

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, MAY 27, 2020
ACM: Majed Al-Ghafry

FILE NUMBER: Z189-221(CT) **DATE FILED:** March 6, 2019

LOCATION: Southeast corner of Military Parkway and North St. Augustine Road.

COUNCIL DISTRICT: 7 **MAPSCO:** 49 T

SIZE OF REQUEST: Approx. 2.92 acres **CENSUS TRACT:** 121.00

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

OWNER/APPLICANT: Abdul Akram Alzoubi, sole owner

REQUEST: An application for 1) a D-1 Liquor Control Overlay; 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet use; and 3) a Specific Use Permit for a mini-warehouse use on property zoned a CR-D Community Retail District with D Liquor Control Overlay.

SUMMARY: The applicant proposes to develop the site with a one-story, approximately 8,150-square-foot multi-tenant building, a fueling station canopy, and approximately 14,800 square feet of mini-warehouse units. The purpose of the request is to allow for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store greater than 3,500 square feet to occupy one of the lease spaces, and to allow for the mini-warehouse use.

CPC RECOMMENDATION: Approval of a D-1 Liquor Control Overlay, approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a site plan and conditions; and approval of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay, approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.