

## Special Use Permit SUP-25-0013 (Home2 Suites Hotel)

|                         |                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request</b>          | Hold a public hearing and make a recommendation to City Council for Special Use Permit Application, <b>SUP-25-0013</b> , to build an 88-unit residence hotel on property zoned “CM” (Commercial Mixed Use). |
| <b>Applicant</b>        | Ajay Patel of Tejal & Kishan, LLC                                                                                                                                                                           |
| <b>Owner</b>            | John Meador, 101 League City I-45/646, L.P.                                                                                                                                                                 |
| <b>City Council</b>     | Public Hearing & First Reading – <i>November 18, 2025</i> ; <i>Second Reading – December 16, 2025</i>                                                                                                       |
| <b>Location</b>         | Along the north side of Pinnacle Park Drive and approximately 250 feet east of Brookport Drive.                                                                                                             |
| <b>Citizen Response</b> | 4 – Notices Mailed to Property Owners within 200 feet<br>1 – Communications of Support Received<br>0 – Communications of Opposition Received                                                                |
| <b>Attachments</b>      | 1. Zoning Map<br>2. Aerial Map<br>3. Future Land Use Map<br>4. Site Plan, Landscape Plan, Elevations, Floor Plans<br>5. Applicant Letter<br>6. Letter of Support<br>7. Neighborhood Meeting Documents       |

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its decision. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses, and the performance impacts should be considered.

**Purpose** The purpose of the request is to build a 4-story, 88-unit, Home2 Suites residence hotel on 2.0159 acres of land. The UDC requires the approval of an SUP to allow a residence hotel in the Commercial Mixed Use Zoning District. Residence hotels are defined as hotels in which more than five percent of its rental units are for stays extending at least thirty (30) consecutive days and not more than one hundred and eighty (180) consecutive days. The definition also excludes multi-family residential dwellings. Hotels and Commercial Lodgings are subject to regulations in Section 3.14.7 of the League City Unified Development Code (UDC).

Approval of this SUP will continue to enhance the area with similar standards as the remainder of the Pinnacle Park development. The applicant also owns the Fairfield Inn & Suites hotel, directly adjacent to the west of the subject tract.

It should also be noted that a Letter of Support was received from the League City Convention & Visitors Bureau indicating that increasing hotel capacity supports the CVB’s mission to elevate League City’s profile as a destination for sports tourism, regional events and family travel.

**Background** **August 10, 1999** – The property was initially zoned as “CG” (C-3) General Commercial.  
**August 30, 2005** – The property was zoned “CM” (Mixed Use Commercial) as part of the City’s Zoning Map and Ordinance revisions of 2005.

**April 18, 2025** – The applicant held a neighborhood meeting in League City.

**May 30, 2025** – The applicant submitted a Special Use Permit application to the Planning Department.

**October 2, 2025** – Public hearing notices were mailed to the surrounding property owners, a public hearing sign was posted on the property, and notice was published in the newspaper.

**October 20, 2025** - Planning & Zoning Commission is scheduled to conduct a public hearing and make a recommendation to City Council.

**November 18, 2025** – City Council is scheduled to conduct a public hearing and consider the request on first reading.

**December 16, 2025** – If approved on first reading, City Council will consider the second reading of the request.

On August 28, 2018, City Council adopted Ordinance No. 2018-25 granting a Special Use Permit for the limited service hotel, Fairfield Inn & Suites, on the adjacent tract to the west.

**Site and Surrounding Area**

The property is undeveloped land with no trees located on the property.

| Direction | Surrounding Zoning        | Surrounding Land Use          |
|-----------|---------------------------|-------------------------------|
| North     | “CM” Commercial Mixed Use | Undeveloped                   |
| South     | “CM” Commercial Mixed Use | Undeveloped                   |
| East      | “CM” Commercial Mixed Use | The Pinnacle Park development |
| West      | “CM” Commercial Mixed Use | Fairfield Inn & Suites        |

**Access**

Access to the property is provided from Pinnacle Park Drive. The hotel proposes 100 parking spaces, including 3 handicapped parking spaces. Additionally, the applicant proposes a shared parking agreement with the adjacent Farfield Inn & Suites. If approved, the parking agreement will be verified during the development phase of the project.

**Pinnacle Park Drive**

|                                | Existing Conditions                                                                 | 2024 Master Mobility Plan                                                                   |
|--------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <i>Roadway Type</i>            | Local Street                                                                        | Local Street                                                                                |
| <i>ROW Width</i>               | 60 Feet                                                                             | 60 Feet                                                                                     |
| <i>Pavement Width and Type</i> | 3-lane, 35-foot roadway width, concrete curbs, gutters and sidewalks on both sides. | 2-lane divided, 28-foot roadway width, concrete curbs, gutters and sidewalks on both sides. |

**Comprehensive Plan**

The property is designated by the Future Land Use Map in the 2035 Comprehensive Plan, as UL – Urban Low. According to the 2035 Comprehensive Plan, Urban Low serves as a destination, at minimum, for local residents, employees and guests. Urban low areas are characterized by high impervious coverage, multi-storied structures, and should be highly connected to encourage travel without a car. This property is located in close proximity to The Ballpark at League City to the north and a variety of restaurants and retail to the east. The proposed hotel is consistent with the Future Land Use Map.

**Development Analysis**

Section 3.14.7 of the UDC establishes specific criteria to full, limited and residence hotels with Section 3.14.7.i. establishing criteria specifically for residence hotels. Several of the requirements are listed below. All designs and features will be verified for conformance during the permitting phase.

**Exterior Elevations** – The elevations show the building will feature brick veneer and stucco siding. Each façade is required to have at least two building materials covering at least 20% of the exterior façade on each side.

**Landscaping / Screening and Buffers** – The applicant proposes to plant street trees at the front of the property to screen the view of the property from the street. The plant schedule includes Texas Red Oak and Texas Sage. The Texas Red Oak will be located along the edges of the property. Texas Sage will be planted around the building. Some Texas Sage will be planted near the eastern and western property lines.

**Site Features / Amenities** - In addition to the porte-cochere, the site will have several amenities such as a meeting room, outdoor pool / recreational area and rooftop garden / restaurant.

**Staff Findings**

Based upon the information provided:

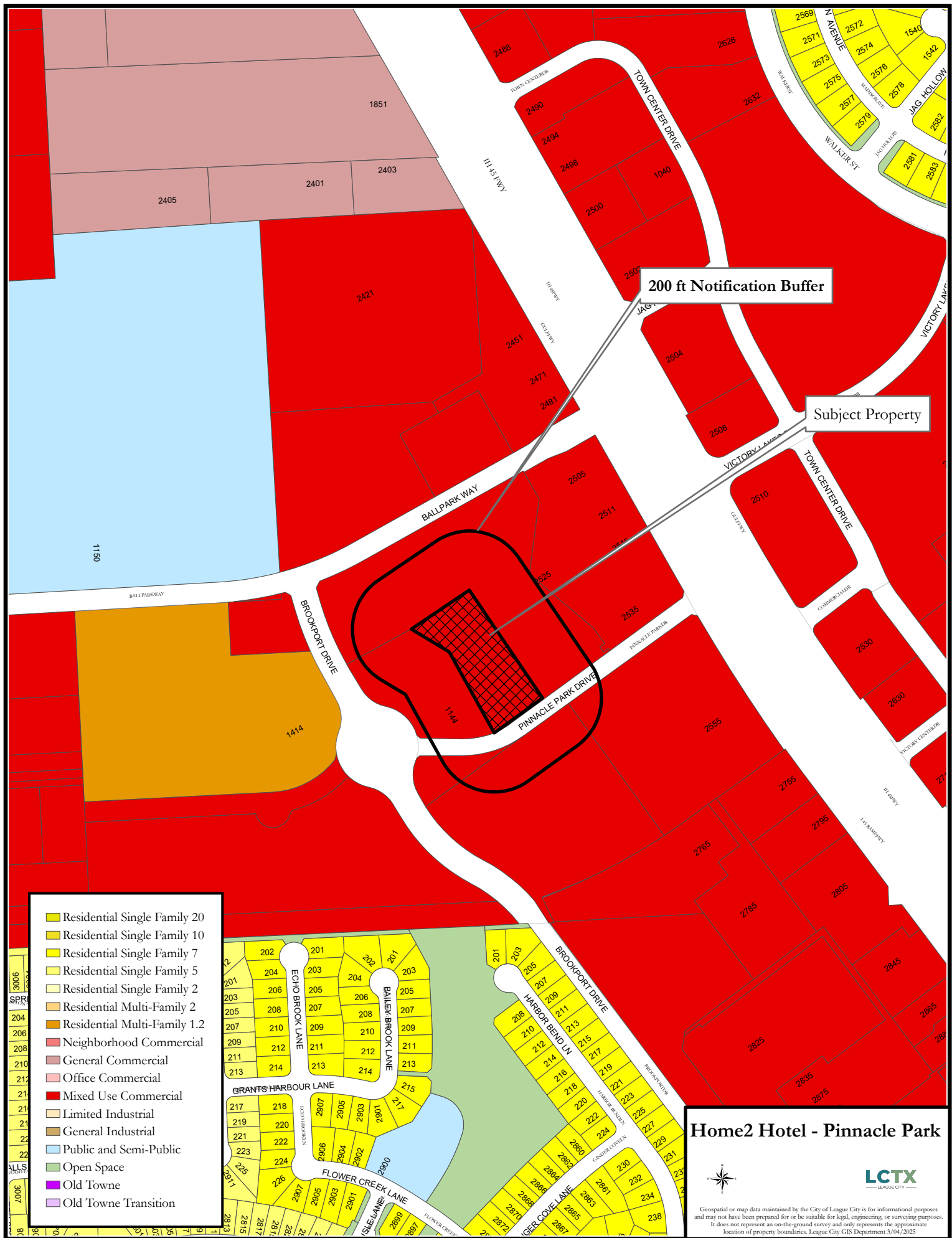
- The proposed use is allowed in the “CM” – Commercial Mixed Use zoning district with the approval of an SUP.
- The proposed use is consistent with the Comprehensive Plan’s Future Land Use Plan by providing lodgings near The Ballpark at League City.
- The proposed hotel will match the character and design of the existing structures in Pinnacle Park.
- A Letter of Support was provided from the League City Convention & Visitors Bureau indicating this request would support their mission for League City.

**Recommendation**

Based on the criteria listed above, if the SUP is approved, staff recommends the following conditions:

1. The uses permitted on site will be limited to those permitted in the base zoning district and identified by the Special Use Permit. The only use permitted by this SUP is for a Residence Hotel and shall conform to Section 3.14.7 of the UDC unless otherwise noted.
2. The site layout shall be substantially similar to that which is displayed in Attachment #4 encompassing the site plan, landscape plan, and elevations. This includes the parking requirements with a shared parking agreement and landscaping.
3. Site amenities will consist of an outdoor pool, recreation area, rooftop garden, and restaurant.
4. Landscaping:
  - a. Seventy-five percent (75%) of plant materials for the overall site shall be from the League City WaterSmart plant list. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
  - b. All plant materials screening mechanical equipment must be at least the height of the mechanical equipment it is screening at time of installation.
5. Signage: The project shall comply with Chapter 125, Article 8, Signs of the Unified Development Code, with the following exception:
  - a. Only one freestanding, monument sign is permitted with a base matching the character and design of the principal structure.

For additional information, you may contact Vince Hustead, Senior Planner at 281-554-1079 or at [vince.hustead@leaguecitytx.gov](mailto:vince.hustead@leaguecitytx.gov)





200 ft Notification Buffer

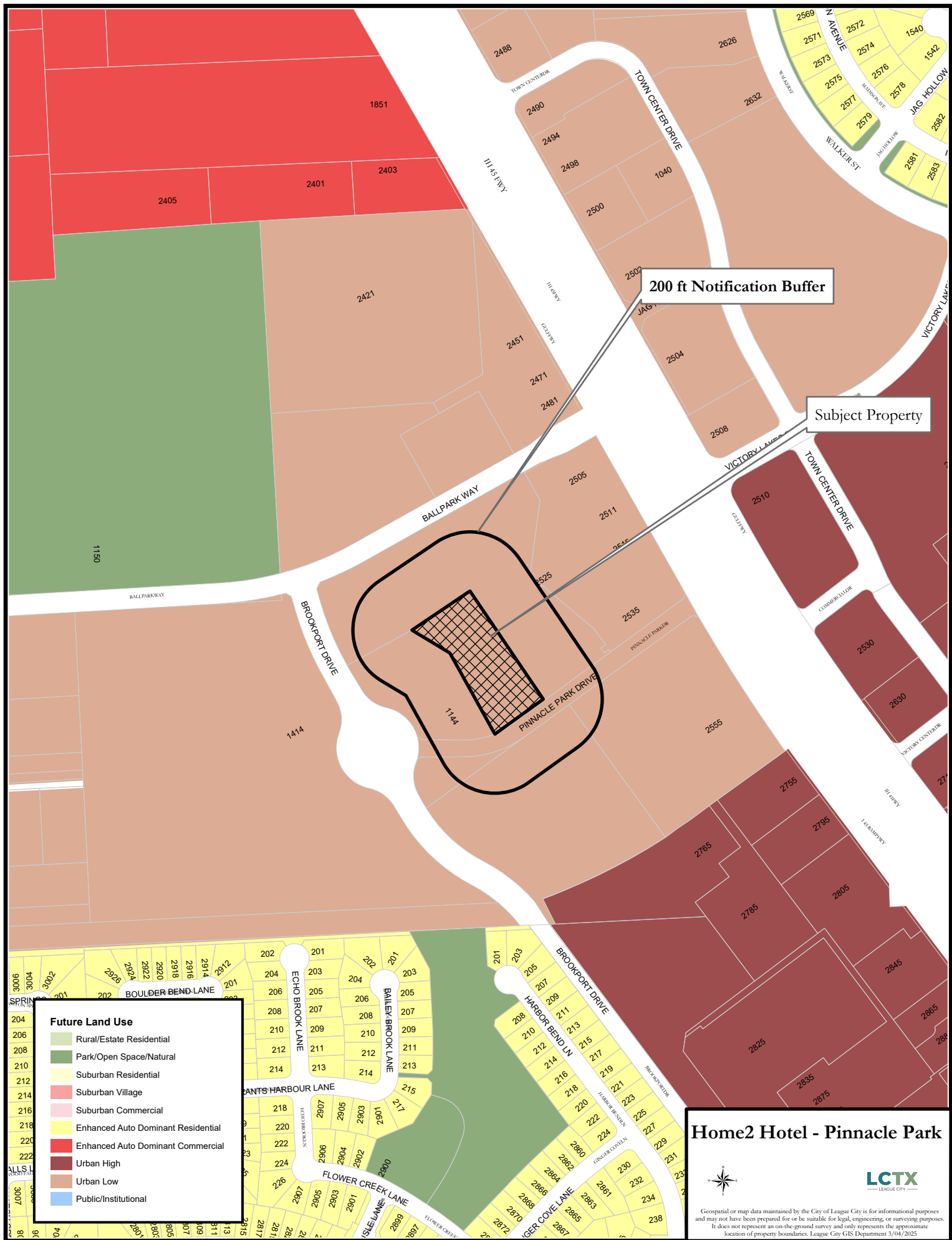
Subject Property

# Home2 Hotel - Pinnacle Park



**LCTX**  
LEAGUE CITY

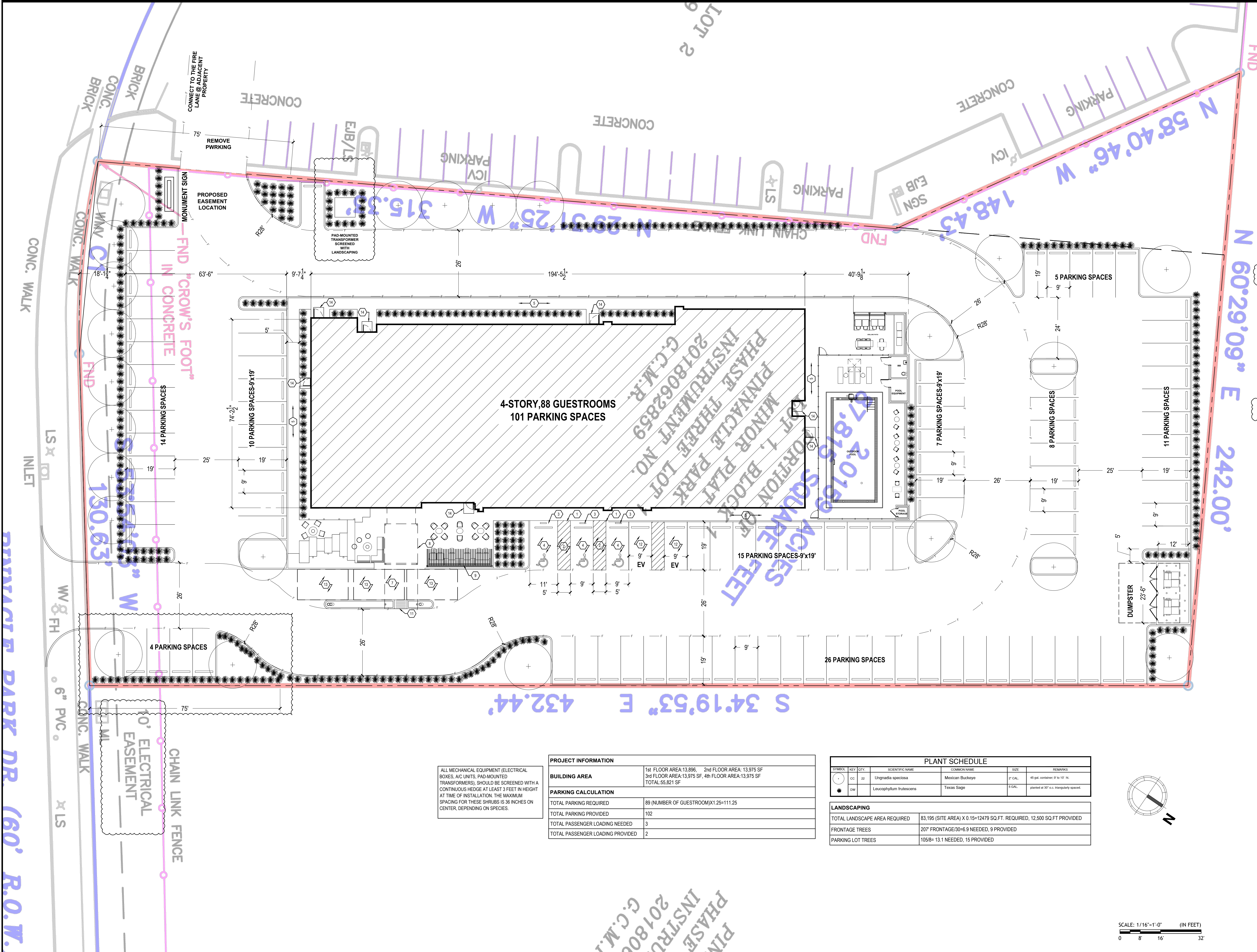
Geospatial or map data maintained by the City of League City is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries. League City GIS Department 3/04/2025



### Home2 Hotel - Pinnacle Park



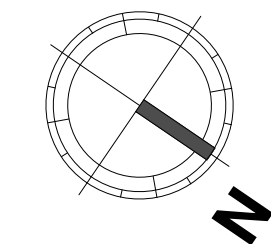

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ALL MECHANICAL EQUIPMENT (ELECTRICAL BOXES, A/C UNITS, PAD-MOUNTED TRANSFORMERS), SHOULD BE SCREENED WITH A CONTINUOUS HEDGE AT LEAST 3 FEET IN HEIGHT AT TIME OF INSTALLATION. THE MAXIMUM SPACING FOR THESE SHRUBS IS 36 INCHES ON CENTER, DEPENDING ON SPECIES.

| PROJECT INFORMATION                                                                                                             |                                          |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>BUILDING AREA</b>                                                                                                            |                                          |
| 1st FLOOR AREA: 13,896    2nd FLOOR AREA: 13,975 SF<br>3rd FLOOR AREA: 13,975 SF, 4th FLOOR AREA: 13,975 SF<br>TOTAL: 55,821 SF |                                          |
| <b>PARKING CALCULATION</b>                                                                                                      |                                          |
| TOTAL PARKING REQUIRED                                                                                                          | 89 (NUMBER OF GUESTROOM) X 1.25 = 111.25 |
| TOTAL PARKING PROVIDED                                                                                                          | 102                                      |
| TOTAL PASSENGER LOADING NEEDED                                                                                                  | 3                                        |
| TOTAL PASSENGER LOADING PROVIDED                                                                                                | 2                                        |

| PLANT SCHEDULE                |     |                                                                        |                         |              |                                                   |
|-------------------------------|-----|------------------------------------------------------------------------|-------------------------|--------------|---------------------------------------------------|
| SYMBOL                        | KEY | QTY.                                                                   | SCIENTIFIC NAME         | COMMON NAME  | REMARKS                                           |
| CC                            | 22  |                                                                        | Ulmus parviflorus       | European Elm | 2" CAL. - 45 gal. container; 9' to 10' ht.        |
| DW                            |     |                                                                        | Leucophyllum frutescens | Texas Sage   | 5 GAL. - planted at 30" o.c. triangularly spaced. |
| LANDSCAPING                   |     |                                                                        |                         |              |                                                   |
| TOTAL LANDSCAPE AREA REQUIRED |     | 83,195 (SITE AREA) X 0.15=12479 SQ.FT. REQUIRED, 12,500 SQ.FT PROVIDED |                         |              |                                                   |
| FRONTAGE TREES                |     | 207' FRONTAGE/30=6.9 NEEDED, 9 PROVIDED                                |                         |              |                                                   |
| PARKING LOT TREES             |     | 105/8= 13.1 NEEDED, 15 PROVIDED                                        |                         |              |                                                   |



SCALE: 1/16"=1'-0" (IN FEET)  
0 8' 16' 32'

Notes:

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KEY NOTES:

- ACCESS AISLE SHALL BE AT THE SAME GRADE AS SIDEWALK. 2% MAX SLOPE AT ANY DIRECTION.
- HANDICAPPED PARKING ACCESS AISLE. SAME LEVEL AS VEHICLE PULL-UP.
- HANDICAPPED PARKING SIGN.
- HANDICAPPED PARKING. MAX. SLOPE 2% AT ANY DIRECTION.
- ACCESSIBLE ROUTE, 1:48 MAX SLOPE AT ANY DIRECTION. SLOPE AWAY FROM BUILDING.
- PAD-MOUNTED SIGN, BY OTHERS.
- DECORATIVE NON-SLIP PAVING.
- LINE OF CANOPY.
- TRELLIS, SEE SHEET A305.
- ACCESSIBLE CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS, MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED), MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED), REFER TO THE HADG FOR FURTHER INFORMATION.
- PROPOSED SIDEWALK. THE WIDTH AND THE LOCATION SHALL BE ALIGNED WITH ADJACENT PROPERTIES.
- EV CHARGE STATION COMPLY WITH SECTION 4.19.11 OF UDC.
- 12'X20' PASSENGER LOADING ZONE.
- OVERHEAD DOOR CANOPY.

EXTEND  
ARCHITECT

ADDRESS: 800 WEST SAM HOUSTON PARKWAY SOUTH, SUITE 120,  
HOUSTON, TEXAS 77042  
PHONE: (832)803-2129. EMAIL: arash@extendarchitect.com

SEAL:

REV: DESCRIPTION: BY: DATE:

STATUS:

CLIENT: Tejal & Payal II, LLC

PROJECT: HOME 2 SUITES

SITE: 0 Pinnacle Park Dr,  
League City, TX 77573

TITLE: SITE PLAN

SCALE AT A0:  
1/16"=1'-0"  
PROJECT NO:  
250011  
DATE:  
09/14/2025  
DRAWN:  
AF  
CHECKED:  
AF  
REVISION:  
A100

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| GUESTROOM TABULATION                            |            |            |            |            |       |
|-------------------------------------------------|------------|------------|------------|------------|-------|
| ROOM DESCRIPTION                                | 1ST. FLOOR | 2ND. FLOOR | 3RD. FLOOR | 4TH. FLOOR | TOTAL |
| KING STUDIO SUITE-335 SQ.FT.                    | 0          | 7          | 7          | 7          | 21    |
| DOUBLE QUEEN STUDIO SUITE-442 SQ.FT.            | 8          | 16         | 16         | 16         | 56    |
| ONE BEDROOM QQ SUITE-709 SQ.FT.                 | 1          | 1          | 2          | 2          | 6     |
| ACCESSIBLE KING STUDIO SUITE-569 SQ.FT.         | 0          | 0          | 0          | 1          | 1     |
| ACCESSIBLE DOUBLE QUEEN STUDIO SUITE-569 SQ.FT. | 0          | 1          | 1          | 0          | 2     |
| ACCESSIBLE ONE BEDROOM QQ SUITE-725 SQ.FT.      | 1          | 1          | 0          | 0          | 2     |
| TOTAL                                           | 10         | 26         | 26         | 26         | 88    |

HEARING IMPAIRED ROOMS: 120,121,122,225,228,325,328,420,421

RUN SMURF TUBE IN ALL GUESTROOM FOR LOW VOLTAGE DEVICES



1 FIRST FLOOR

SCALE:1/8"=1'-0"

EXTEND  
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STATUS:

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PROJECT:

HOME 2 SUITES

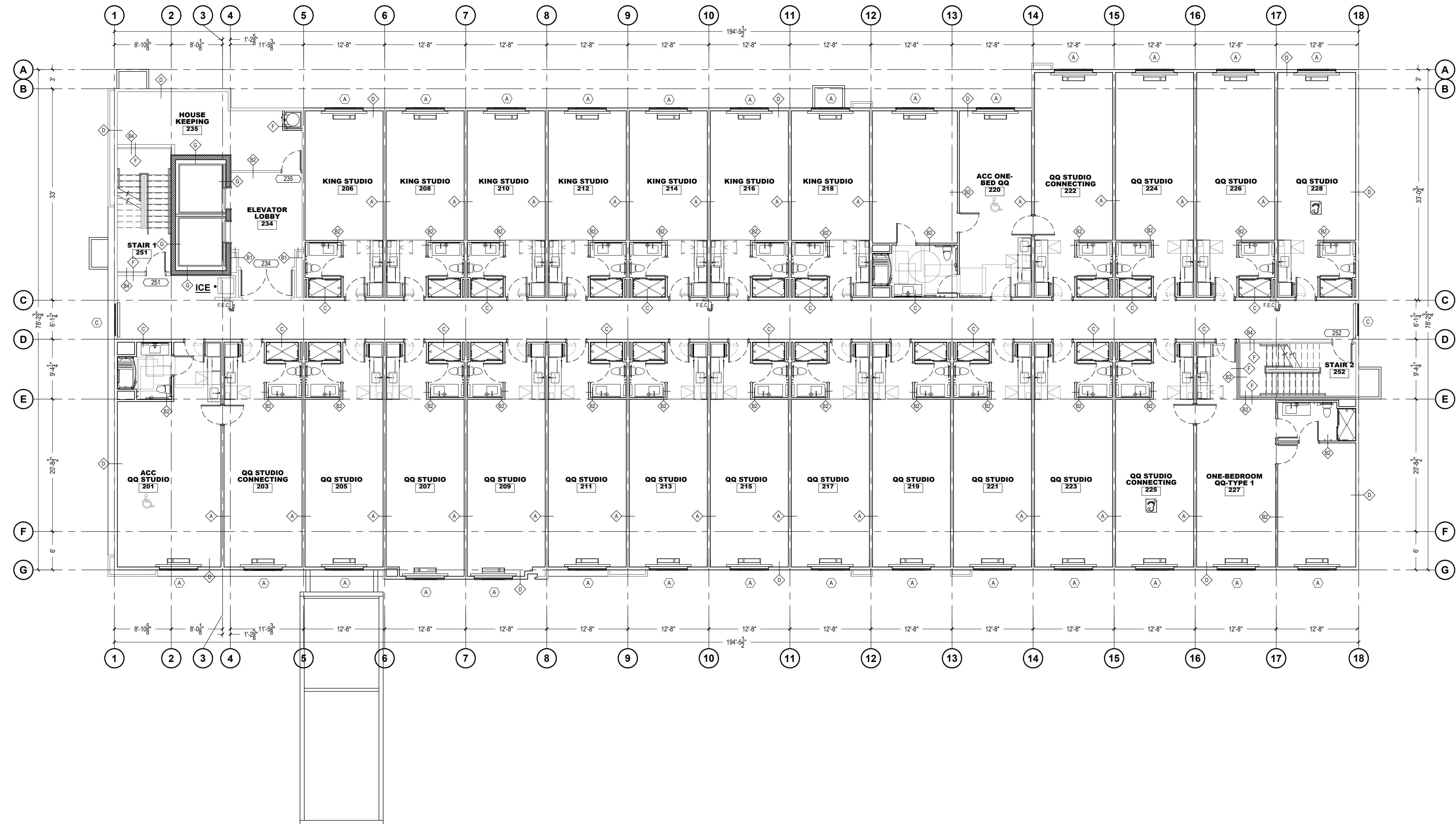
SITE:

0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

FIRST FLOOR PLAN

|                            |                     |              |                |
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| SCALE AT A0:<br>1/8"=1'-0" | DATE:<br>08/12/2025 | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>250011      | DRAWING NO:<br>A101 | REVISION:    |                |



**1 2ND FLOOR**  
SCALE: 1/8"=1'-0"

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| STATUS: |              |     |       |

CLIENT:

**Tejal & Payal II, LLC**

PROJECT:

**HOME 2 SUITES**

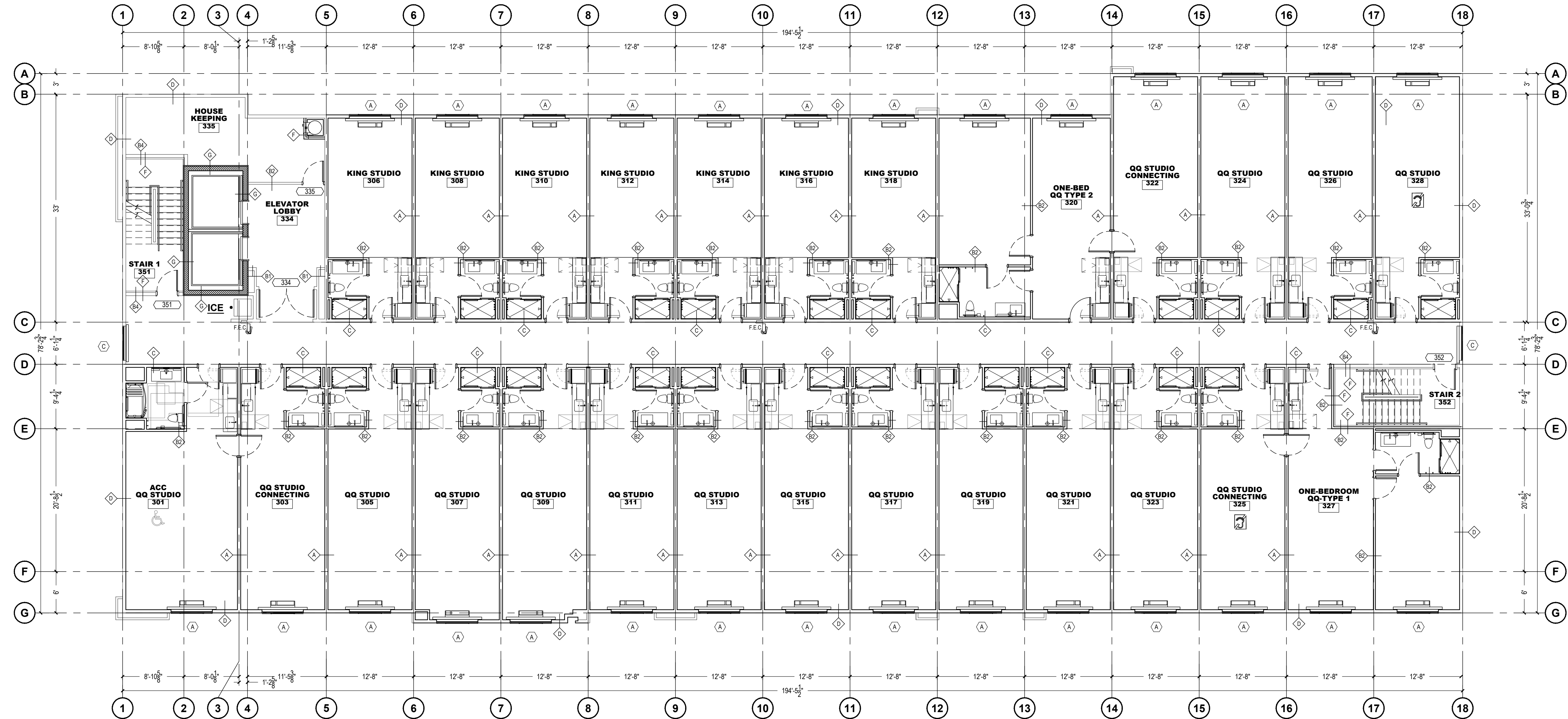
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0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

**SECOND FLOOR PLAN**

|                            |                            |              |                |
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| SCALE AT A0:<br>1/8"=1'-0" | DATE:<br>05/06/2025        | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>250011      | DRAWING NO:<br><b>A102</b> |              |                |



**1 3RD FLOOR**  
SCALE: 1/8"=1'-0"

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REV. DESCRIPTION: BY: DATE:  
STATUS:

CLIENT:

**Tejal & Payal II, LLC**

PROJECT:

**HOME 2 SUITES**

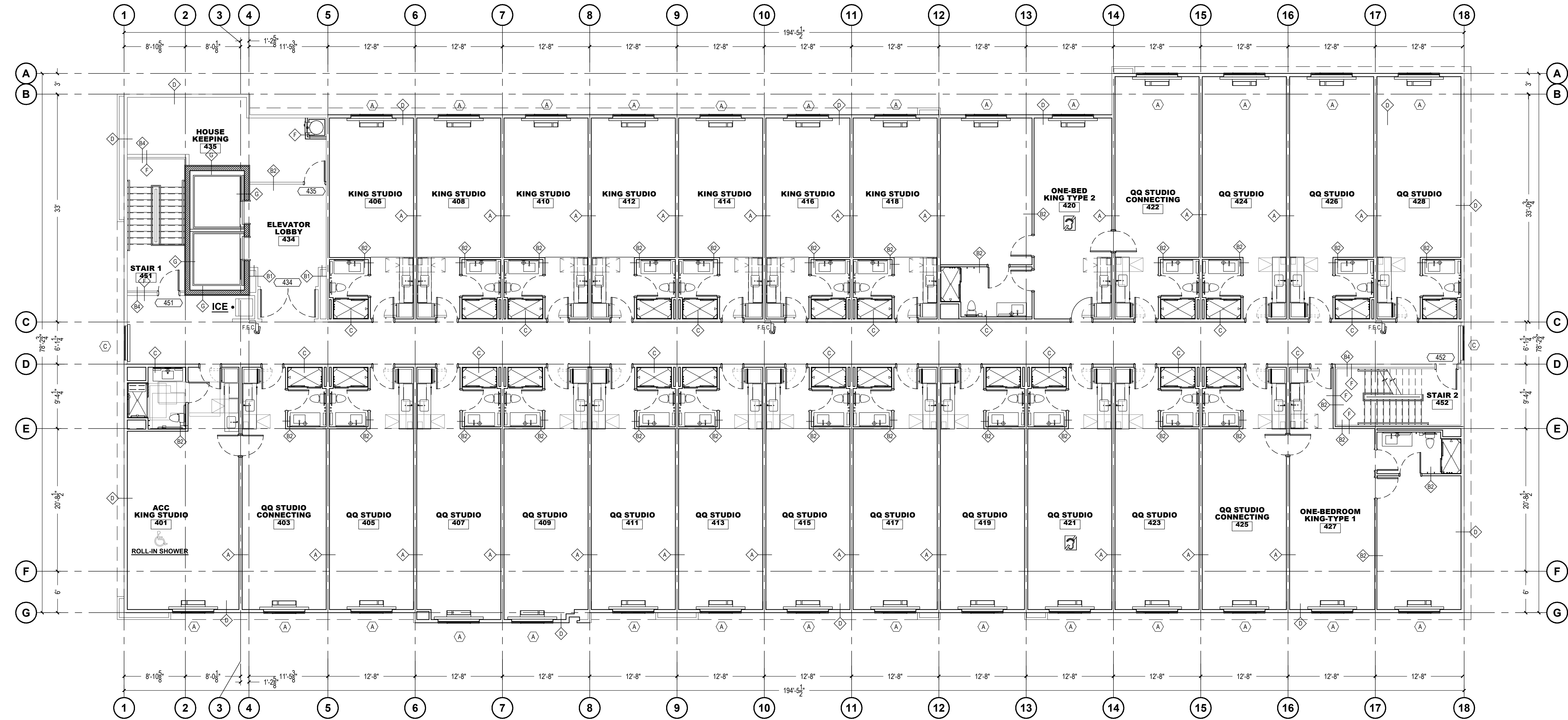
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0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

**THIRD FLOOR PLAN**

|                            |                            |              |                |
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| PROJECT NO:<br>250011      | DRAWING NO:<br><b>A103</b> | REVISION:    |                |



**1 4TH FLOOR**  
SCALE: 1/8"=1'-0"

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PROJECT:

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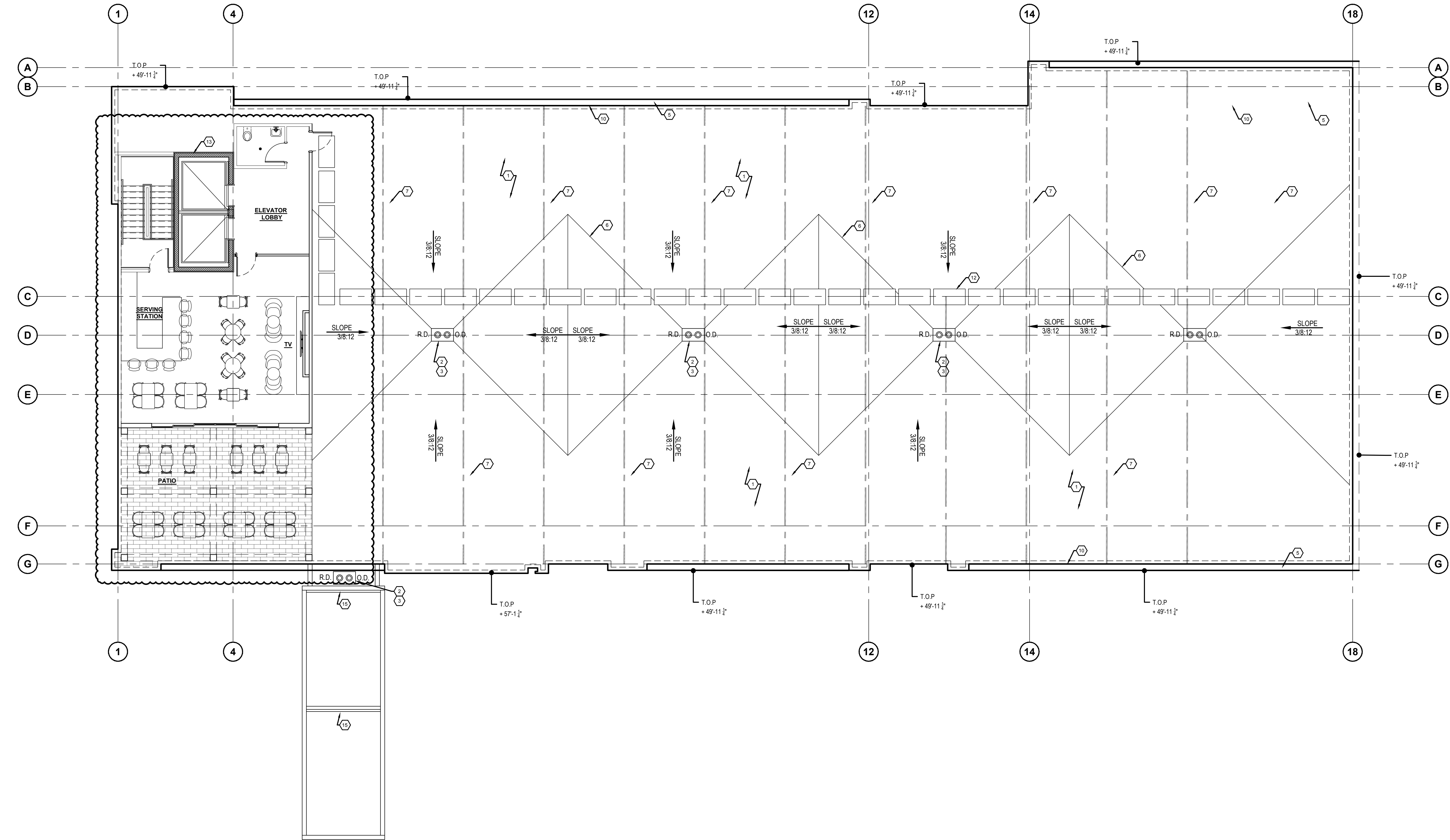
SITE:

0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

**FOURTH FLOOR PLAN**

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| PROJECT NO:<br>250011      | DRAWING NO:<br><b>A104</b> | REVISION:    |                |



**1 ROOF PLAN**  
SCALE: 1/8"=1'-0"

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PHONE: (832)803-2129. EMAIL: arash@extendarchitect.com

SEAL:

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |

CLIENT:

**Tejal & Payal II, LLC**

PROJECT:

**HOME 2 SUITES**

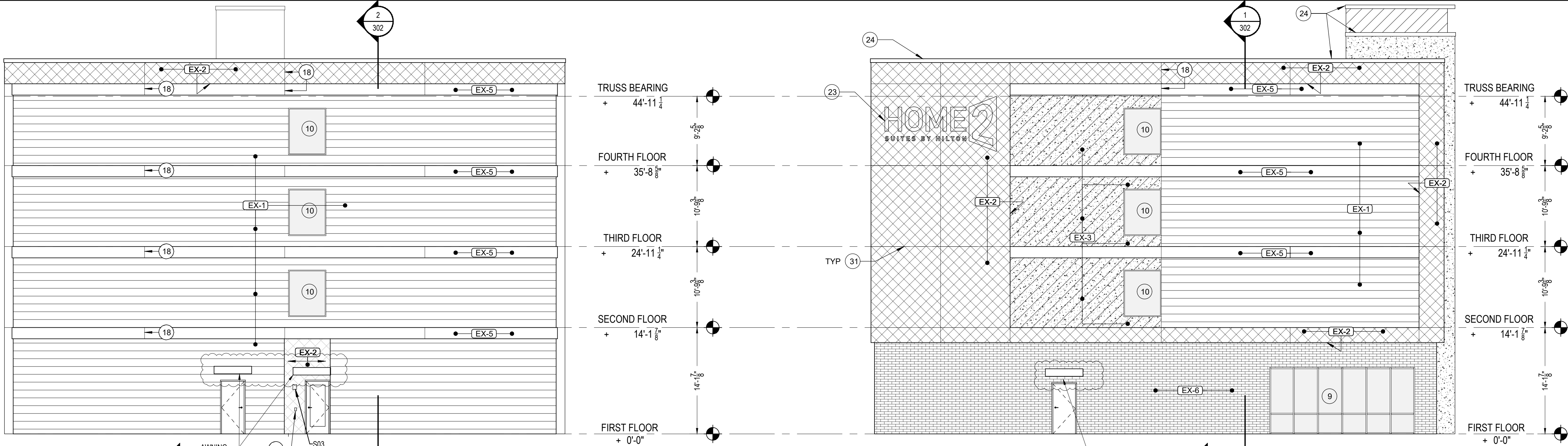
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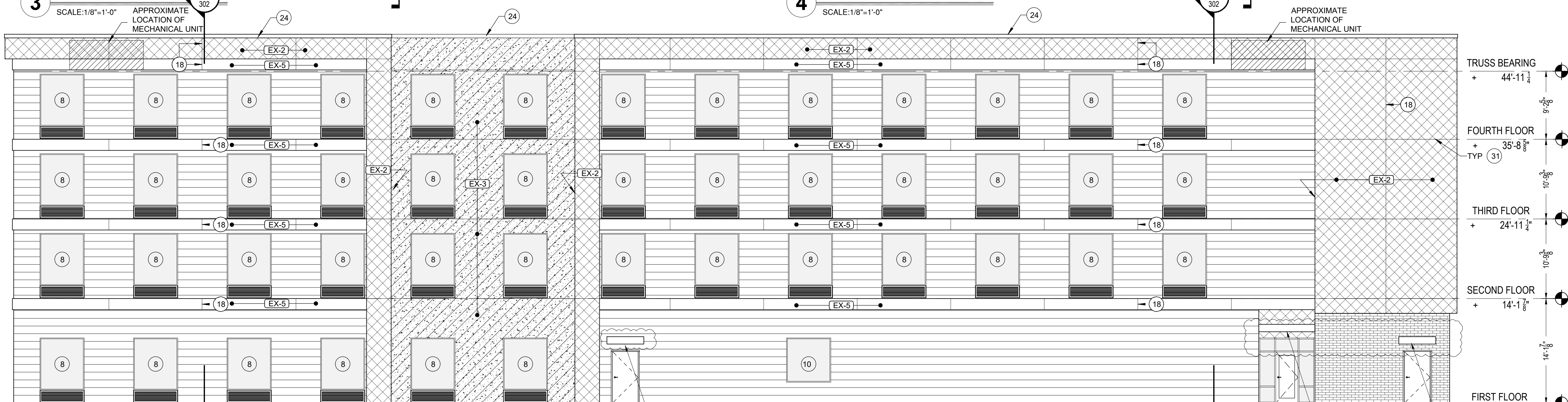
**ROOF PLAN**

|                            |                            |              |                |
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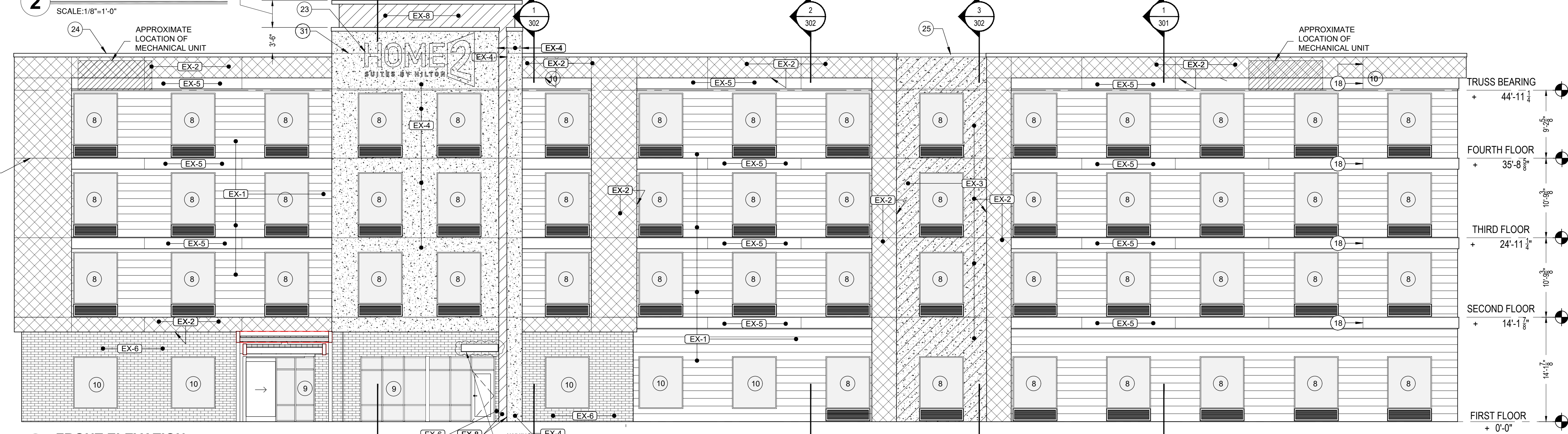


3 SIDE ELEVATION

4 SIDE ELEVATION



2 REAR ELEVATION



1 FRONT ELEVATION

## MECHANICAL UNIT NOTES

ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT; PLUMBING LINES; DUCTWORK; TRANSFORMERS; AND METER BANKS. SCREENING MATERIALS MAY BE SOLID CONCRETE, WOOD, LANDSCAPING, OR OTHER OPAQUE MATERIAL THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND EFFECTIVELY SCREENS MECHANICAL EQUIPMENT SO THAT IT IS NOT VISIBLE FROM A PUBLIC STREET OR ADJOINING LOT. ROOFTOP EQUIPMENT MAY BE SCREENED USING ENCLOSURE, PARTIAL SCREENS, OR PARAPET WALLS.

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## KEYED NOTES

- APPROXIMATE LINE OF GRADE
- ABOVE GRADE EXPOSED FOUNDATION WALL
- PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT
- MODIFIED WOOD CANOPY WITH STEEL SUPPORT
- MECHANICAL EQUIPMENT SCREEN - REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS - SEE SHEET A-601 FOR SIZES.
- ALUMINUM STOREFRONT SYSTEM WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
- ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
- ELEVATOR OVERRUN
- LAUNDRY CHUTE OVERRUN
- FINISH CONTROL JOINT
- OVERFLOW SCUPPER - BASIS OF DESIGN NESCO MFG INC. - MODEL # SCT914R - REFER ALSO TO DETAIL 7/A-303
- TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +1 A.F.F
- SIGNAGE - REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
- KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
- KYNAR FINISH ALUMINUM GRAVEL STOP - COLOR TO MATCH ADJACENT MATERIAL
- LIGHT FIXTURE - REFER TO CEILING PLAN
- EXPANSION JOINT AT FLOOR LINE WITH BACKER ROD AND SEALANT
- ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
- BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIONS ARE CRITICAL TO MAINTAIN AS MINIMUMS.
- ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
- ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
- POOL PERIMETER FENCE AS REQUIRED BY CODE WITH 3'-0" GATE
- PRECAST COPING

## ARCHITECTURAL ELEMENTS

- EX-1 STUCCO, COLOR: TBD, PROVIDE VERTICAL JOINT, 12" O.C.
- EX-2 STUCCO, COLOR: TBD
- EX-3 STUCCO, COLOR: TBD
- EX-4 KEEP: foreground element of BEACON stands most proud of all building surfaces. Placed on primary building entry elevation in conjunction with the porte cochere and with clear visibility from the frontage road. Extends up beyond the WRAP. Background for primary building sign.
- EX-5 ACCENT BAND: STUCCO OVER 2" RIGID INSULATION, COLOR TBD.
- EX-6 BRICK VENEER, COLOR: TBD
- EX-7 PORTE COCHERE
- EX-8 BEACON: vertical element. Set above and back in plane from the KEEP, extends to the ground. Composed of two elements each in Brand's iconic green (PMS 383 C / BM 398 flower power):  
REVEAL: vertical element extending through the KEEP. Highest above all.  
BEAM: vertical recess from the ground to the REVEAL.

ADDRESS: 800 WEST SAM HOUSTON PARKWAY SOUTH, SUITE 120, HOUSTON, TEXAS 77042  
PHONE: (832)803-2129. EMAIL: arash@extendarchitect.com

SEAL:

REV: DESCRIPTION: BY: DATE:

STATUS:

CLIENT:

Tejal & Payal II, LLC

PROJECT:

HOME 2 SUITES

SITE:

0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

EXTERIOR ELEVATIONS

|                            |                     |              |                |
|----------------------------|---------------------|--------------|----------------|
| SCALE AT A0:<br>1/8"=1'-0" | DATE:<br>08/12/2025 | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>250011      | DRAWING NO:<br>A201 | REVISION:    |                |



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**EXTEND**  
ARCHITECT

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HOUSTON, TEXAS 77042  
PHONE: (832)803-2129. EMAIL: arash@extendarchitect.com

SEAL:

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |

CLIENT:

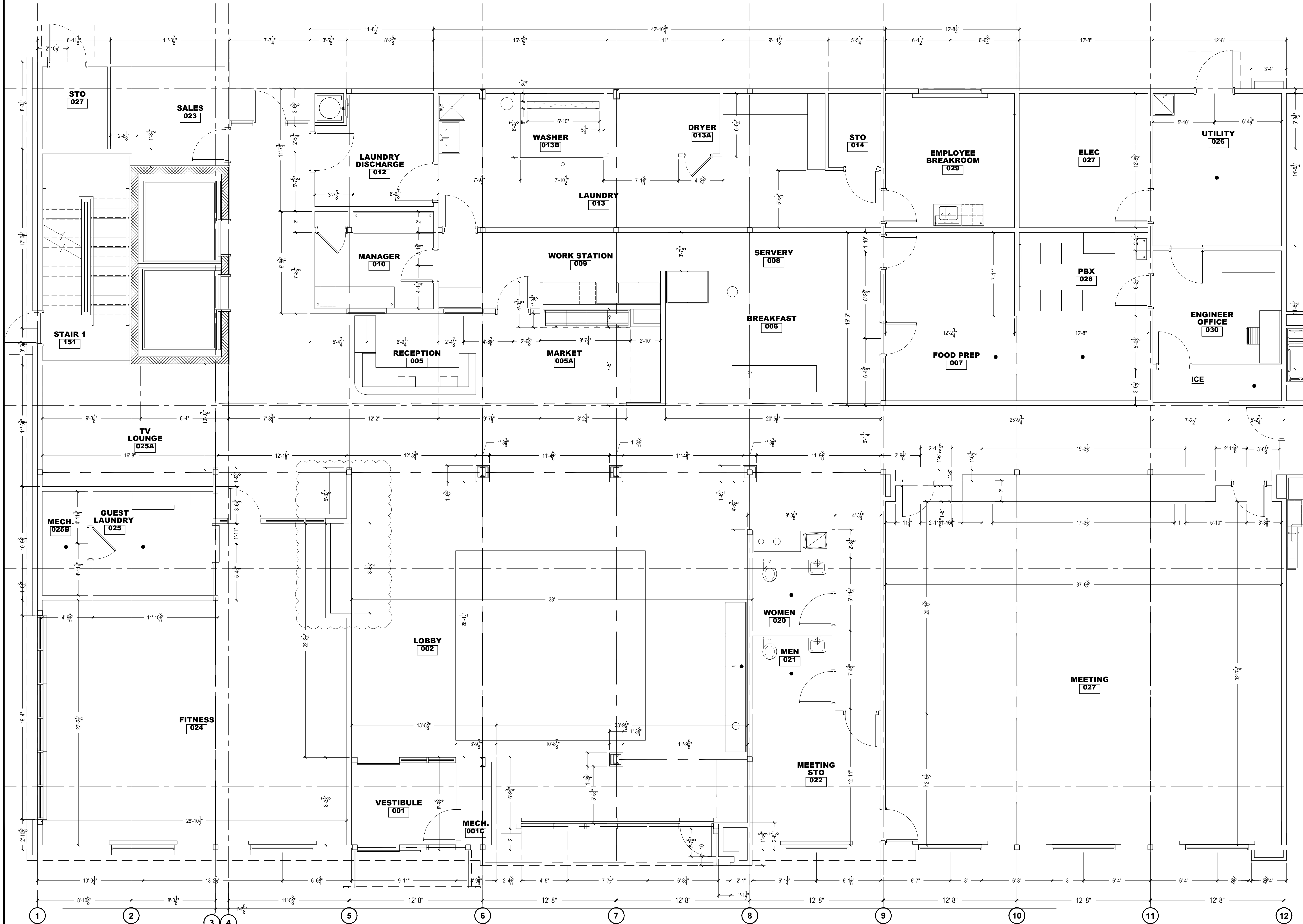
**Tejal & Payal II, LLC**

PROJECT:  
**HOME 2 SUITES**

SITE:  
0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:  
**EXTERIOR ELEVATIONS**

|                            |                            |              |                |
|----------------------------|----------------------------|--------------|----------------|
| SCALE AT A0:<br>1/8"=1'-0" | DATE:<br>09/14/20205       | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>250011      | DRAWING NO:<br><b>A202</b> | REVISION:    |                |



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SEAL:

REV: DESCRIPTION: BY: DATE:

STATUS:

CLIENT:

**BROADWALK HOSPITALITY**

PROJECT: **HOME 2 SUITES**

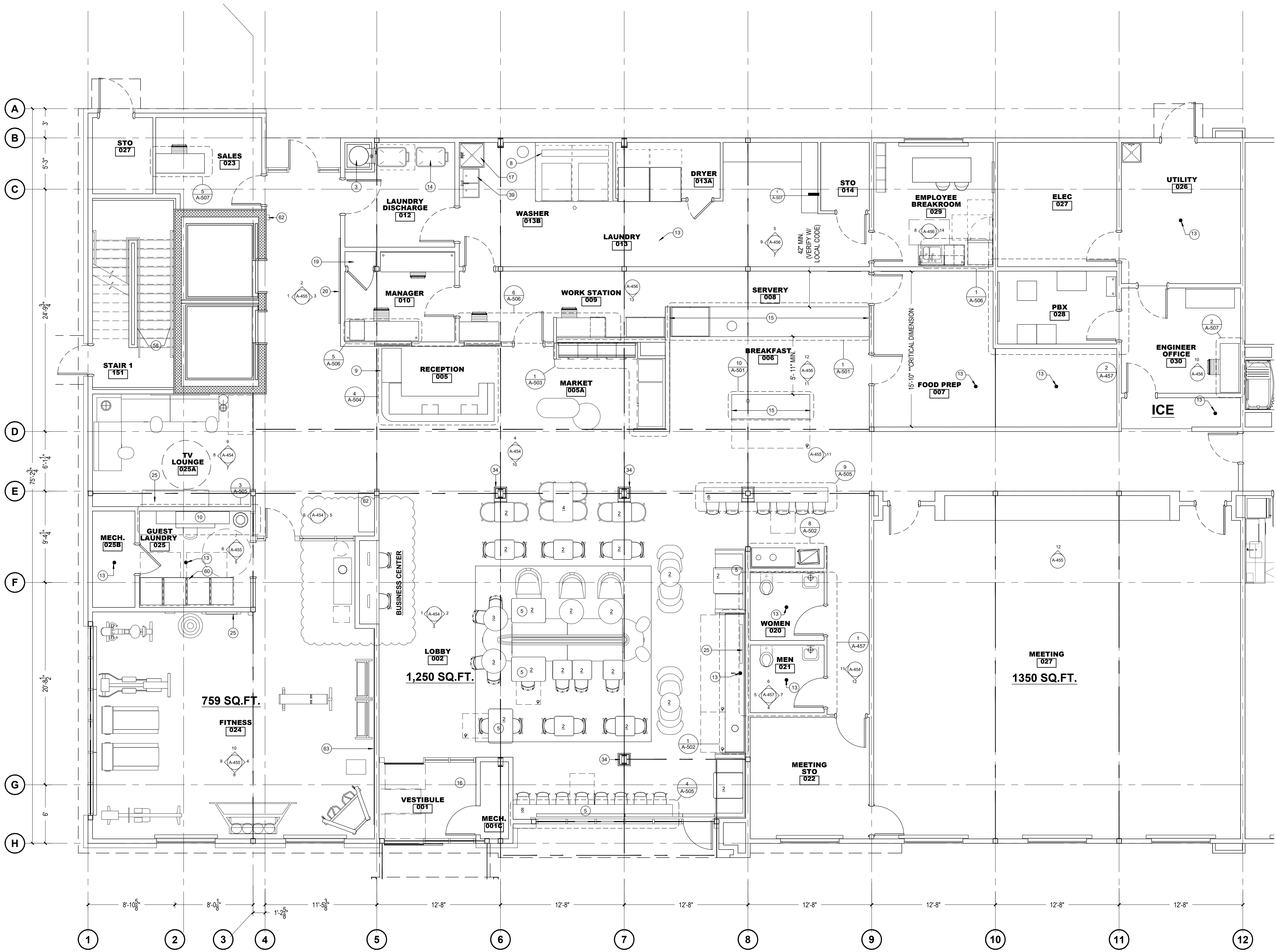
SITE: 1729 SOLOMON RD  
KEMAH, TEXAS 77565

TITLE: **ENLARGED LOBBY  
DIMENSION PLAN**

|                             |                            |              |                |
|-----------------------------|----------------------------|--------------|----------------|
| SCALE: AT A0:<br>1/4"=1'-0" | DATE:<br>08/12/2025        | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>240035       | DRAWING NO:<br><b>A400</b> | REVISION:    |                |

**1 ENLARGED FIRST FLOOR DIMESNION PLAN - LOBBY**

SCALE:1/4"=1'-0"



**1 ENLARGED FIRST FLOOR CONSTRUCTION PLAN - LOBBY**  
SCALE: 3/16"=1'-0"

**KEYED NOTES - ENLARGED PLAN**

- 1 WALL CENTERED ON COLUMN LINE
- 3 LAUNDRY CHUTE LOCATION CONTAINED WITHIN RATED SHAFT WITH RATED DOOR. RATING VARIES DEPENDING ON BUILDING HEIGHT PER STANDARDS.
- 5 ACCESSIBLE TABLE, REFER TO FF&E SPECIFICATIONS
- 6 PHONE RACK
- 8 TRENCH DRAIN FOR WASHING MACHINES
- 9 REGISTRATION DESK WITH ACCESSIBLE APPROACH; REFER TO FF&E PACKAGE AND HADG FOR FURTHER INFORMATION
- 10 ACCESSIBLE WORK TABLE
- 13 FLOOR DRAIN
- 14 LINEN CART STORAGE AREA
- 15 BREAKFAST COUNTER
- 16 LUGGAGE CART STORAGE
- 17 36" x 36" MOP SINK LOCATION
- 18 MATV RACK
- 19 SAFETY DEPOSIT BOX LOCATION
- 20 GUEST ENGAGEMENT WALL
- 21 MAINTENANCE DESK
- 22 FIRE EXTINGUISHER
- 24 ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA
- 26 TV LOCATION
- 32 WORK BENCH PER STANDARDS
- 33 ONQ RACK
- 34 STRUCTURAL COLUMNS - FINISH: WC-01
- 35 4" X 8" PLYWOOD SHEET
- 39 TWO (2) COMPARTMENT SINK
- 43 VANITY AND MIRROR (VANITY MUST NOT ENCRATCH INTO CLEAR FLOOR SPACE FOR ACCESSIBLE TOILET)
- 44 ACCESSIBLE LOW FLOW TOILET
- 45 TOWEL DISPENSER / TRASH CAN
- 46 SOAP DISPENSER
- 53 PROVIDE POWER FOR PLUG IN STRING LIGHT
- 58 PAINT UNDERSIDE OF STAIR TO MATCH STAIR RAILING
- 60 PROVIDE AT LEAST ONE ACC WASHING MACHINE AND DRYER; FRONT LOAD WITH OPENING LOCATED 15" MIN & 36" MAX AFF
- 61 SLOPE FLOORS TO DRAIN - MAX 2%
- 62 HOUSE PHONE
- 63 PLATE MIRRORS

**Notes:**

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**GENERAL NOTES - ENLARGED PLAN**

- A. ENLARGED PLAN KEYED NOTES APPLY TO A450 - A453. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
- C. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
- D. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

**EXTEND**  
ARCHITECT

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(832)803-2129. EMAIL: arash@extendarchitect.com

SEAL:

REV: DESCRIPTION: BY: DATE:  
STATUS:

CLIENT:

**Tejal & Payal II, LLC**

PROJECT:

**HOME 2 SUITES**

SITE:

0 Pinnacle Park Dr,  
League City, TX 77573

TITLE:

**LOBBY FURNITURE PLAN**

|                             |                            |              |                |
|-----------------------------|----------------------------|--------------|----------------|
| SCALE: AT A0:<br>1/8"=1'-0" | DATE:<br>08/12/2025        | DRAWN:<br>AF | CHECKED:<br>AF |
| PROJECT NO:<br>250011       | DRAWING NO:<br><b>A450</b> | REVISION:    |                |

8/12/2025

To: City Planning Department-League City

From: Ajay Patel

Re: Letter Detailing Request

We are applying for a Special Use Permit to allow us to construct a Hilton Home2 Suites Hotel. The land is currently zoned "CM" Mixed Use Commercial. The hotel will be approximately 90 units and will have a swimming pool and a rooftop garden to allow for a flat roof.

The location will be at Pinnacle Park next to our existing Marriott Fairfield Inn & Suites.

We are also requesting a variance from the standard parking requirements of 1.25 spaces per room by proposing a shared parking agreement with this new Home2 Suites and the existing Fairfield Inn & Suites next door which already complies with the 1.25:1 ratio.

A handwritten signature in black ink, appearing to read 'Ajay Patel', with a stylized flourish at the end.

Ajay Patel

Developer

Communications Department  
Convention & Visitors Bureau

600 W. Walker St.  
League City, TX 77573  
281.554.1021

[visitleaguecity.com](http://visitleaguecity.com)

Stephanie Polk  
CVB Manager  
City of League City  
[stephanie.polk@leaguecitytx.gov](mailto:stephanie.polk@leaguecitytx.gov)  
June 10, 2025

To the Honorable Mayor and Members of the City Council,

RE: Letter of Support for the Proposed Home2 Suites by Hilton – Special Use Permit Request

As the Convention & Visitors Bureau (CVB) Manager for the City of League City, I am writing to express my support for the proposed Home2 Suites by Hilton project, planned to be in Pinnacle Park, near the intersection of I-45. This new hotel development is not only timely but essential for the continued growth and competitiveness of our city's hospitality and tourism sector.

League City currently faces a shortfall in available hotel accommodations, particularly during weekends and peak event periods. Visitors attending large tournaments and events at The Ballpark at League City and other nearby attractions frequently stay in neighboring cities such as Galveston, Webster, or Houston due to our limited hotel room inventory. As a result, we are losing valuable tax revenue and missing out on local spending that supports our small businesses.

The proposed 80-room, upper midscale Home2 Suites will directly address this gap. With amenities such as full kitchens, fitness centers, and high-speed internet, the hotel is well-suited to serve both leisure and extended-stay guests. The project is backed by the Pika Hotel Group, a reputable developer with a history of successful hospitality ventures. According to the market data, hotel occupancy in Galveston & Texas City is 57.3%, and average daily rates (ADR) and revenue per available room (RevPAR) have seen positive year-over-year growth, reinforcing the market's readiness.

Furthermore, the proposed site is highly accessible—just 18.7 miles from Hobby Airport—and located near major roadways, making it convenient for both visitors and residents. Its development will also contribute to the activation of the Pinnacle Park district, encouraging further investment and job creation.

Communications Department  
Convention & Visitors Bureau

600 W. Walker St.  
League City, TX 77573  
281.554.1021

[visitleaguecity.com](http://visitleaguecity.com)

This hotel aligns with the CVB's mission to elevate League City's profile as a destination for sports tourism, regional events, and family travel. Increasing our hotel capacity supports this mission, boosts local economic activity, and strengthens our tax base without placing additional strain on existing infrastructure.

I urge the City Council to approve the Special Use Permit for the Home2 Suites by Hilton project. This is a strategic investment that meets the growing demand for hotel rooms, keeps visitor dollars within our city, and enhances League City's long-term appeal as a premier destination on the Texas Gulf Coast.

Tourism is a powerful economic engine for League City. It supports local businesses, creates jobs, and generates critical revenue through hotel occupancy taxes, dining, shopping, and entertainment. By expanding our lodging capacity, we strengthen our ability to attract and retain regional events, sports tournaments, and leisure travelers—all of which contribute directly to the city's economic vitality. This project is not just a hotel; it's an investment in the sustained prosperity and growth of our community.

Thank you for your consideration and for your continued commitment to League City's future.

Sincerely,

A handwritten signature in dark ink, reading "Stephanie Polk". The signature is fluid and cursive, with the first name "Stephanie" written in a larger, more prominent script than the last name "Polk".

Stephanie Polk  
League City Convention & Visitors Bureau Manager

# NOTICE OF NEIGHBORHOOD MEETING

**MEETING LOCATION:** *Fairfield Inn & Suites, 1144 Pinnacle Park Drive, League City, TX 77573*

**DATE:** *April 18, 2025*

**TIME:** *11:00 AM*

**PROJECT LOCATION:**

*The Home2 Suites by Hilton will be located next to the Fairfield Inn at the lot shown in the attachment. Specifically, the coordinates are: 29.471160, -96.098082*

**PROJECT DESCRIPTION:**

*The property is currently undeveloped and is zoned Mixed-Use Commercial (CM). A hotel is proposed and in the CM Zoning District an approved Special Use Permit is required for a hotel.*

**APPLICANT:** *Ajay Patel, Home2 Suites by Hilton*

**PHONE:** *832-221-7998*

**EMAIL:** *apatel@pikahotels.com*

**PROPERTY OWNER:** *Ajay Patel*

**PHONE:** *832-221-7998*

**EMAIL:** *apatel@pikahotels.com*

You have received this notice because you are a property owner within 200 feet of this request. Section 125-2.15.3 of the Unified Development Code (UDC) requires that the property owner or designated representative shall meet with the property owners of real property lying within 200 feet of the boundaries of the property upon which the use is proposed prior to submittal of the application. The meeting announcement shall be delivered via U.S. mail. The city may provide the list of property owners as identified on the most recently approved municipal tax roll upon request. Documentation of the meeting in the form of a copy of the meeting announcement, the list of notified property owners and a list of the signatures from meeting attendants shall accompany the application. The meeting shall be held within five miles of the boundaries of the City of League City limits.

**This is not a city sponsored meeting. There will not be a League City staff representative present at this meeting. This meeting is a prerequisite to submitting an application to the City of League City. Should an application be submitted, additional notices from the city will be sent out to surrounding property owners for public hearings before the Planning and Zoning Commission and City Council.**

**NOTES TO APPLICANT:**

*Meeting must be held within 5 miles of the boundary of League City*

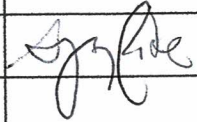
*Please ensure that the meeting location is ADA accessible and of sufficient size to accommodate the number of people anticipated to attend the meeting*

*Please provide a sign-in sheet at the meeting*

*As part of your application, you are required to provide documentation of the neighborhood meeting that was held. This should include a copy of the mailed meeting notice, sign-in sheet, minutes, as well as a detailed description of how any concerns that were raised at the meeting will be addressed as part of this application.*

*The date of the neighborhood meeting shall not be more than one (1) year prior to the application submittal date.*

Home2 Suites League City  
Property Owner Notification Meeting  
Date 04/18/25  
Location: 1144 Pinnacle Park Drive  
League City, TX 77573

| ID     | NAME                              | ADDRESS | ADDRESS2                     | ADDRESS3             | CITY        | ST | ZIP        | SITUS                                  | Attendance Signature                                                                |
|--------|-----------------------------------|---------|------------------------------|----------------------|-------------|----|------------|----------------------------------------|-------------------------------------------------------------------------------------|
| 720825 | 101 LEAGUE CITY I-45/646L.P.      |         | JOHN MEADOR JR               | 6108 BRITTMOORE ROAD | HOUSTON     | TX | 77041      |                                        |                                                                                     |
| 720822 | MEMORIAL HERMANN HEALTH SYSTEM    |         | 929 GESSNER RD STE 2600      |                      | HOUSTON     | TX | 77024-2593 |                                        |                                                                                     |
| 723341 | TEJAL & KISHAN LLC                |         | 1704 WATERFALL DR            |                      | FRIENDSWOOD | TX | 77546-6127 | 1144 PINNACLE DR LEAGUE CITY, TX 77573 |  |
| 720823 | BSF1 LEAGUE CITY LLC              |         | 4849 GREENVILLE AVE STE 1270 |                      | DALLAS      | TX | 75206      | 2555 GULF FWY S LEAGUE CITY, TX 77573  |                                                                                     |
| 728326 | 101 LEAGUE CITY I-45/646L.P.      |         | JOHN MEADOR JR               | 6108 BRITTMOORE ROAD | HOUSTON     | TX | 77041      |                                        |                                                                                     |
| 720418 | 101 LEAGUE CITY CMJCG I-45/646 LP |         | 6108 BRITTMOORE RD           |                      | HOUSTON     | TX | 77041      | 2511 GULF FWY LEAGUE CITY, TX          |                                                                                     |