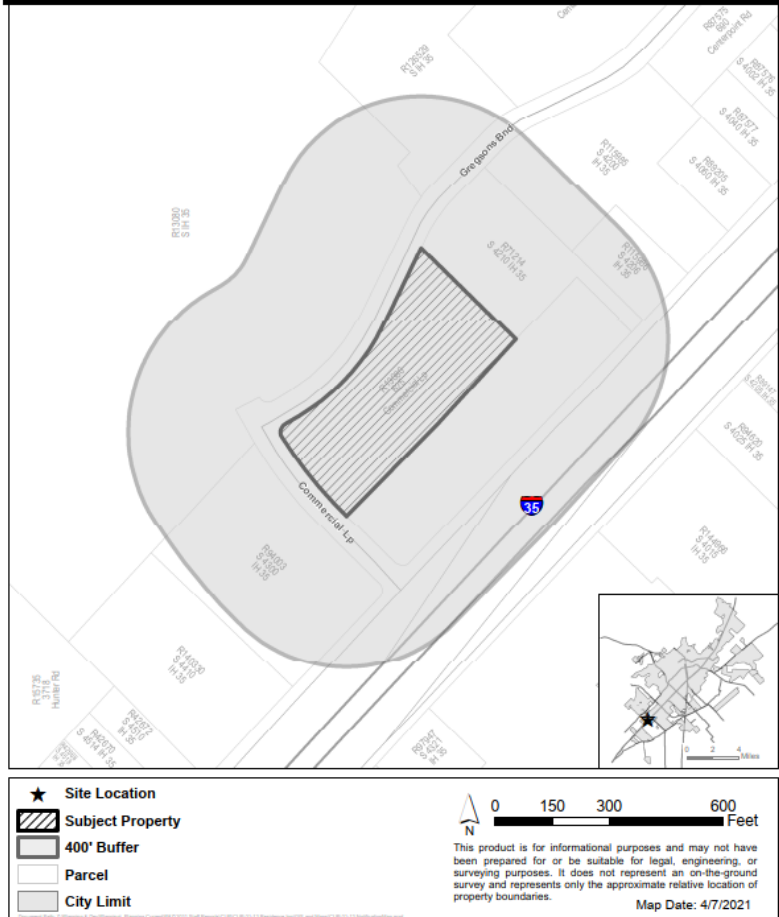
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 3/31/2021

- Marriott Residence Inn permitted in 2017.
- Proposed hours of operation (alcohol sale)
  - Monday to Sunday  
5p.m to 9 p.m.



## Zoning:

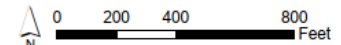
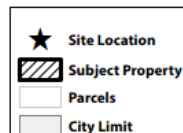
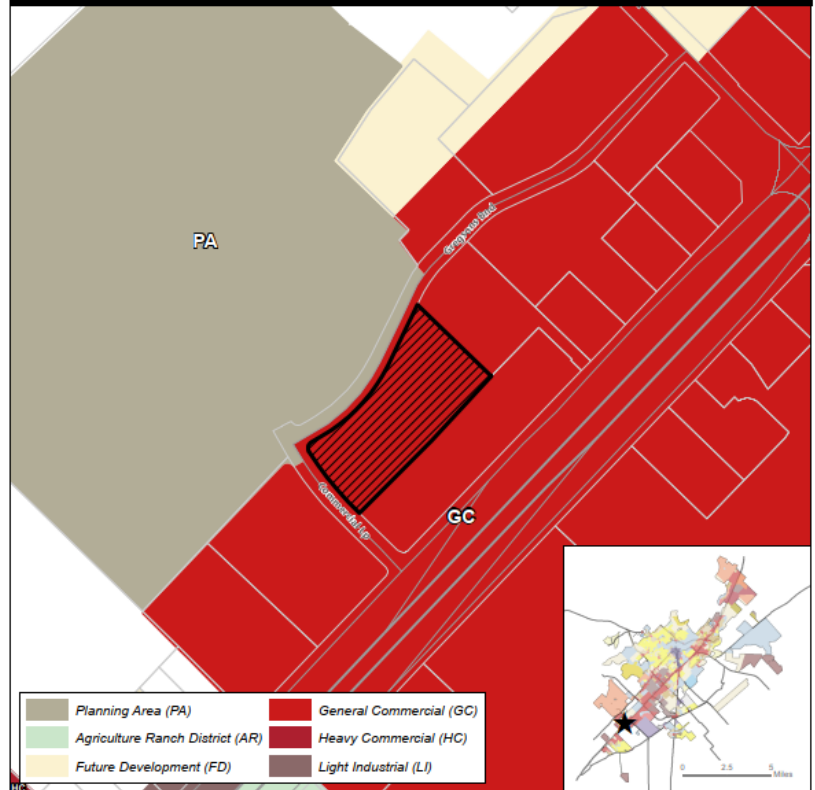
### GC (General Commercial)

*“ Intended to provide locations for limited (light) commercial and service related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses”*

CUP-21-12

Existing Zoning

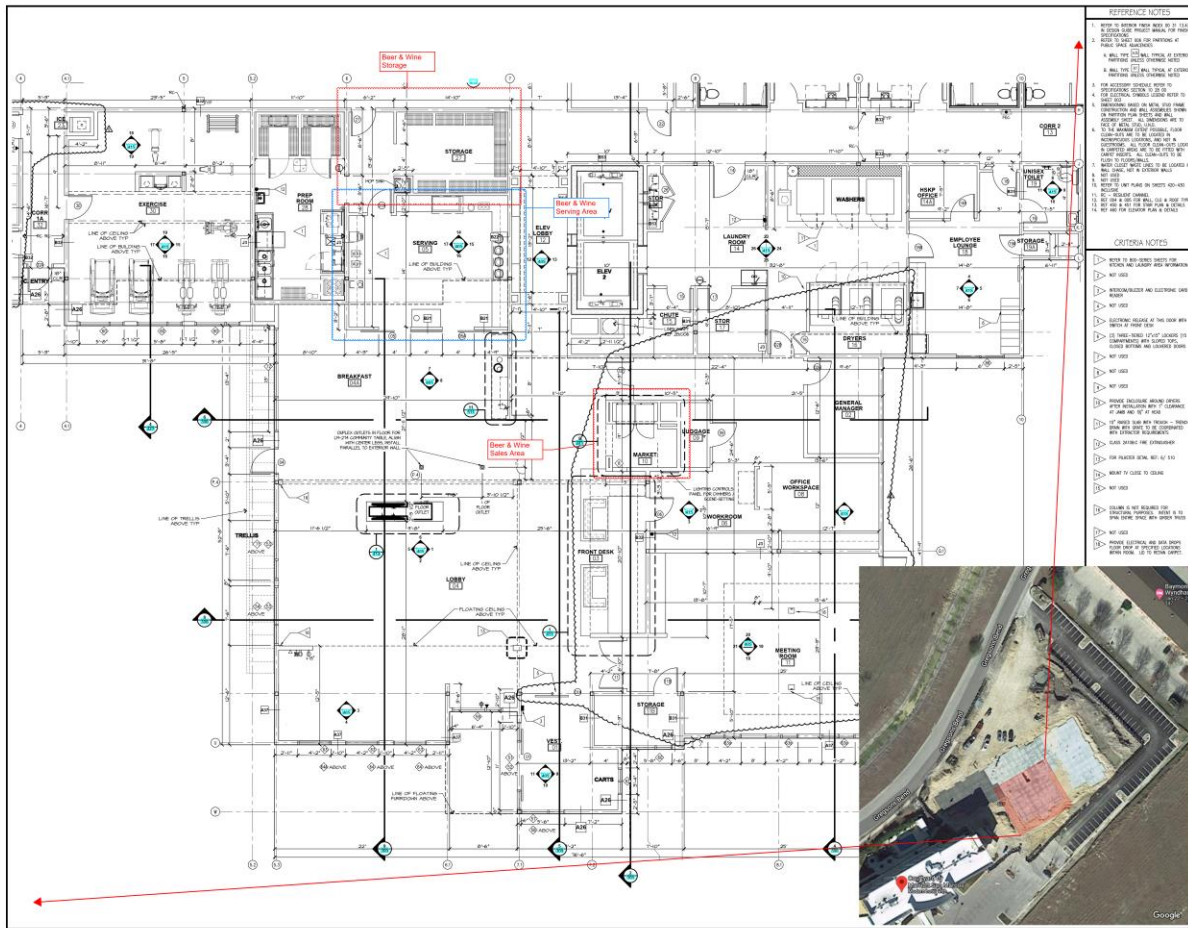
Residence Inn CUP — 625 Commercial Lp, Building 2



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Map Date: 3/31/2021

## Floor Plan



### REFERENCE NOTES

1. REFER TO EXISTING FLOOR PLAN AT 14th EAST END - FIRST FLOOR FOR LOCATION OF EXISTING FLOOR PLAN.
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### CRITERIA NOTES

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14th EAST END - FIRST FLOOR

Residence Inn

14th EAST END - FIRST FLOOR

400a

Marriott

14th EAST END - FIRST FLOOR

400a

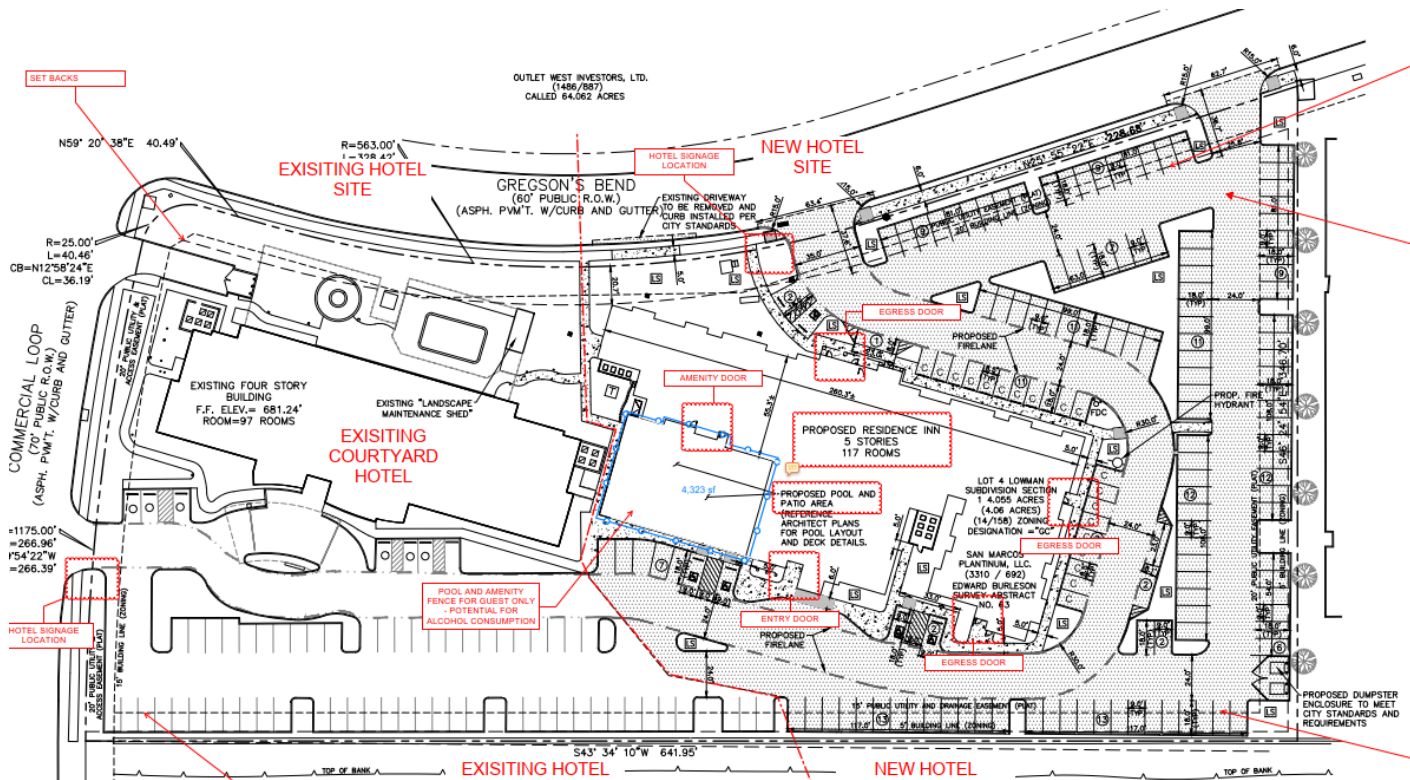
14th EAST END - FIRST FLOOR

400a

14th EAST END - FIRST FLOOR

400a





## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. The permit shall become effective only upon the issuance of a TABC license and a Certificate of Occupancy; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.