



## CITY ZONING COMMISSION AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Tuesday, October 7, 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 September 2, 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:**

**Item #1: City Zone Change #849 – Text Amendment – Sections 27-201, 27-310(b) & 27-622 – New Condominiums and Multi-Unit Developments**– An amendment to the Unified Zoning Regulations to define Multi-Unit Developments and require a Master Site Plan approval prior to submittal of a building permit for development or filing of unit ownership with the Clerk & Recorder.

**Item #2: City Zone Change #850 – Text Amendment – Sections 27-201, 27-405(g) and 27-611 – Sexually Oriented Businesses (SOB)**– An amendment to update the regulations to include a definition of “Adult Cabaret”, regulate where SOBs may be located and provide for an amortization period for nonconforming SOB locations.

**Item #3: City Special Review #868 – 1251 S 32<sup>nd</sup> Street West – Doc & Eddy’s West** - A special review request to allow the location of an All-Beverage Alcoholic Beverage License (with gaming) on a 84,806 square foot parcel of land in a Controlled Industrial (CI) zone, on Lot 4C and Lot 4D1, Studer Acreage Tracts. Tax ID A27838 & A27839, George Frank, owner, and Design Lab Architects, agent.

**Item # 4: City Special Review #869 – 414 Lincoln Lane** - A special review request to locate a Beer & Wine Beverage License with gaming for a new 3,039 square foot building to be constructed on a 93,494 square foot parcel of land in a Highway Commercial (HC) zone, Lot 3, Block 1 of Citizens Center Subdivision. Tax ID A29036, Kreitzberg Rentals, LLC, owner and Darrell Kreitzberg, agent.

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\*\*The City Council has designated **Monday, October 27, 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**