



Agenda Item Report

Legislative Board: Zoning Board of Adjustments
Date: June 25, 2026
Contact: Victor Escamilla
Agenda Item ID / Number: 2026-538- / G.3

ITEM TITLE: Hold a public hearing, deliberation, and possible action regarding a request by Buda JSK Hospitality LLC for Special Exception to allow a reduction in the required number of parking spaces per Unified Development Code (UDC) § 2.06.05 and a Special Exception to allow a reduction in the minimum required percentage of glazing within the ground-level building elevation fronting the public right-of-way per 2.10.12(C)1(d) on a property known as Senior Subdivision, Block A, Lot 1, addressed as 15800 South Interstate Highway 35, Buda, Texas, 78610 (V 26-04) (Will Parrish, Assistant Development Services Director)

1. EXECUTIVE SUMMARY

The applicant is requesting two special exceptions for the hotel that they would like to construct at the intersection of West Goforth and Rylander, the first for a reduced parking requirement, and the second for a reduced glazing requirement.

The applicant is requesting a reduction in parking from 179 spaces to 166, or 13 spaces. Additionally they are requesting a reduction in glazing on the first floor facades fronting on the public ROW by 10%.

2. BACKGROUND/HISTORY

This project is subject to an SUP Site Plan that was previously approved by City Council. Since the original approval, the applicant has proposed changes to the site plan, including adding rooms, thus increasing the parking requirements, and reducing glazing. As SUP Site Plans must be code conformant prior to review by City Council, the applicant is requesting Special Exceptions to see if their current plans are viable prior to submitting a amended SUP request for review by the Planning and Zoning Commission and City Council.

3. ANALYSIS

As the following requests are Special Exceptions and not Variances, hardship criteria is not required to be met. The UDC allows the ZBOA to use their best judgement in deciding Special Exceptions without defined criteria, provided they do not believe there will be negative impacts to the general welfare of the community.

Section 2.11.04(D) of the UDC states the following:

Zoning Special Exception Authorized. When, in the Board of Adjustment's judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the Board of Adjustment may, in specific cases, after public notice and public hearing (see section 2.10.04, Public Hearings and Notification Requirements) and subject to appropriate conditions and safeguards, authorize the following Zoning Special Exceptions to the regulations herein established:

- 1. Reduction in the required number of parking spaces if the Board of Adjustment determines sufficient parking exists or is not necessary for the specified location.*
- 2. Adjust any numerical standard by ten (10) percent.*

The Board may Impose Conditions. In granting Zoning Special Exceptions, the Board may impose such conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare, including but not limited to conditions specifying the period during which the nonconforming use may continue to operate or exist before being brought into conformance with the provisions of this UDC.

Parking Reduction Analysis:

The applicant has provided the following justification:

We operate hotels in Dallas and Austin and see a consistent trend across our portfolio of 10-15% empty parking spots on sold out nights. These hotels we developed and operate follow a 1 parking spot for 1 guest room code. Given our proximity to ABIA and Downtown Austin we anticipate that we will have extra parking on sold out nights for this hotel as well. Many guests coming to our hotels use ridesharing services, travel with colleagues, or a family in one vehicle reserve two rooms. Due to how common ride sharing services has become Marriott has a partnership with Uber and place a pick up/drop off sign near our porte-cochere. Our parking count is still higher than the number of rooms we have. Peak parking time is after 11:00pm which is when most guests have checked-in or have returned from dinner or work. During the day we have two associates and overnight one associate to staff the front desk.

The request is to reduce the parking requirement from 179 to 163, a reduction of 13 spaces, which is a reduction of less than 8%. At this time, there is not a viable location adjacent to this property for a shared parking agreement, however, if the adjacent lot between this property and IH-35 ever develops, there could possibly be an opportunity for a shared parking agreement.

Glazing Reduction Analysis:

The applicant is requesting a reduction of 10%, the maximum reduction that can be achieved through a Special Exception. The applicant has provided the following justification:

I would like to request a 10% reduction of glazing for the ground floor fronting the public right-of-way or accessible by sidewalk. The UDC requires a minimum of 50%. Our intent as passionate hoteliers are to meet local jurisdiction codes while maintaining design intent for our guest's comfort and experience. Each brand under the Marriott family follows a prototypical window size that is designed for the size of the room. These windows consist of louvers that follow the width of the window for a clean design from the exterior, a consistent height that is proportionately sized for the wall it is placed on, and consistent with the upper floor windows. In total, including all rooms up to the 4th floor we have 173 windows plus additional storefront windows in the lobby, breakfast, meeting, and fitness room. Currently, in order to meet code, we have enlarged the ground floor guest room windows that are not proportionate to the wall and added windows that are not functional. We believe this code is geared towards retail where guests are not staying overnight. Oversized windows in a hotel guestroom impacts our guests experience by providing less sense of privacy, less acoustical efficiency, and less energy efficiency for temperature control. It also makes it difficult for our interior designer to create drapery that can prevent light leakage into the room since the windows extend to the ceiling. In order to create a better design, a reduction of 10% will give us flexibility to alleviate the concerns, install appropriately sized window, and provide more efficiency in the rooms.

The proposed building is set back from the street, and is not adjacent to the Public Right-of-Way, however, first floor windows will be adjacent to interior walkways.

4. FINANCIAL IMPACT

None

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 Corridor

7. PROS AND CONS

Pros: Applicant will be able to have more rooms

Cons: Guests will have less parking available to them

8. ALTERNATIVES

The Board may move to:

- Approve
- Approve with conditions
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the requests for Special Exceptions to Sections 2.06.05 and 2.10.12(C)1(d) and presents them to the Zoning Board of Adjustments for consideration.

Attachments:

[Elevations.pdf](#)

[Landscape Plan.pdf](#)

[Site Plan.pdf](#)

[V 26-04-letter_of_intent \(1\).pdf](#)

[V 26-04-Plat.pdf](#)

[V 26-04-zoning location.pdf](#)