



MEETING DATE: June 26, 2023

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Variance Request to the Subdivision Code to allow multiple uses in an un-subdivided tract of land being the East ½ of the West 4.7 acres of the East 9.6 acres of the North 19 acres of Lot 24-5, West Addition to Sharyland, and Adoption of Ordinance# - De Luna

NATURE OF REQUEST:

On May 16, 2023 staff received a written request to allow an Auto Repair Shop and a Used Car Dealer on an un-subdivided acreage out of Lot 24-5, West Addition to Sharyland. The subject site is located approximately ¼ of a mile west of Conway Avenue along the south side of W. Griffin Parkway. Staff notes that currently the property has multiple uses such as residential, multi-family and commercial

- 2/27/02 – CUP for portable building to be used as sales office for plumbing business approved for life of use
- 4/9/03 – CUP to build two 4-plexes on property zoned C-3 approved for life of use
- Currently, Mr. Elizondo would like to add 2 more businesses, which triggers the subdivision process.

Mr. Elizondo would like the Board to consider allowing staff to issue any type of permit during the subdivision process. Staff notes that no subdivision has been submitted as of this write-up.

There was no public opposition during the P&Z Meeting. The board unanimously recommended denial.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Denial

*Note: If the Board is inclined to approve the request staff would recommend that he complies with all city ordinances and building codes (ex. Parking, lighting, landscaping, etc.)

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Denial

City Manager's Recommendation: Denial *RP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____