



# Public Hearing

## CUP-26-12

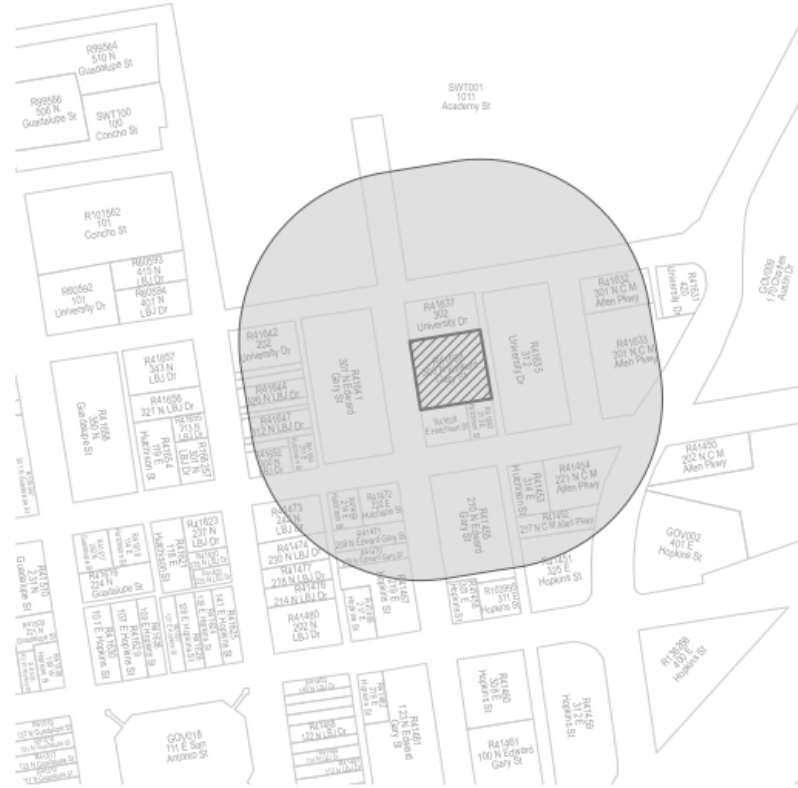
### Sylvia Pizza

CUP-26-12 (Sylvia Pizza) Hold a public hearing and consider a request by Greg Zepada, on behalf of Sylvia Pizza, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 316 N Edward Gary Street Suite D. (C. Garrison)



# Property Information

- Approximately 0.628 acres
- Located at the southeast corner of N Edward Gary Street and University Drive.



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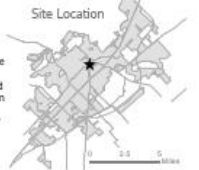
Date: 3/24/2026

# Context & History

- Currently a Restaurant use with on-premise consumption of alcohol.
- The business has held a Restaurant CUP since 2025.
- Surrounding Uses:
  - Restaurants
  - Retail Services
  - Offices
  - Texas State University



Subject Property  
 Parcel



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Date: 3/24/2026

# Context & History

- **Existing Zoning:** Character District-5D (CD-5D)
- **Proposed Use:** Restaurant
  - Wednesday-Thursday: 4:30pm-9pm
  - Friday: 11am-9pm
  - Saturday: 1pm-9pm
  - Sunday: 1pm – 8pm
- **CUP Expiration Date:** May 27, 2026
- **Police Calls:** None



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Date: 3/24/2026



# Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
<u>X</u>			Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
<u>X</u>			Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?



# Criteria for Approval

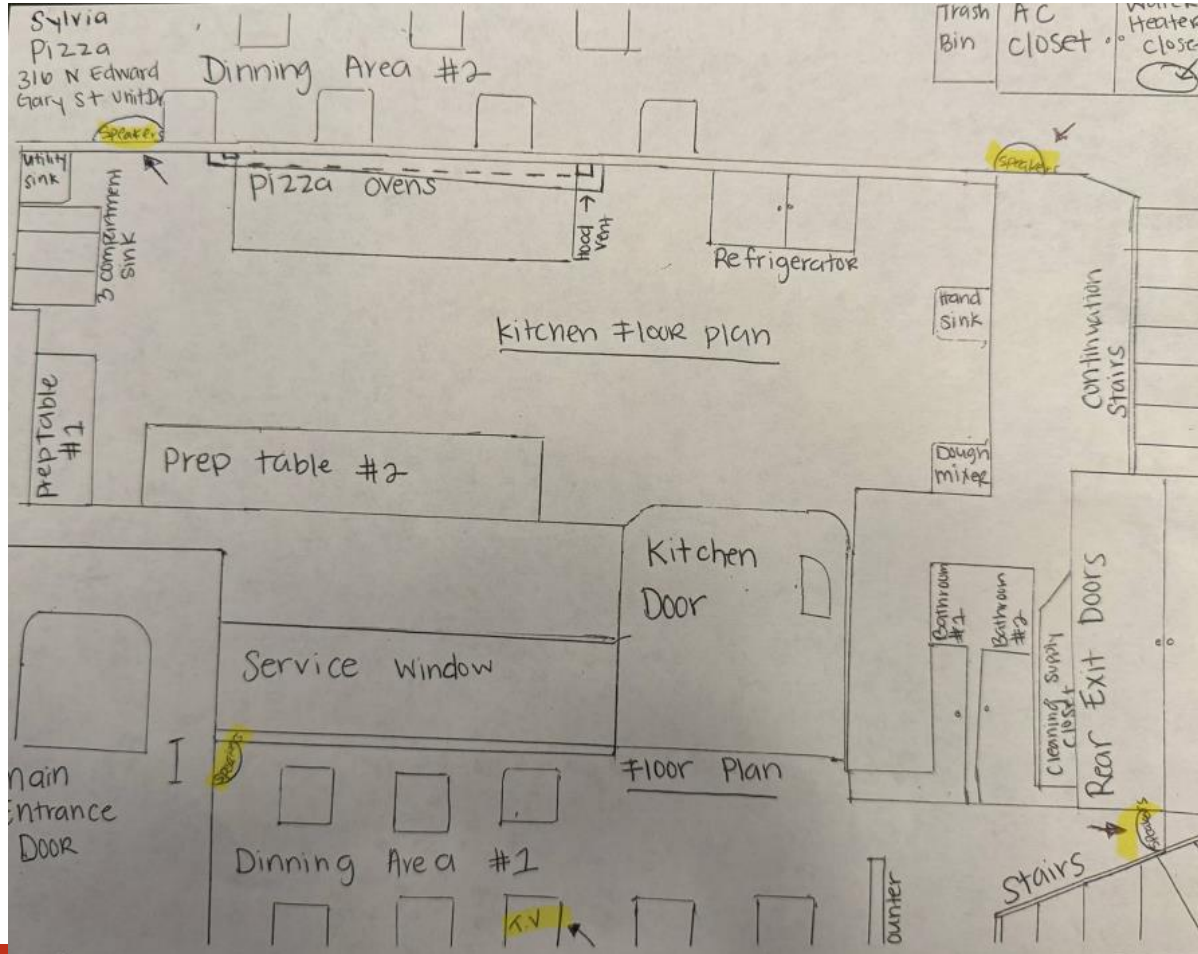
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

# Site Plan



# Floor Plan





# Recommendation

Staff recommends **approval** of CUP-26-12 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire May 27, 2029, provided standards are met;
2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
3. The Occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.