

# CUP-23-0093

Country Inn and Suites  
22497 IH-35

Planning Department



# Summary of Request

- Applicant is requesting a Conditional Use Permit pursuant to Sec. 53-1047(12) and 53-1048 to allow for a maximum height of 58 feet for a property located at 22497 IH-35.
- The site is zoned Retail Services and is also within the I-35 Overlay

Country Inn and Suites CUP

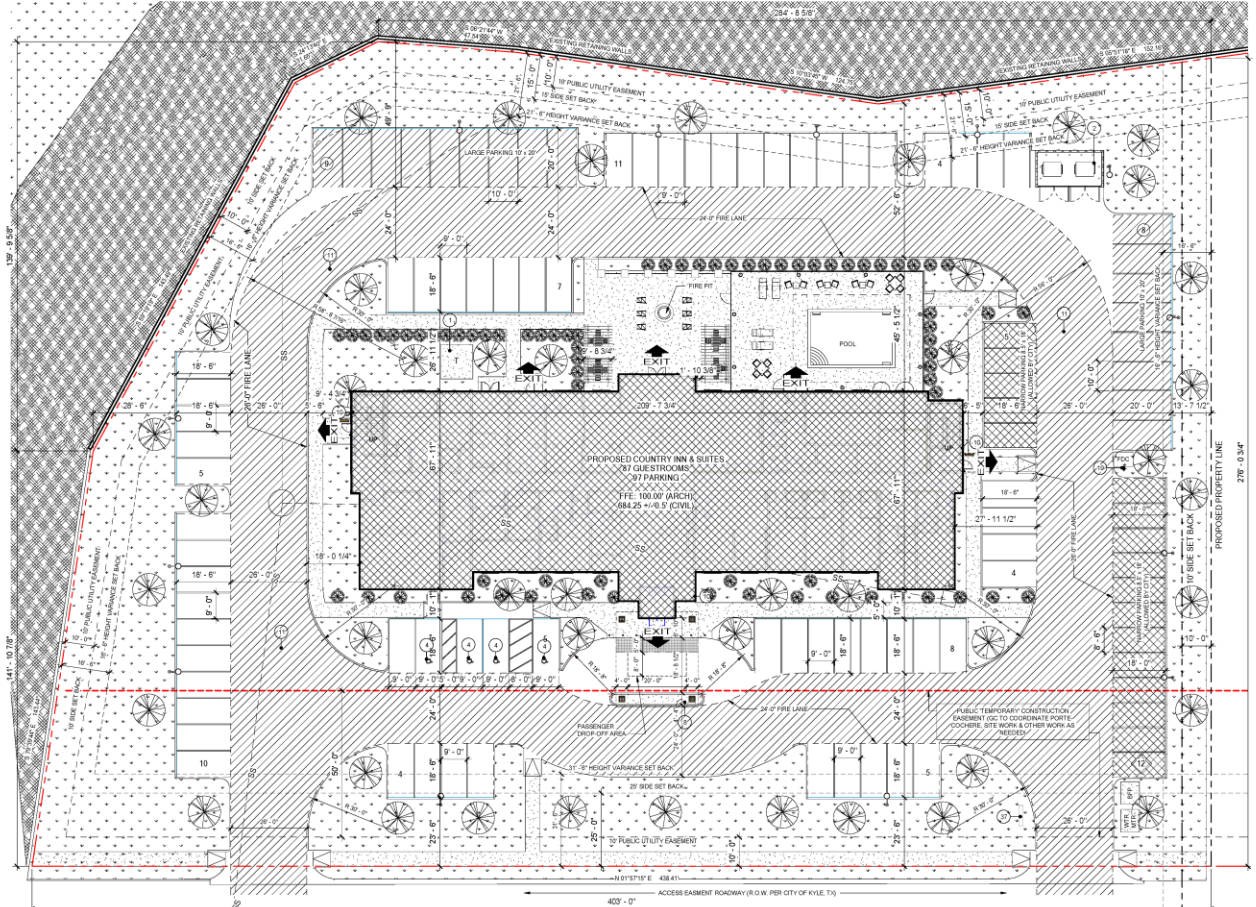


# Summary of Request

- Per Sec. 53-33 Chart 1, the maximum height permitted by right in the RS zoning district is 45 feet.
- Sec. 53-1047(12) allows a Conditional Use Permit to be granted to authorize an exception to the maximum height up to 150 feet.
- The applicant is requesting a maximum height of 58 feet to accommodate a 4-story, minimum 87-guestroom hotel.

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 Autodesk Docs/1723099\_Country Inn & Suites - RMR 10/27/2023\_Country Inn Suite, Kyle, TX, Central, 2023.XT

1 SITE PLAN - project north Copy 1  
 10/27/2023



**SITE PLAN GENERAL NOTES**

- 01. ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATION.
- 02. REFER CIVIL PLANS FOR SITE DIMENSIONAL CONTROL.
- 03. REFER STRUCTURAL FOR FOUNDATION DIMENSIONAL CONTROL.
- 04. PROVIDE MARKINGS OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.

**SITE (FLOOR AREA RATIO) SF**

ITEM	AREA SF
PROPOSED FOR COUNTRY INN	100,464.83 SF
BUILDING SF	51,400 SF
LEARN	0.511:1.0 (20)

**GROSS BUILDING SQUARE FOOTAGE**

FLOOR	AREA PER FLOOR SF
1ST FLOOR	12,800 SF +/-
2ND FLOOR	12,800 SF +/-
3RD FLOOR	12,800 SF +/-
4TH FLOOR	12,800 SF +/-
TOTAL	51,400 SF +/-

**PARKING TABULATION**

**PARKING SPACE REQUIRED:**

CITY OF KYLE TEXAS PARKING ORDINANCE, PER DISTRICT #1 SPACE FOR 84,200 SF (GROSS FLOOR AREA), NOT PRACTICAL, FOR HOTEL BUSINESS (SEE REQUIRED REQUIRED PARKING).

**NOTES USE 1 PER BEDROOM AND 1 PER EACH EMPLOYEE:**

87 GUESTROOMS = 87 PARKING  
 14 EMPLOYEES = 7 PARKING  
 PROPOSED TOTAL = 94 PARKING

**PARKING SPACE PROVIDED:**

REGULAR CARS - 8' x 18' 80  
 NARROW CARS - 8' 6" x 18' 17  
 LARGE CARS - 10' x 20' 17  
 HANDICAP CAR PARKING - 9' x 18' 3  
 HANDICAP VAN PARKING - 11' x 18' 1  
**TOTAL PARKING PROVIDED 87**

**KEYNOTE LEGEND**

- 1 TRANSFORMER LOCATION, PROVIDE CLEARANCE TO PER FIRE DEPARTMENT REQUIRED CLEARANCE. REFER TO CIVIL DRAWINGS
- 2 TRANSFORMER SET BACK
- 3 PARKED ACCESSIBLE SIGN
- 4 PROPOSED CAR WASH LOCATION, REFER TO CIVIL
- 5 TRAVEL PROOF LANE SIGN
- 6 FIRE LANE STRIPE
- 7 FIRE HYDRANT
- 8 INFLAME SIGN, SIGN AS SEPARATE PERMIT

**SITE LEGEND**

- LANDSCAPE
- SIDEWALK
- RETAINING WALL
- PARKING EASEMENT
- FIRE LANE
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

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**COUNTRY INN & SUITES**  
 22497 IH-35  
 KYLE, TEXAS 78640



DPN PROPERTIES LLC

- Revisions:
- 1 No
  - 2

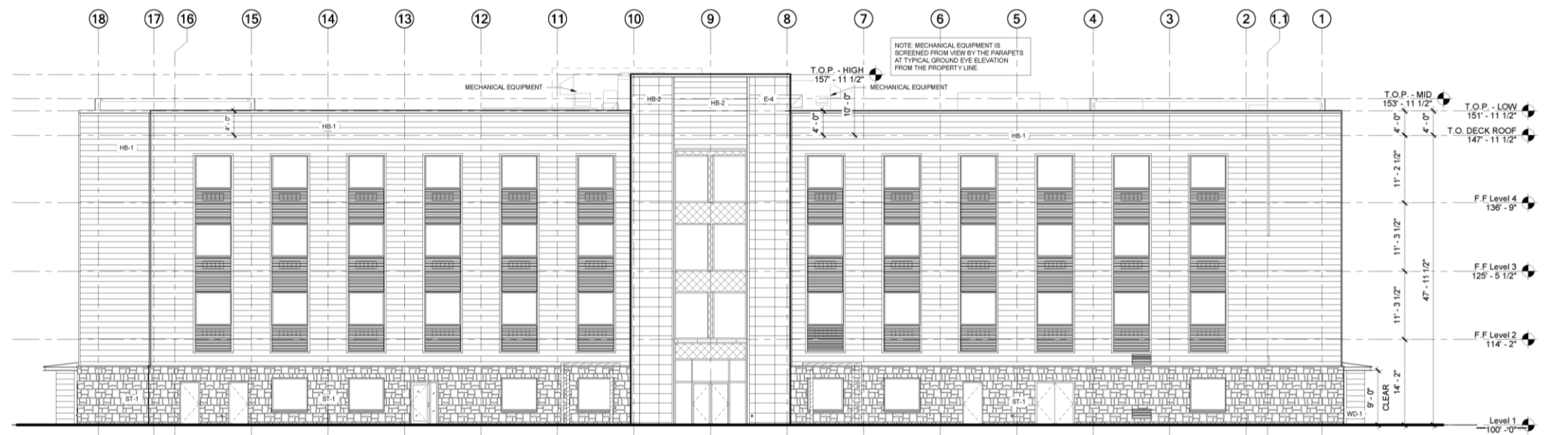
DATE: **10/27/2023**  
 SHEET NO.: **2023.01**  
 SHEET TITLE: **SITE PLAN**  
 SHEET NO.:

**P2**

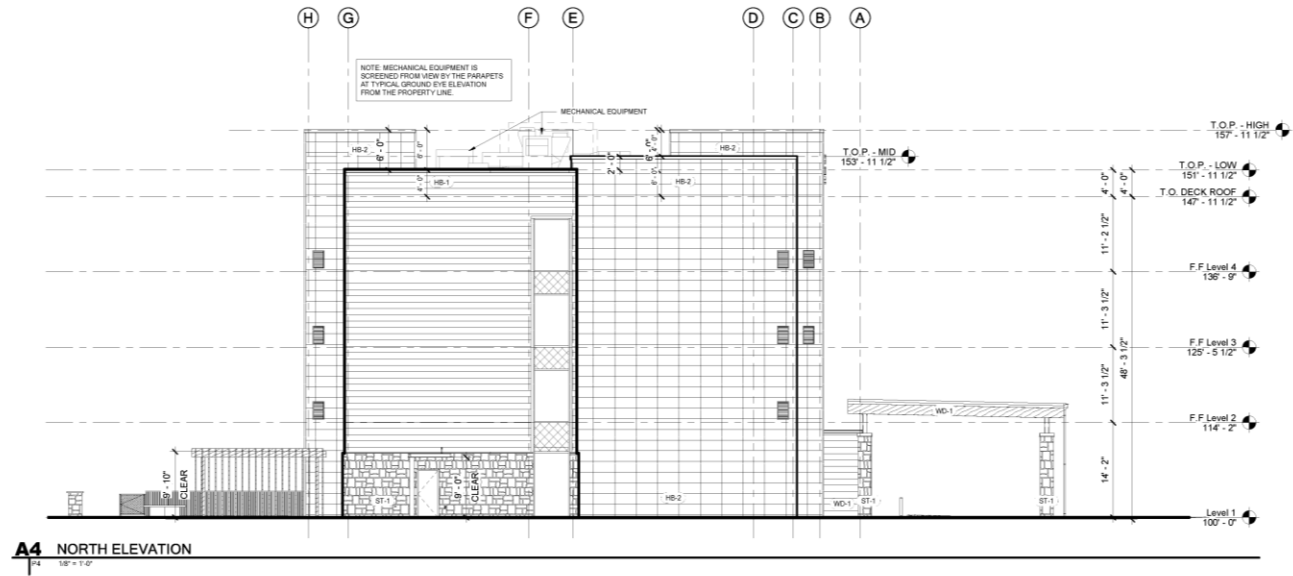
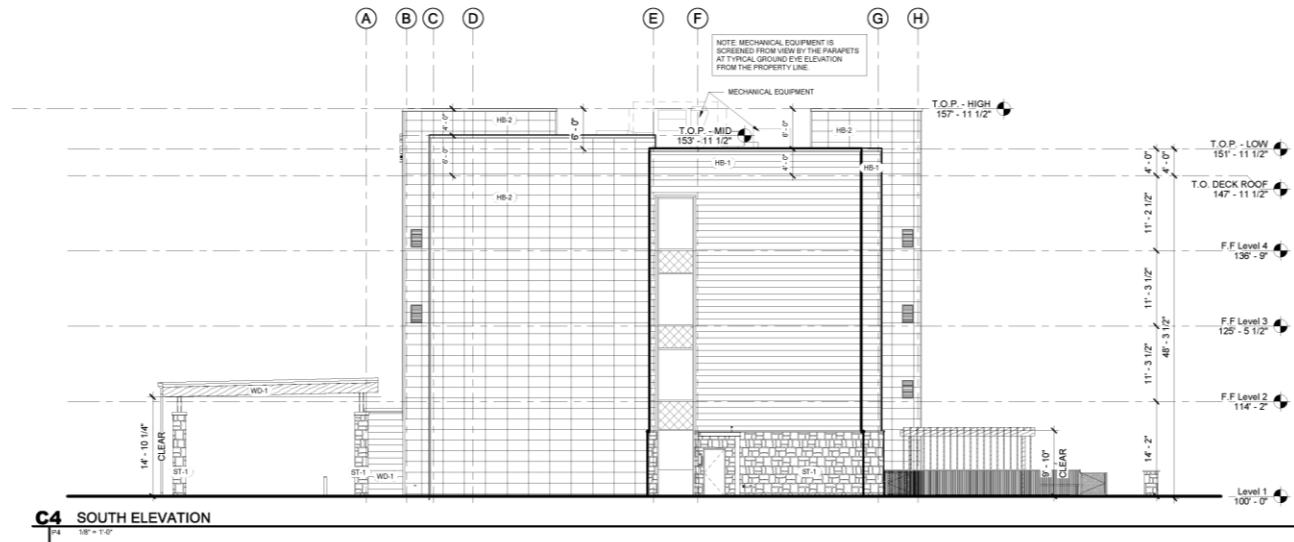
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**C4 WEST ELEVATION**  
1/8" = 1'-0"



**A3 EAST ELEVATION**  
1/8" = 1'-0"



# Staff Analysis

- This request is reasonable and allowed pursuant to Sec. 53-1047(12). As such, Staff requests the Commission recommends approval to City Council.
- The Commission's recommendation will be considered by the City Council on January 16<sup>th</sup>
- A CUP for the I-35 Overlay will be brought forward to the Commission at another time.