



MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the North side of Nicole Drive approximately 450’ West of Taylor Road.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications.
- The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities.
- The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive.
- The Planning staff has received objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

DISSENTING