



MEETING DATE: May 26, 2026

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 for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 10, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 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.
- May 6, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located 820’ west of Shary Road along the south side of Monaco Drive, in a gated private street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tobacco, and Firearms for his Federal Firearms license. The applicant has informed staff that that he has not made any sales in the past year.
- The applicant’s home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant is the only person operating the business and there is no advertising on the premises. The proposed gun sales are strictly via online sales and by appointment only; walk-ins are not welcome but may happen on occasion. The applicant makes the majority of his sales at Gun Shows.
- The applicant’s home has an alarm system, and the firearms are safely stored in a safe.
- Staff notes that a conditional use permit was first approved for a home occupation - sale of Firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence.
- The business license was obtained on November 1, 2011.
- The last conditional use permit approved for this location for the sale of firearms was on June 18, 2025 for a period of one year.

DISSENTING