

P&Z CASE NO. 452 1009 TOWNSEND AVE REPLAT

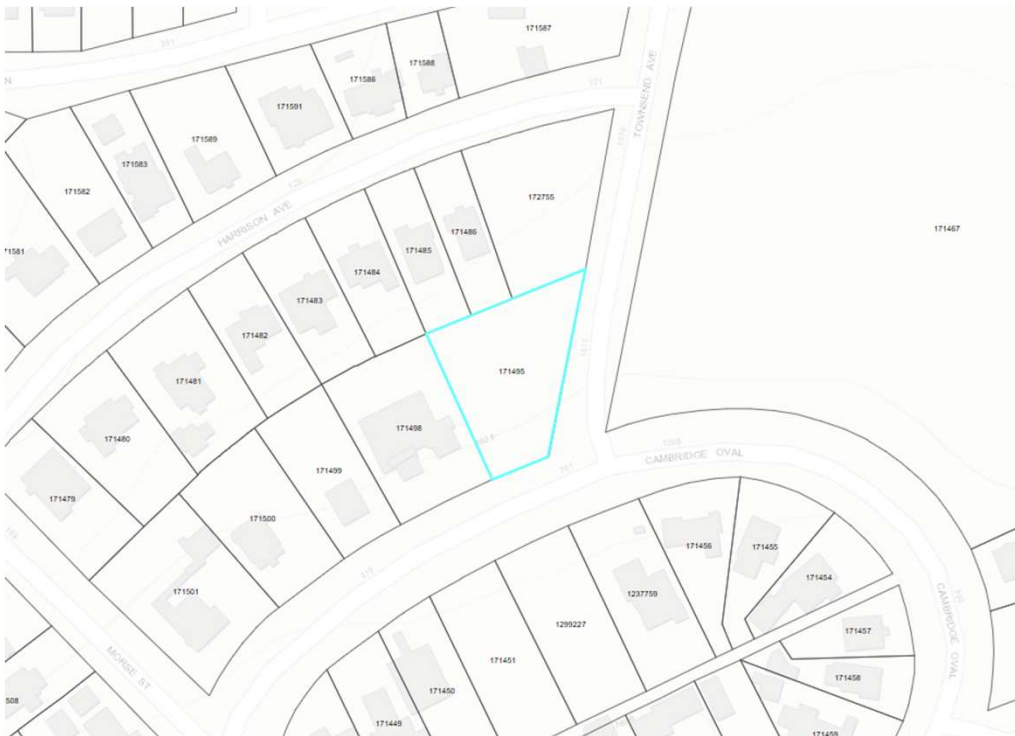
OCTOBER 06, 2025



COMMUNITY DEVELOPMENT

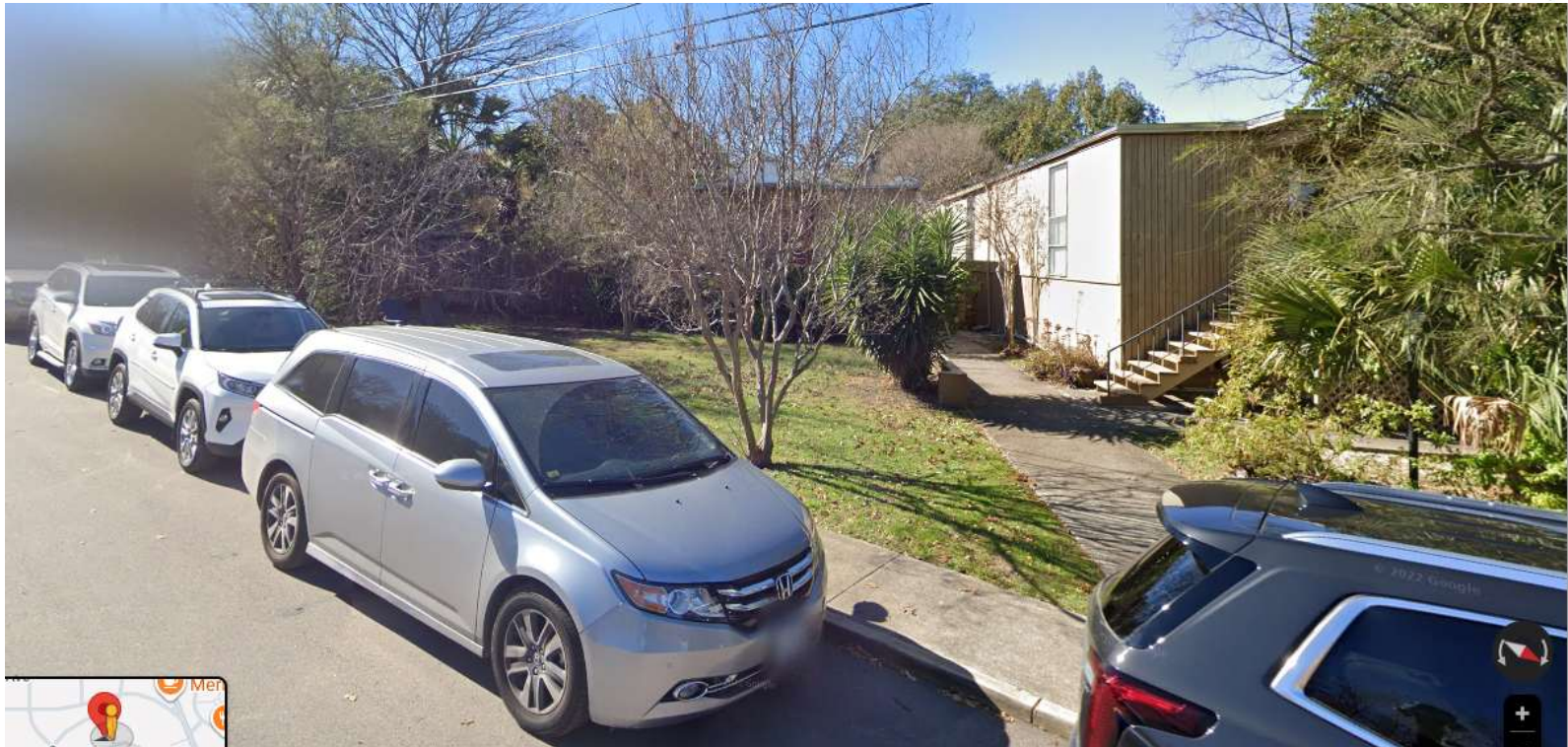
Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- Northwest corner of Townsend Ave and Cambridge Oval
- Replat into four properties

PROPERTY

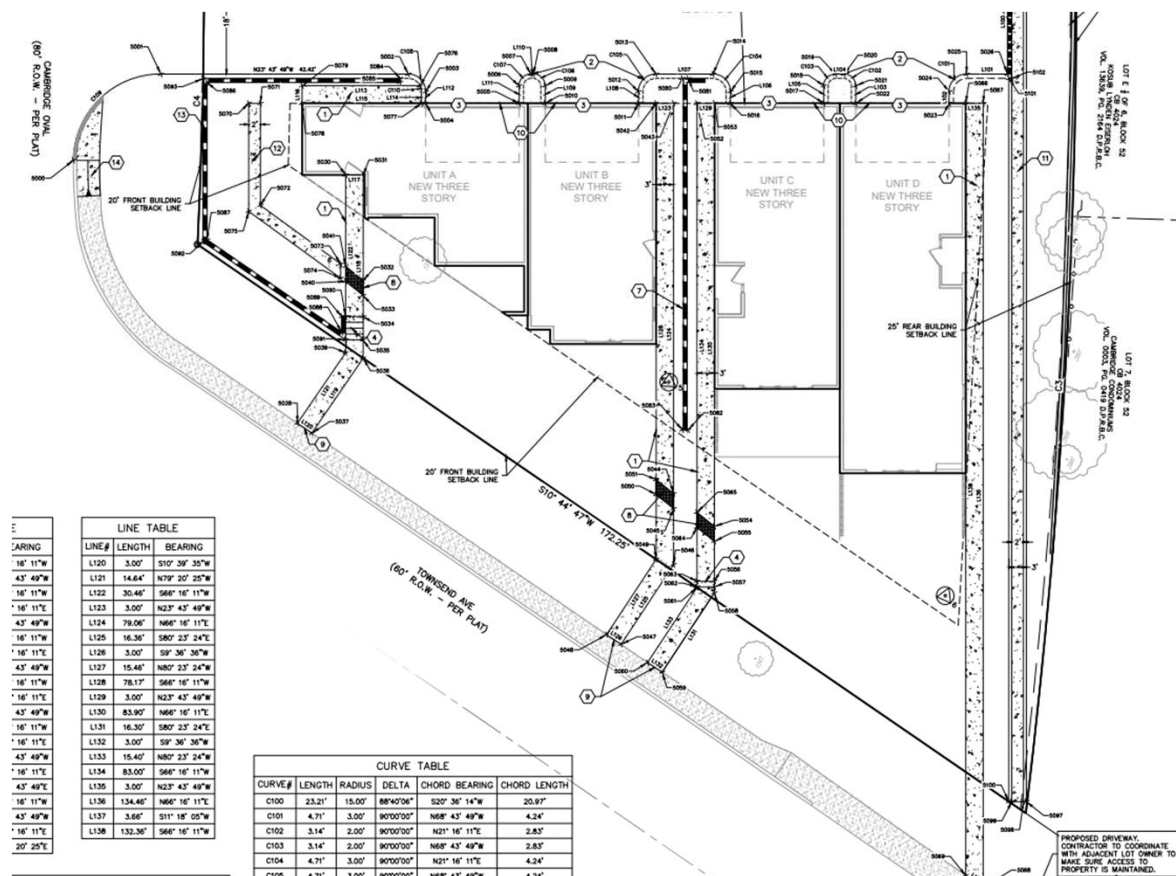


BACKGROUND

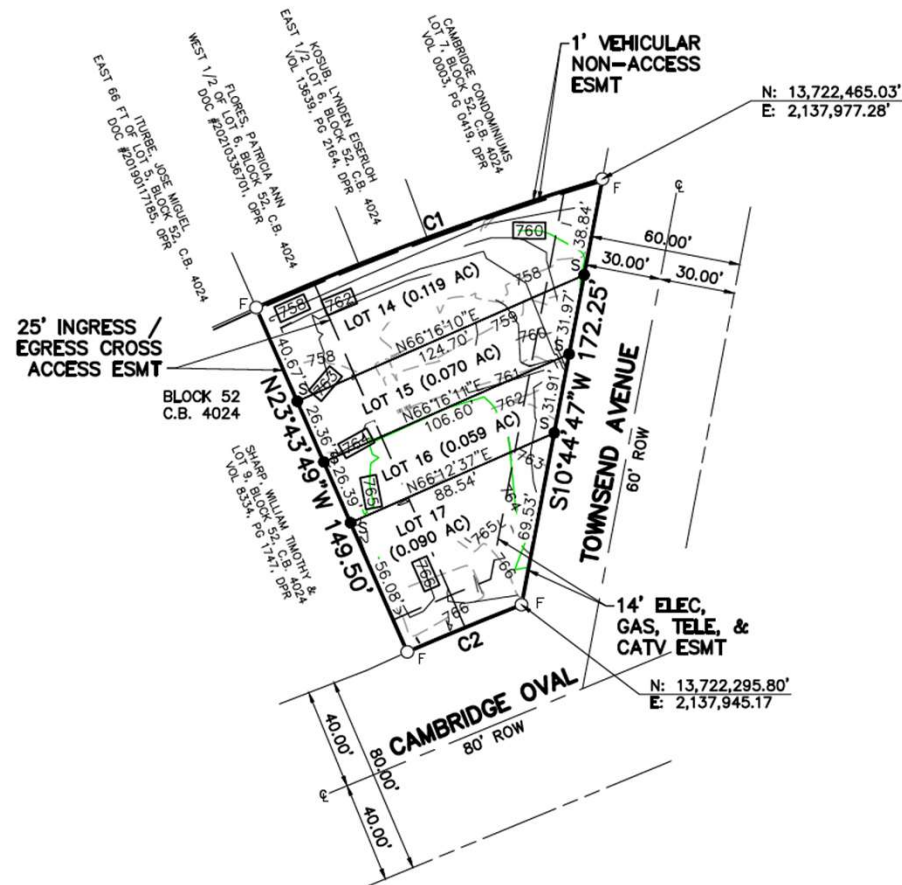
- Design Review
 - ARB – 11.19.2024
 - Council – 01.13.2025



SITE PLAN



PROPOSED REPLAT



POLICY ANALYSIS

- **Sec. 3-42. – Lot Area**
 - Minimum 9,000 sq ft
- **Sec. 3-43. – Lot Width**
 - Minimum 25 ft





POLICY ANALYSIS

- Approval by CPS, SAWS, & Public Works is required prior to release for recordation.
- To be considered at the October 14, 2025 Special City Council meeting pending recommendation.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- **Responses received within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)
- **Responses received outside 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)



P&Z CASE NO. 453 5308 BROADWAY ST SPECIFIC USE PERMIT

OCTOBER 06, 2025



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

SUMMARY

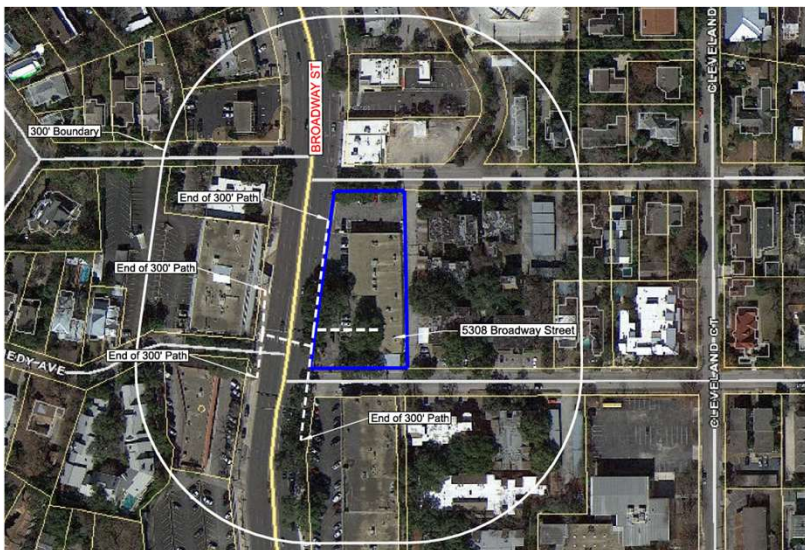


- The applicant (SiplIT) is seeking a Specific Use Permit (SUP) to authorize the retail use of a lease space located at 5308 Broadway for the sale of frozen alcoholic drinks for off-premise consumption.



- B-1
- Southeast corner of Broadway St and Grandview Pl
- No building improvements proposed

EXISTING SITE



July 29, 2025

Entrance facing Broadway St
Building = 12,000 sq ft
Lease Space = 624 sq ft
Retail Use Maintained

EXISTING SITE



INSIDE SUITE





- | Use Type: | SF-
A | SF-
B | 2F-
C | MF-
D | P | O-
1 | B-
1 | B-
2 | B-
3 |
|--------------------------|----------|----------|----------|----------|---|---------|---------|---------|---------|
| Stores other than listed | | | | | | | S | S | S |



POLICY ANALYSIS

- Request tentatively scheduled for City Council meeting on October 27, 2025 pending the Commission's recommendation.



PUBLIC NOTIFICATION

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