



MEETING DATE: February 10, 2025
PRESENTED BY: Xavier Cervantes, Planning Director
AGENDA ITEM: Conditional Use Permit: Built a Warehouse for Industrial Use on a (C-3) General Business Zone, 204 Melba Carter, A 2.0 acre tract of land out of Lot 4, M.L. Woods Co. Inc., Subdivision No. 1, Said 2.0 acre tract also being out of a 35.71 acre tract, out of the South ½ of Lots 15-7 and 15-8, West Addition to Sharyland, (AKA Lots 35, and 36 of unrecorded map of Melba Carter Subdivision, C-3, Miguel Martin, Adoption of Ordinance # - Cervantes

NATURE OF REQUEST:

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 477' east of S. Conway Avenue along the south side of Melba Carter Street. There was 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: Staff recommends approval subject to: 1) 1 year re-evaluation in order to assess this new business; 2) Must comply with all City Codes (Building, Fire, etc.); 3) Must acquire a business license prior to occupancy; 4) CUP not transferable to others; and 5) Hours of Operation Monday – Friday from 8:30am to 5:00pm

Departmental Approval: N/A

Advisory Board Recommendation: Denial

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____