



TO: City of Rollingwood Planning and Zoning Commission /
City of Rollingwood City Council

FROM: Nikki Stautzenberger / Development Services Manager

DATE: 10/2/2023

SUBJECT: Pepita's Café & Bar 2712 Bee Cave Road, #106

TYPE OF OBSERVATION: Visit to proposed special use site (Pepita's Café & Bar 2712 Bee Cave Road, #106) and surrounding area

DATE OF OBSERVATION: October 5, 2023

ATTENDEES: Nikki Stautzenberger, Development Services Manager

OBSERVATIONS: Section 107-399- Special use permits requires a "report by city secretary or city inspector. The city secretary or city inspector shall visit the site of the proposed *special use* and the surrounding area, and thereafter submit his written findings to the commission and the city council."

The proposed special use of a restaurant, Pepita's Café and Bar, within the City of Rollingwood's Business District (C-2) complies with all criteria set forth within Section 107-400- General criteria applicable to all special uses, and will operate in the same retail center as another SUP restaurant, "Chinatown."

Sec. 107-400. General criteria applicable to all special uses.

A proposed special use must comply with all the following criteria:

- (1) The appearance, size, density and operating characteristics of the proposed special use shall be compatible with the surrounding neighborhood and uses;
- (2) The proposed use will not have an adverse effect on the value of surrounding properties nor impede their proper development;
- (3) The proposed use will not create a nuisance nor otherwise interfere with the neighbors' enjoyment of their property or operation of their business;
- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create nor add significantly to congestion, safety hazards, nor parking problems in the area, nor will it disturb the peace and quiet of the neighborhood; and
- (5) The proposed use complies with all other applicable city ordinances and regulations.

Additionally, the City has verified that this property, Pepita's Café and Bar located at 2712 Bee Cave, #106, is not within 300 feet of a church or school and that two or more sides of this property does not abut property in a residential district.

Sec. 107-401. Criteria applicable to individual special uses.

(a) Alcoholic beverages sold in a restaurant for on-premises consumption. A proposal to sell alcoholic beverages in a restaurant for on-premises consumption must comply with the following specific criteria and conditions, as well as the general criteria prescribed under section 107-400:

- (1) The restaurant where alcoholic beverages are proposed to be sold is not located within 300 feet of a church or school;
- (2) The restaurant where alcoholic beverages are proposed to be sold is not located on property, two or more sides of which abut property in a residential district;