



MEETING DATE: December 9, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District ("R-1A") – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition "A", located at 2401 Sunset Lane. Applicant, Elias Guajardo, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for conditional use permit submitted for processing.
- November 6, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of the requested conditional use permit by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The applicant is requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District ("R-1A") to sell gold, silver, antiques and collectibles.
- The code of ordinances states that a home occupation is allowed in a property zoned residential with a conditional use permit.
- The property is located at the Northeast corner of N. Shary Road and Sunset Lane.
- The applicant resides at the property and designates 658 square feet for the home business. The house has a total of 1,432 square feet.
- The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m.
- There will be one employee for the home occupation.
- The subject property has a parking lot with spaces for five (5) vehicles.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from the 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 the use requested is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions:

1. Life of the use permit with the understanding that it can be revoked for non-compliance.
2. Must continue to comply with all city codes (Building, Fire, Health, Sign codes, etc.)
3. CUP is not transferable to others.
4. Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

AYES_____
NAYS_____
DISSENTING_____