



## MEMORANDUM

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TO: Stephen Oliver, Chair  
Planning Commission Members

FROM: Andrew Moore, Planning and Zoning Department

DATE: January 5, 2016

RE: Request to initiate rezoning case for 2110 S. Lamar, Suite F

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Staff is requesting the Planning Commission to initiate a zoning case for a portion of the property located at 2110 South Lamar Boulevard. Specifically the 975 square feet known as Suite F and currently occupied by WhichCraft Beer Store. The zoning request is from commercial services (CS) to Commercial Liquor Sales (CS-1).

### Background

In March of 2014, WhichCraft Beer Store applied for and received approval for a site plan exemption and change of use to Liquor Sales. In April, 2014 it also received verification from the City of Austin for a TABC license. The basis for the approval was an erroneously labeled Geographic Information System (GIS) zoning map. In April of 2015, a member of the Zilker Neighborhood Association notified Planning and Zoning Department staff of the error and the correction to the map was made. However, WhichCraft Beer Store continues to operate without the required zoning for the liquor sales use.

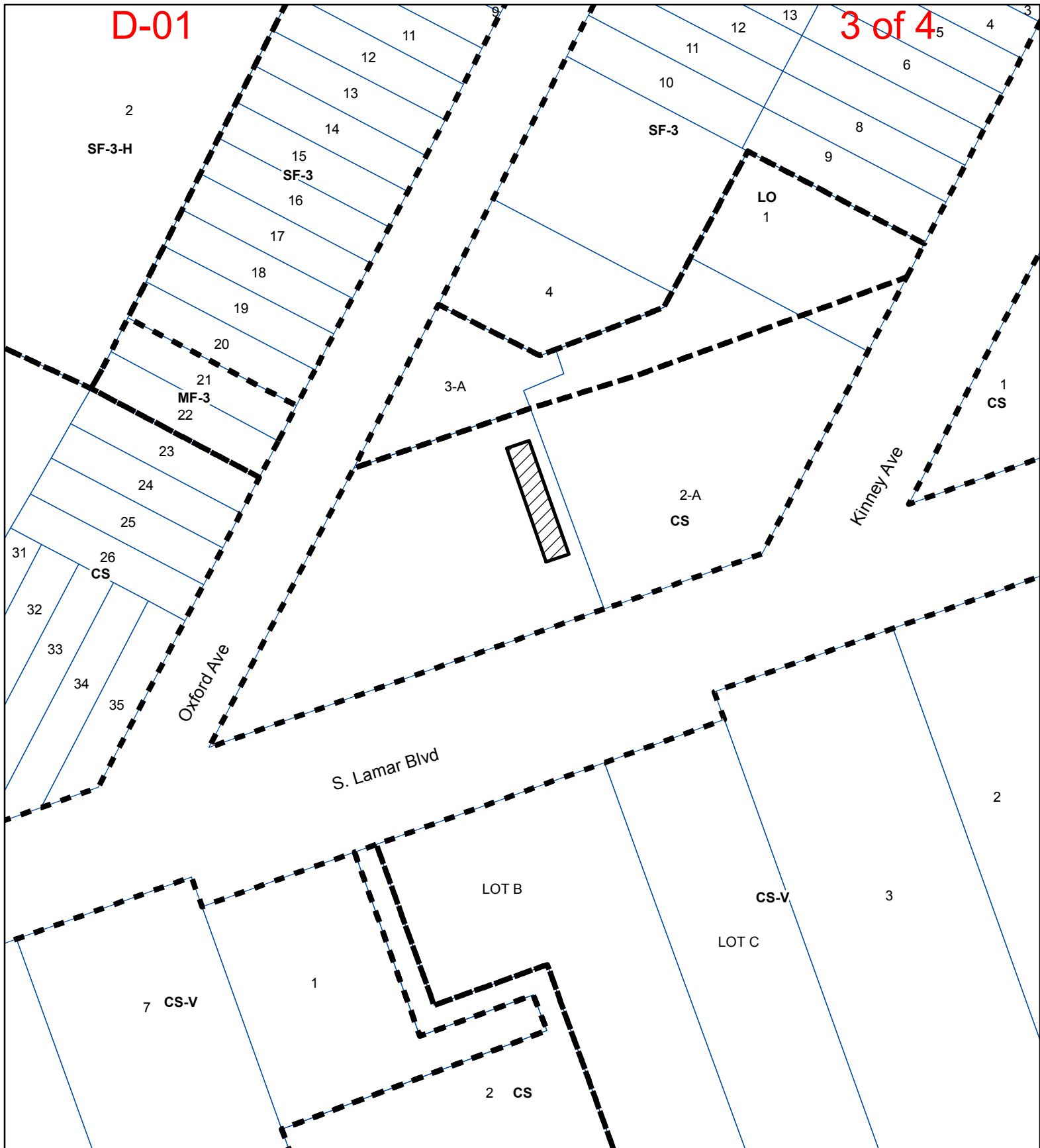
### Zoning History

- 1959 2110 S. Lamar zoned Commercial Liquor Sales (C-1) (#590702A).
- 1966 Code Amendment eliminated C-1 and replaced by Commercial Services (C) (#661103-B).
- 1973 Code Amendment reestablished C-1 however 2110 S. Lamar was not given that category at the time (#730920-C).
- 1984 Code Amendment replacing C with CS (#840301-S)
- Between 2008-2014, 2110 S. Lamar was erroneously labeled as CS-1 on the GIS zoning map.

In order for WhichCraft Beer Store to operate, it will need the CS-1 designation. Because of the staff error based on the incorrect GIS zoning map, staff is recommending and requesting the zoning change for the footprint of the existing WhichCraft Beer Store only (Exhibit 1&Aerial with Vicinity).

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### EXHIBIT 1

### REQUEST TO INITIATE ZONING

LOCATION: 2110 S. LAMAR BLVD, STE F

SUBJECT AREA: 975 SQ FT

DISTRICT: 5

MANAGER: Andrew Moore



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







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# **AERIAL - VICINITY** **REQUEST TO INITIATE ZONING**

LOCATION: 2110 S. LAMAR BLVD, STE F  
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- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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