

Imperium Construction Company, LLC

1429 SW South Macedo Blvd

VARIANCE

Project: P23-088

Planning and Zoning Board Meeting

Francis Forman, Planner II

July 5, 2023



PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Area 26 of the Land Use Conversion Manual for lot size and frontage requirements for the purposes of requesting a rezoning to the Service Commercial (CS) Zoning District.

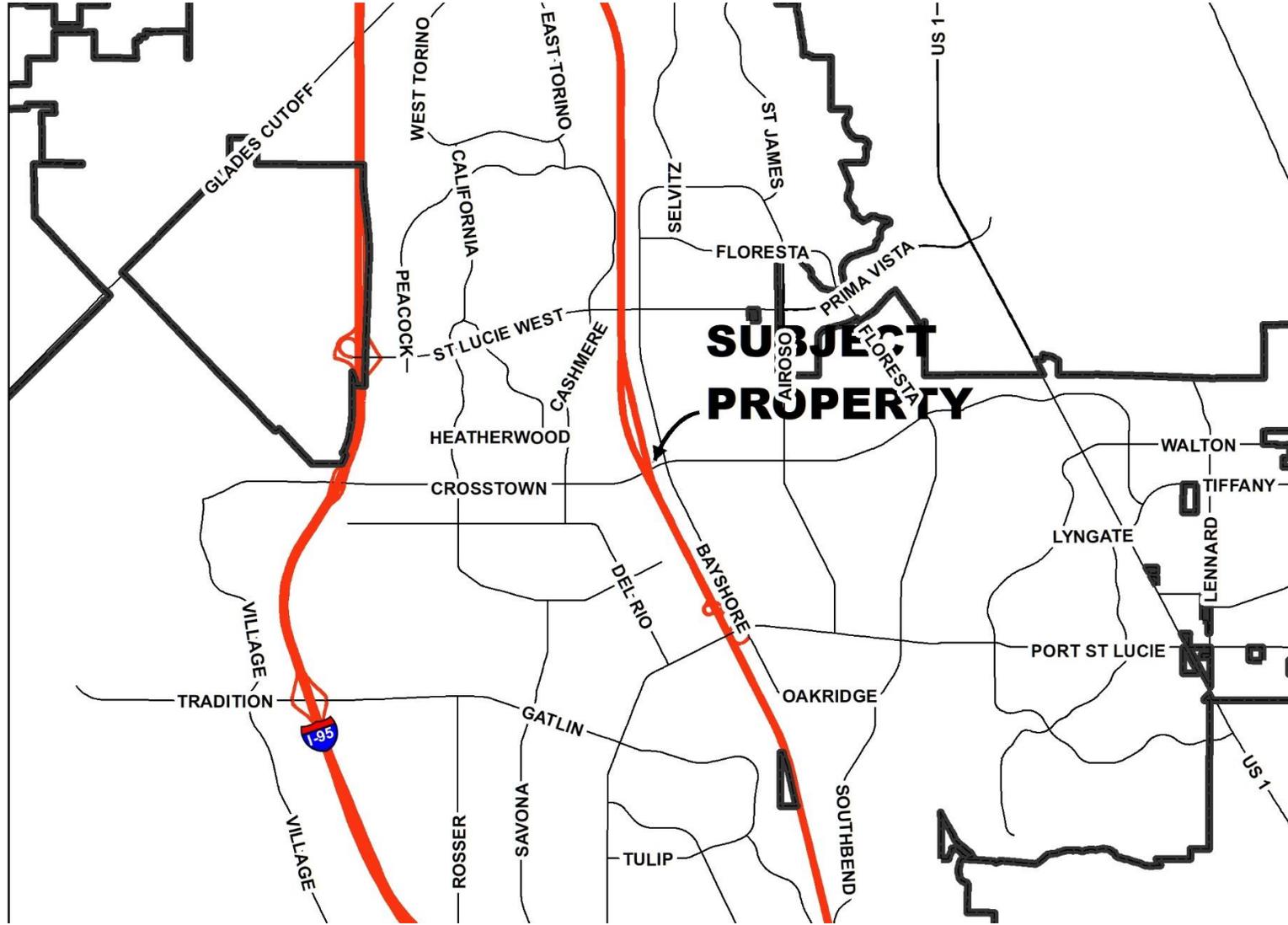


APPLICANT AND OWNER

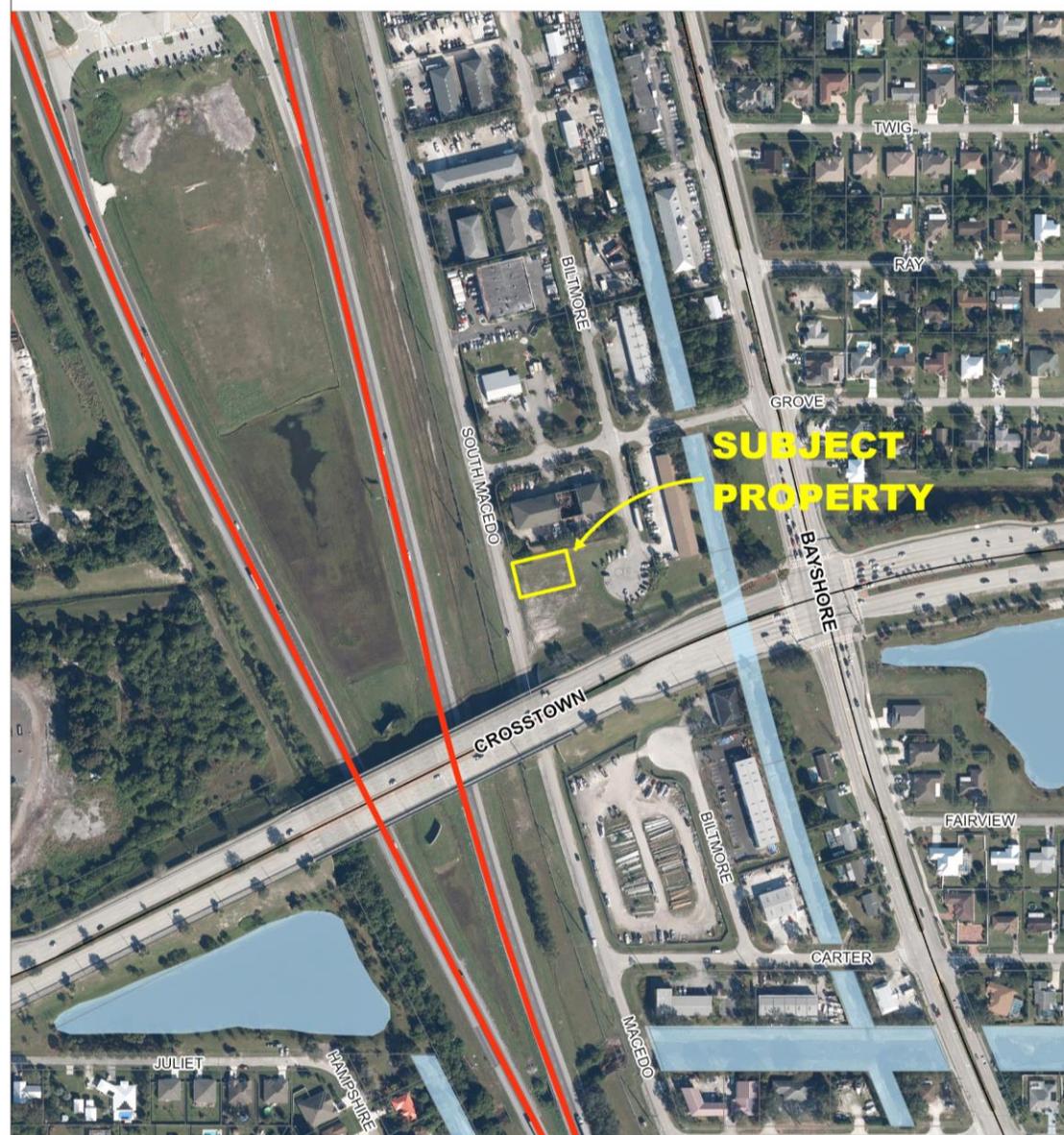
- Owner/Applicant – George Ruiz Ortiz, Imperium Construction Company, LLC
- Location – East side of SW South Macedo Blvd and north of Crosstown Parkway
- Existing Use – Vacant



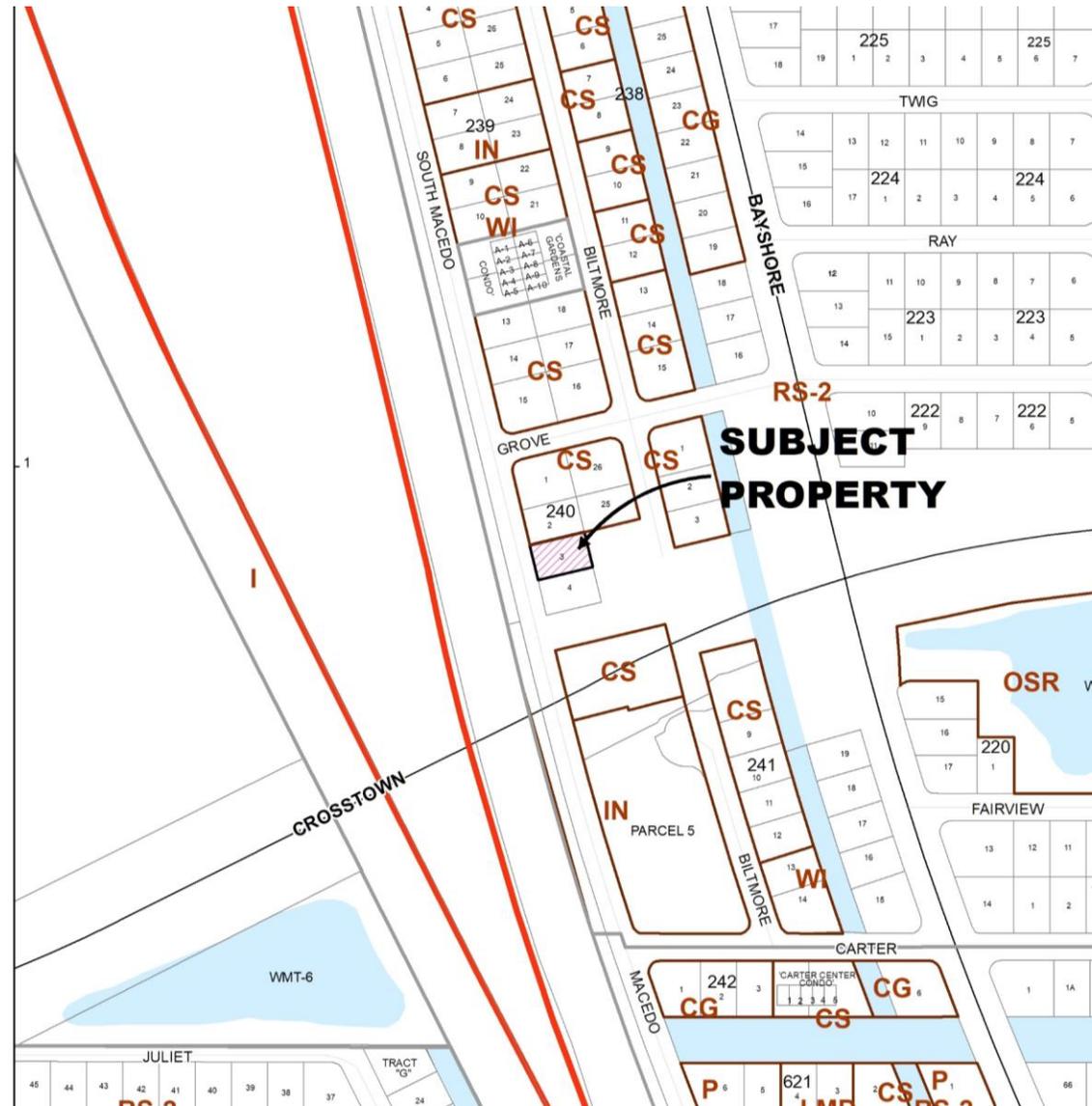
LOCATION



AERIAL MAP



Zoning Map



Staff Findings

- The applicant has applied for the variance since they are not able to acquire the adjacent City-owned lot and apply for a rezoning to an industrial or service commercial zoning district in order to use their property for a non-residential use.
- Section III of the Land Use Conversion Manual states that the property must be at least 20,000 square feet in size and have 160 feet of frontage.
- The variance granted is the minimum for the property owner to be able to use the lot for a non-residential use.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a recommendation to approve to City Council
- Make a recommendation to approve with conditions
- Make a recommendation to deny
- Make a motion to table

