

Legislation Text

File #: 21-5749, **Version:** 1

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0820-0145, submitted by Manuel Molina, Jr. of Molina Construction, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a primary outdoor storage yard, located at 2526 Westwood Avenue.

(Four responses in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

In 2019, the applicant began using the subject property without obtaining required approvals from the City. Since that time, multiple citations have been issued. The applicant is using the property to store equipment related to his construction business. In addition to the unapproved use, the applicant is in violation of other ordinances including parking on the grass. In an effort to try to get into compliance, the applicant submitted an application for a conditional use permit.

On October 25, 2021, the Planning and Zoning Commission voted unanimously to approve a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a primary outdoor storage yard.

Since the Planning and Zoning Commission meeting, staff has issued additional citations due to the applicant continuing to park in the grass and not cleaning up debris strewn about the property and right-of-way. The attached staff report includes a detailed review of enforcement action taken on the subject property over the past year and a half.

Recommended/Desired Action

Following the public hearing, Staff recommends denial of the ordinance.

Attachment(s)

Staff report & maps

P&Z minutes

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong