CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024

CONTACT INFORMATION

Applicant's Name	Greg Zepeda	Property Owner	Sayers real estate advisor
Company	Sylvia Pizza	Company	Sayers real estate advisor
Applicant's Mailing Address	4 Elmwood circle Wimberely Tx 78676	Owner's Mailing Address	906 Rio Grande st Austin Tx 78701
[redacted]			

com

PROPERTY INFORMATION

Subject Property Address: 316 N Edward Gary St Ste D San Marcos Texas

Zoning District: CD5D **Tax ID #: R** 3-20873-7332-3

Legal Description: Lot 6&7 **Block** 22 **Subdivision** S7500 Original Town of San Marcos

Number of Parking Spaces: 46

Is property more than 300' from church, school, hospital, or residential district? ☒ **Y** ☐ **N**

DESCRIPTION OF REQUEST

Business Name: Sylvia Pizza ☒ **Restaurant** ☐ **Bar** ☐ **Other:** _____

☒ ***NEW*** ☐ ***RENEWAL/AMENDMENT*** ☐ ***Mixed Beverage*** ☒ ***Beer & Wine*** ☐ ***Late Hours***

Hours of Operation(ex. Mon 12pm-1am): Mon Closed **Tue** Closed **Wed** 4:30pm-9pm

Thurs 4:30-9pm **Fri** 11am-9pm **Sat** 1pm-9pm **Sun** 1pm-8pm

Indoor Seating Capacity: 46 **Outdoor Seating Capacity:** 24 **Gross Floor Area:** 1400 square feet

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 1,000*	Technology Fee $15	*TOTAL COST $1,015*
Renewal/Amendment Filing Fee $750*	Technology Fee $15	*TOTAL COST $765*

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

PROPERTY OWNER AUTHORIZATION

I, Sayers real estate advisor (owner name) on behalf of

Sylvia Pizza (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at

316 N Edward Gary St Ste D San Marcos Texas (address).

I hereby authorize Greg Zepeda (agent name) on behalf of

Sylvia Pizza (agent company) to file this application for

Beer&Wine General Alochol Permit (application type), and, if necessary, to work with

the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____ Date: 2/12/2026

Printed Name, Title: Manager

Signature of Agent: _____ Date: 2/12/2026

Printed Name, Title: Greg Zepeda Owner

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be $150 plus a $15 technology fee.***

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be $150 plus a $15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____ Date: _____2/12/2026_____

Print Name: Greg Zepeda

Form Updated March, 2023