

<b>Conditional Use Permit</b>	<b>106 N IH 35</b>
<b>CUP-25-52</b>	<b>Hampton Inn and Suites</b>



### Summary

<b>Request:</b>	Renewal of a Conditional Use Permit		
<b>Applicant:</b>	Shilpa Amin PO Box 1064 San Marcos, TX 78666	<b>Property Owner:</b>	Tri-Star Hotel Group, LP PO Box 1064, San Marcos, TX 78666
<b>CUP Expiration:</b>	November 17, 2025	<b>Type of CUP:</b>	Beer & Wine
<b>Interior Floor Area:</b>	52,312 sq ft	<b>Outdoor Floor Area:</b>	36 Seats
<b>Parking Required:</b>	95 spaces	<b>Parking Provided:</b>	Yes
<b>Days &amp; Hours of Operation:</b>	Monday – Sunday: 12pm – 12am		

### Notification

<b>Posted:</b>	September 26, 2025	<b>Personal:</b>	September 26, 2025
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	Gil-Mor Company Subdivision No 7, Lot 7		
<b>Location:</b>	Located near Luciano Flores Blvd and the IH 35 Frontage		
<b>Acreage:</b>	1.9 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Hotel	<b>Proposed Use:</b>	Same
<b>Preferred Scenario:</b>	Commercial/Employment Medium	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Wallace Addition	<b>Sector:</b>	Sector 5
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	General Commercial (GC)	Hotels/ Restaurants	Commercial/Employment Medium
<b>South of Property:</b>	General Commercial (GC)	Warehousing/ Distribution	Commercial/Employment Medium
<b>East of Property:</b>	General Commercial (GC)	Hotel	Commercial/Employment Medium
<b>West of Property:</b>	General Commercial (GC)	Restaurants	Commercial/Employment Medium

### Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall be valid for three (3) years, provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
<b>Staff:</b> Craig Garrison	<b>Title:</b> Planner	<b>Date:</b> October 8, 2025

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### **History**

Hampton Inn and Suites was first approved for a Conditional Use Permit for On-Premise consumption on October 8, 2024, for a duration of one year, commencing on the issuance of their TABC license, on November 17, 2024.

### **Additional Analysis**

Per Senate Bill 1008, City Staff may not enforce certain limits on amplified sound from the business, unless it's a restaurant. Since this does not meet the definition of a restaurant, the City can enforce the existing noise ordinance and the conditions related to noise added to this CUP.

### **Comments from Other Departments**

<b>Police</b>	See attached Police Report
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code Compliance</b>	No Comment

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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.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <b><i>Studies were not complete at the time of the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<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. <b><i>No improvements are being proposed as the subject structure is an existing development.</i></b>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <b><i>No visual impacts are expected to cause adverse effects on adjacent properties.</i></b>
<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>X</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.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5.