

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-22768 - APPLICANT: WINEAUX, INC. - OWNER: TVC
707, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-15282), and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Required Six Month Review of an approved Special Use Permit (SUP-15282) for a package liquor off-sale establishment at 7220 West Azure Drive, Suite 120.

This is the first review of the subject business. The establishment has not been the subject of any complaints or problems. Inspections have yielded that the site is in compliance with conditions. Approval of this request is recommended with no further review required. It is noted that there is a related request for a Review of Condition (ROC-22769) in regard to the hours of operation for the subject business.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/04/06	The City Council approved a request for a Special Use Permit (SUP-15282) for Alcoholic Beverage Sales/Liquor Store at 7220 Azure Drive, Suite 120. The Planning Commission and staff recommended approval.
04/16/07	An annual inspection indicated that there was a problem with the exits. This violation is open as of 07/12/07.
06/20/07	An annual inspection indicated that a fire hazard warning was issued.
07/10/07	A follow up to the fire hazard inspection was conducted and an order to comply was issued.
<i>Related Building Permits/Business Licenses</i>	
02/06/07	Business Licenses were issued for the subject establishment. These licenses included a Retail Tobacco Dealer (C05-02501), a Specialty Food Sales (F11-00140), Package Liquor (L15-00134), and Wine/Beer/Cordial/Liqueur Tasting (L23-00005). These licenses are all currently active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	6.31

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	GC-TC (General Commercial Town Center)	TC (Town Center)
North	Storage	SX-TC (Suburban Mixed Use Town Center)	TC (Town Center)
South	Undeveloped	SX-TC (Suburban Mixed Use Town Center)	TC (Town Center)
East	Office Single Family Residential	O (Office) R (Rural Density Residential)	R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking) R-E (Residence Estates)
West	Undeveloped	SX-TC (Suburban Mixed Use Town Center)	TC (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first review of the subject business. The business licenses for the establishment were issued on 02/06/07. Since that time staff has not discovered that the establishment has been the subject of any complaints or problems. Inspections have yielded that the site is in compliance with conditions. Approval of this request is recommended with no further review required. The site shall be required to remain in compliance with the conditions of approval from Special Use Permit (SUP-15282) and all other site related actions.

FINDINGS

The establishment has not been the subject of any complaints or problems. Inspections have yielded that the site is in compliance with conditions. Approval of this request is recommended with no further review required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 418

APPROVALS 0

PROTESTS 0