



## **Development Services Department**

### **Alcoholic Beverage Waiver Request**

**E.T.B Inc dba CVS**

**1801 & 1813 Parmer Ln**



# Applicant Request

- CVS seeks to sell alcoholic beverages at 1801 & 1813 W Parmer Ln which is across Parmer Ln from Parmer Lane Elementary School. The measured property-line to property-line distance is 149.5 feet.
- The owner requests a waiver of the prohibition under Section 4-9-5 (A).

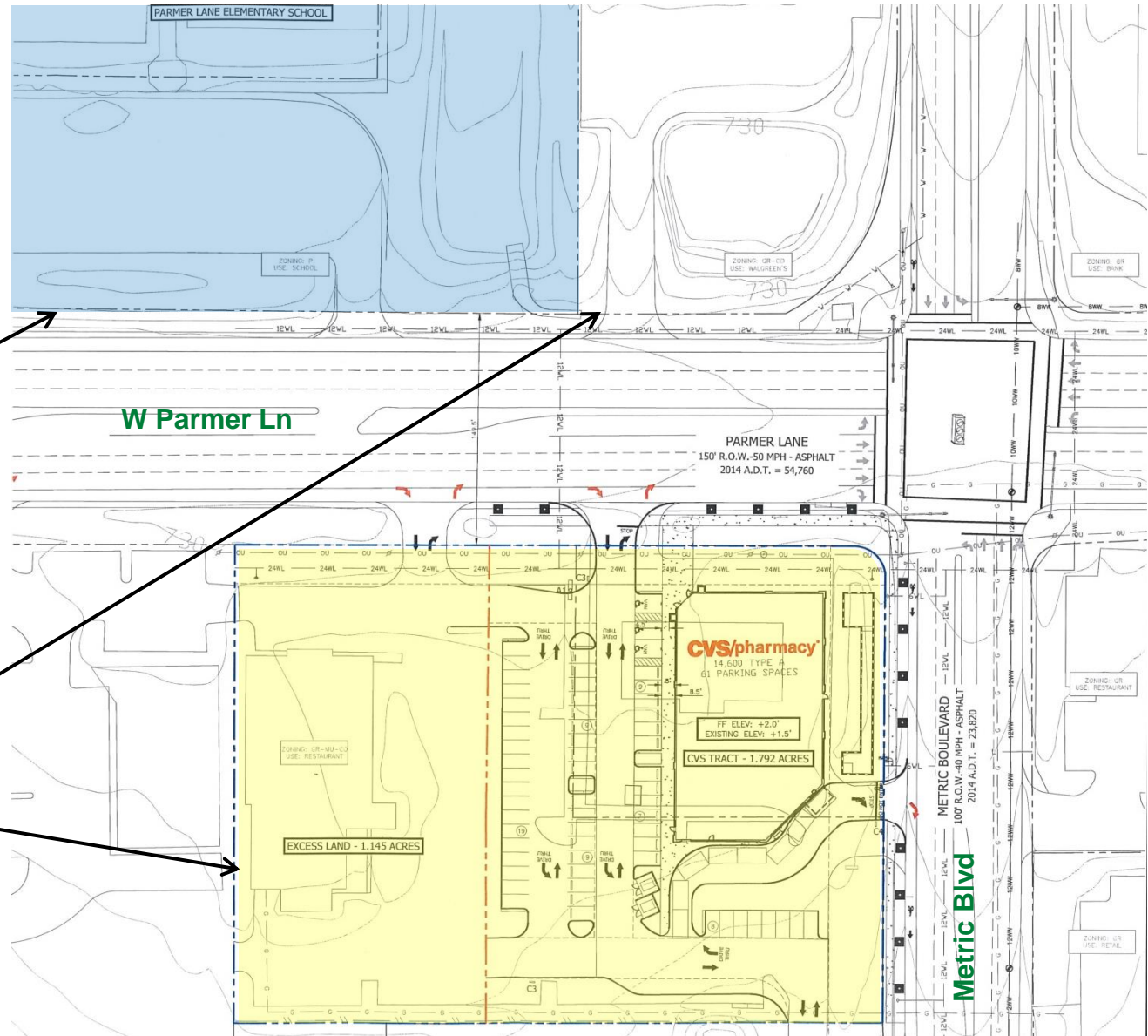
# Site Location

The proposed CVS site is across Parmer Ln from Parmer Lane Elementary School. The Property line to property line measurement is approximately 149.5 feet.

Parmer Lane Elementary School  
1806 W Parmer Ln

Walgreens Pharmacy  
12550 Metric Blvd  
Alcoholic Beverage Waiver  
Approved June 10, 2010

Proposed CVS  
1801 & 1813 W Parmer Ln





# Site Photos

Images of existing structures on proposed CVS site.



Image of existing structure on proposed waiver site (Former First National Bank)



Image of existing structure on proposed waiver site (Former Royal Buffet).

# Site Photos

Images of proposed CVS site in relation to Parmer Lane Elementary School.



View of Parmer Lane Elementary School from proposed CVS site.



View of proposed CVS site from Parmer Lane Elementary School

# **LDC §4-9-5 Waiver Requirements**

**§4-9-5(A) states:** City Council may consider the waiver of the 300 foot distance requirement if it is determined that the enforcement in a particular instance:

- 1) is not in the best interest of the public;
- 2) constitutes waste or inefficient use of land or other resources;
- 3) creates undue hardship on the applicant;
- 4) does not serve its intended purpose;
- 5) is not effective or necessary; or
- 6) for any other reason the council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

# **LDC §4-9-5 Waiver Requirements**

## **(cont.)**

- **Under §4-9-5(B), the City Council may consider the written consent to a waiver from a public school located within 300 feet from the applicant's proposed place of business to be sufficient justification for waiver approval**



## **Staff Recommendation**

- No written support or letter of opposition has been received from the Pflugerville Independent School District as of this posting.
- Staff recommends approval of waiver contingent upon any conditions set by the triggering school.