



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Tuesday, September 2, 2008 4:30 P.M.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:**
The minutes of the Board meeting of August 5, 2008
- V. **Regular Business:**
 - A. Opening of public hearings.
 - B. Reading of rules for the procedure by which the public hearings will be conducted.
 - C. Reading of notices of the public hearings on the following items:

Public Hearings:

Return Item #1: City Zone Change #847 – 5816 Grand Avenue – A zone change from Residential 9,600 (R-96) to Residential 6,000-Restricted (R-60-R) on a portion of a 75.751 acre parcel of land south of Grand Avenue and west of 56th Street West, legally described as Tracts 1 & 2 of C/S 3139, Tract 1-B of C/S 2379 and an unplatted parcel in the NE1/4 of Section 5, Township 1 South, Range 25 East, Tax IDs D00376, D00376A, D00376B & D12829. The eastern 150 feet of these parcels that adjoin 56th Street West and the southern 105 feet of these parcels that adjoin Broadwater Avenue and C/S 3146 Tracts 1 & 3 are not included in the proposed zone change. Dorn-Wilson Development, Douglas & Deborah Frank, and Ronald Frank, owners and Engineering, Inc. is the agent.

Item #2: City Zone Change #848 – 3144 Grand Avenue – A zone change from Agriculture Open-Space (A-1) to Planned Development with underlying zoning of Commercial and Multi-family Residential on a 46.099 acre parcel of land south of Grand Avenue, west of 30th St West and on the south east and south west corners of the intersection of Grand Avenue and Zimmerman Trail, legally described as Tracts 6A & 7A of C/S 2314, Tract 1A of C/S 2701, less deeded ROW along Zimmerman Trail, Tax IDs D11423, D11422 & a portion of D11869. Yegen Grand Avenue Farm, Inc. and Engineering, Inc. is the agent.

Item #3: City Special Review #865 – 2323 Azalea Lane – Fortin Mansion - A special review request to allow Commercial Recreation for the rental of the existing grounds and building for special events on a 20,620 square foot parcel of land in a Residential 9,600 (R-96) zone, on Lots

7 & 8, Block 2 of Graham Subdivision. Tax ID A08063, Jim & Debbie Eliason, owners, and Daniel Horman, Don Lohrenz, Nicholas Okon and Mary Okon, agents.

Item #4: City Special Review #866 – 1525 Broadwater Avenue – The Squire Lounge - A special review request to add an outdoor patio to the location of an existing all-beverage alcoholic beverage license with gaming on a 25,650 square foot parcel of land in a Community Commercial (CC) zone, on the South 150 feet of the East 52 feet and the South 150 feet of the West 96 feet of Lot 3; and the South 150 feet of the West 23 feet of Lot, Block 1, Van Ornum Subdivision. Tax ID A 17346A, Roger and Thomas Hougen, owners and A & E Architects, agent.

Item #5: City Special Review #867– 1423 Main Street - A special review request to locate an all alcoholic beverage license with gaming and a future outdoor patio in an existing building on a 33,036 square foot parcel of land in a Highway Commercial (HC) zone, on Lot 9 of Winemiller Subdivision. Tax ID C01597, HOBS, owners and Al Koelzer, agent.

The City Council has designated **Monday, September 22, 2008 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned items. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes.

- VI. Other Business:**
- VII. Announcements:**
- VIII. Adjournment**