



MEETING DATE: March 24, 2025
PRESENTED BY: Xavier Cervantes, Planning Director
AGENDA ITEM: Conditional Use Permit: To allow the manufacturing of sheet metal in a C-3 (General Business District) Zone, 2500 W. Expressway 83, Lots 5, 6, & 7, Ala Blanca Norte Unit 1 Subdivision, C-3, Ines Lopez, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

On March 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located along the North side of West Expressway 83 approximately 100' West of Dolores Del Rio Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Must comply with all City Codes (Building, Fire, Landscaping, Parking, and Sign, etc.); 3) Installation of a solid buffer fence along the northside of the property; 4) Must acquire a business license prior to occupancy; 5) CUP not transferable to others; 6) Hours of operation are Monday – Friday from 9:00 am to 5 pm and Saturday from 9:00 am to 1:00 pm

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____