



MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 2, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- July 15, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 1,320’ east of Shary Road along the North side of Victoria Drive.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant has a 4-story hotel that has been in business since October 2008.
- Access to the site is off two 26’ driveways of Victoria Drive.
- The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons.
- The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years.
- Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours
- Staff: 22 employees in different shifts
- Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code.
- Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300’ from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the use permit with the understanding it can be revoked for noncompliance
2. Waiver of the 300' separation requirement from residential homes
3. Compliance with all City Codes (Building, Fire, Health, etc.)
4. CUP not to be transferable to others
5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____