

Conditional Use Permit	1430 N IH 35 Suite 120
CUP-25-54	Round Table Pizza



Summary

Request:	New Conditional Use Permit		
Applicant:	Jean Michael Bravo Mejia RTP of Texas LLC 13750 San Pedro Ave, San Antonio, TX 78232	Property Owner:	Aquarena Crossing 1A, LTD 4314 Medical Parkway, Austin, TX 78756
CUP Expiration:	N/A	Type of CUP:	Beer & Wine
Interior Floor Area:	2,000 sq ft	Outdoor Floor Area:	N/A
Parking Required:	20 spaces	Parking Provided:	Shared Parking
Days & Hours of Operation:	Monday – Sunday: 10am-9pm		

Notification

Posted:	September 26, 2025	Personal:	September 26, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Sac-N-Pac Centerpoint, Lot 3C		
Location:	Located at the corner of IH 35 Frontage and Northgate Road.		
Acreage:	1.06 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Two Rivers East	Sector:	Sector 6
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial (GC)	Retail Sales and Services	Mixed Use Medium
South of Property:	General Commercial (GC)	Greater San Marcos Youth Council	Mixed Use Medium/ Neighborhood Medium
East of Property:	General Commercial (GC)	Construction: Multifamily Apartments	Mixed Use Medium
West of Property:	Heavy Commercial (HC)	IH 35/ Retail Sales and Services	Commercial/Employment Medium

Staff Recommendation

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. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title: Planner	Date: October 8, 2025

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History

This is a new request.

Additional Analysis

Senate Bill 1008 provides provisions on the city's ability to prohibit amplified sound at a restaurant. Per this bill, the city may only prohibit amplified sound at this restaurant Sunday-Thursday, after 10pm, or Friday and Saturday, after 11pm. Round Table Pizza's business model includes entirely indoor seating, with no outdoor seating or outdoor amplified sound.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code Compliance	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. <i>Studies were not complete at the time of the request.</i>
<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. <i>The site is located within a commercial area along IH-35 Frontage. There are no new adjustments or mechanisms to reduce or eliminate generated traffic at this time.</i>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No improvements are being proposed as the subject structure is an existing development.</i>
<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. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<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.