

Conditional Use Permit	333 Cheatham St
CUP-21-32	The Elle



Summary

Request:	New Conditional Use Permit for Hotel/Motel		
Applicant:	Bryan Glass 306 Juarez St San Marcos, TX. 78666	Property Owner:	Randall Morris 330 Wonder World Drive San Marcos, TX, 78666
CUP Expiration:	N/A	Type of CUP:	Hotel/Motel
Interior Floor Area:	8,744 sq ft	Outdoor Floor Area:	0.8 acres
Parking Required:	15 spaces	Parking Provided:	Yes
Days & Hours of Operation:	7 days per week (overnight lodging)		

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	10/8/21	Personal:	10/8/21
Response:	None as of the date of this report		

Property Description

Legal Description:	All of Lots 5 and a portion of Lot 4, Block 2; and all of Lot 6 and a portion of Lot 7, Block 2 of the Katy Addition to the City of San Marcos		
Location:	Cheatham St and McGehee St		
Acreage:	0.8 acres	PDD/DA/Other:	N/A
Existing Zoning:	Community Commercial	Proposed Zoning:	Same
Existing Use:	Realtors' Office	Proposed Use:	Hotel/Motel
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	East Guadalupe	Sector:	4
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	Yes - Low Preservation Priority (Not Historic)

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Community Commercial	Vacant	Existing Neighborhood
South of Property:	Community Commercial	Commercial	Existing Neighborhood
East of Property:	Community Commercial	Offices	Existing Neighborhood
West of Property:	Community Commercial	Bank	Existing neighborhood

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	Denial
<p>Staff recommends approval of this Conditional use Permit with the following conditions:</p> <ol style="list-style-type: none"> 1. The development will be substantially similar to the submitted site plan. 2. The buildings shall be no taller than 2 stories or 35ft. 3. The proposed lobby building along Cheatham St shall comply with Activation Standards Section 4.3.5.1 Street Facing Entrance and Section 4.3.2 Ground Story Transparency in the San Marcos Land Development Code. 4. There shall be no outdoor amplified music or film screenings between the hours of 11pm and 10am. 5. All on-site parking shall be located away from the Cheatham St frontage. 6. Trash and recycling collection areas shall be screened and located to the side or rear of the site. 7. This permit shall become effective upon the Certificate of Occupancy. 8. This permit shall be displayed in the same manner as a Certificate of Occupancy. 			
Staff: Julia Cleary		Title : Planner	Date: 10/21/21

History

The site is currently an office building. The applicant is proposing to demolish the existing building and construct a small hotel/motel comprising individual 1 story "cottages" centered around a pool.

- 7 1 bedroom/1 bathroom units
- 1 2 bedroom/1 bathroom unit
- 2 3 bedroom/2 bathroom units

Although there are no exterior speakers proposed on the site, the applicant has stated that they may do outdoor film screenings for guests during the evening, although they have agreed to a condition which would restrict these events after 11pm.

Additional Analysis

See below.

Comments from Other Departments

Police	No Comment
Fire	Fire sprinkler and fire alarm systems will likely be required.
Public Services	No Comment
Engineering	The applicant will need to demonstrate that they have sufficient space to accommodate the parking requirements.

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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. <i>The development is located in an “Area of Stability” in the Comprehensive Plan, which per p79 of the plan should generally maintain their existing character. The proposed use and scale of the hotel is considered to be compatible with the surrounding commercial buildings.</i>
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <i>No studies have been undertaken at this time.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. <i>The Community Commercial zoning was established to provide areas for quality larger retail establishments and service facilities for the retail sale of goods and services. A hotel/motel is considered to be an appropriate use for this district.</i>
<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. <i>Improvements along McGehee, including a new sidewalk, will be required at the time of site development.</i>
<u>X</u>			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>A height restriction of 2 stories is proposed for the site as a condition to this CUP. The applicant has also agreed to a separate condition requiring compliance with the street activation standards set out in Chapter 4 of the Land Development Code (which would not normally apply in this Legacy Zoning District).</i>

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Consistent	Evaluation		Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
	Inconsistent	Neutral	
<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>N/A</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. <i>Applicable to alcohol CUPs only</i>
		<u>N/A</u>	The proposed use is not within 300 ft. of a church, public or private school, or public hospital. <i>Applicable to alcohol CUPs only</i>
		<u>N/A</u>	The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1. <i>Applicable to alcohol CUPs only</i>