



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of April 9, 2013  
Second Reading for the City Council Meeting of April 23, 2013

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**DATE:** March 14, 2013

**TO:** Ronald L. Olson, City Manager

**FROM:** Mark E. Van Vleck, P.E., Director, Development Services Department  
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**PUBLIC HEARING - ZONING**  
**Sigifredo Montemayor (Case No. 0711-02)**  
**Special Permit Time Extension**  
**Property Address: 2217 Flour Bluff Drive**

### **CAPTION:**

Case No. 0711-02 Sigifredo Montemayor: The applicant is requesting that Zoning Ordinance 029355 be amended by adding a 12-month time extension to the Special Permit time limit initially approved.

### **PURPOSE:**

The purpose of this item is to grant a 12-month time extension for a Special Permit to allow the applicant to construct a storage warehouse.

### **RECOMMENDATION:**

Planning Commission and Staff Recommendation (March 13, 2012):  
Approval of the requested Special Permit time extension for an additional 12 months.

### **BACKGROUND AND FINDINGS:**

The property was rezoned to "CN-1" Neighborhood Commercial District with a Special Permit to allow a storage warehouse and limited outdoor storage for a metal roofing business. The Special Permit expired on January 17, 2013.

The current business has existed at this location in a single-family district for a number of years. After a Code Enforcement investigation, the owner rezoned the property to bring it into conformity with the Unified Development Code. The applicant plans to apply for building permits for the construction of a warehouse if the Special Permit time extension is approved. The purpose of the warehouse is for the indoor storage of equipment and materials.

**ALTERNATIVES:**

1. Denial of the requested Special Permit time extension; or
2. Grant more or less time than requested

**OTHER CONSIDERATIONS:**

Denial of the time extension will require the owner to relocate the storage of his commercial equipment and materials.

**CONFORMITY TO CITY POLICY:**

The proposed Special Permit time extension does not affect the Future Land Use Plan or the Comprehensive Plan.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Planning/Environmental Services, Legal, and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2011-2012</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Aerial Overview Map  
Zoning Report with Attachments  
Ordinance with Exhibits