CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 22, 2023

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: TABLED 05/08/2023 - Conditional Use Permit: Home Occupation – Sale of Firearms at 3106 Granite Drive, Being Lot 14, Stonegate Subdivision, R-1, David Balderas, and Adoption of Ordinance# _____ - De Luna

NATURE OF REQUEST:

On April 26, 2023, the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 342' north of Stonegate Drive along the east side of Granite Drive. On March 22, 2023 staff received a petition reflecting 50% opposition to the request. The concerns voiced on the petition refer to their being no infrastructure to support commercial enterprise, draw additional traffic to the subdivision, which only has a single outlet and no through traffic, increasing danger for children and pets, no available parking for business, business hours would increase burden on neighborhood, disrupt the peace and quiet neighborhood, and finally the gun shop would adversely affect the value of the homes. There was public opposition during the P&Z Meeting. The main concerns voiced during the hearing were regarding safety, traffic, and property values. The board unanimously recommended approval.

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

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

BID AMOUNT: $ _____

STAFF RECOMMENDATION: Based on the substantial amount of opposition staff was seeking direction. Note: If P&Z was inclined to approve then staff would suggest the following: 1) Limit to online & gun show sales; 2) 6-months re-evaluation in order to assess this new operation; 3) No Direct Person Sales; 4) No signage; 5) Must comply with all City Codes (Building, Fire, etc.); 6) Compliance with Section 1.56-1 of the Zoning Ordinance; and 7) Must acquire a business license after securing the Firearms License.

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval RP

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____