

Conditional Use Permit	316 N Edward Gary Ste. D
CUP-24-62	Sylvia Pizza



Summary

Request:	New Conditional Use Permit		
Applicant:	Greg Zepeda Sylvia Pizza 4 Elmwood Circle Wimberley, TX 78676	Property Owner:	Sayers Real Estate 906 Rio Grande St. Austin, TX 78701
CUP Expiration:	N/A	Type of CUP:	Restaurant/ Beer and Wine
Interior Floor Area:	1400 sq. ft.	Outdoor Floor Area:	24 seats
Parking Required:	14 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Wednesday – Thursday: 4:30pm–9pm Friday-Saturday: 11am-9pm Sunday: 1pm-8pm		

Notification

Posted:	11/22/2024	Personal:	11/22/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	Original Town of San Marcos, Block 22, Lot 6-7		
Location:	On N Edward Gary Street, south of University Drive.		
Acreage:	0.605 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Downtown	Sector:	Sector 8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Restaurant/Retail	Mixed Use Medium
South of Property:	CD-5D	Retail Services	Mixed Use Medium
East of Property:	CD-5D	Restaurants/ Retail Services	Mixed Use Medium
West of Property:	CD-5D	Restaurants/ Retail Services	Mixed Use 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 one (1) year, provided standards are met; 2. Shall become effective upon the issuance of the TABC Certification; and 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 12/4/2024

Conditional Use Permit	316 N Edward Gary Ste. D
CUP-24-62	Sylvia Pizza



History

This is a new request. Sylvia Pizza is an existing restaurant that received their Certificate of Occupancy on 4/28/2023 and is requesting to add beer and wine to their menu.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment

Conditional Use Permit	316 N Edward Gary Ste. D
CUP-24-62	Sylvia Pizza



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>X</u>		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area.
<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.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<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.