

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

**Minutes for December 28, 2022**  
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Chair Castellucci presiding.

**Board Members Present:** Mike Castellucci, Elizabeth (Lisa) Bailey, Georgia Way, and Yvonne Lujan-Slak

**Board Members Absent:** Steve Anselmo

**Staff Members Present:** Scott Hobson, Acting Director for Department of Planning and Community Development, Dan Kogovsek, City Attorney, Beritt Odom, Principal Planner, Wade Broadhead, Senior Planner, and Bart Mikitowicz, Senior Planner.

**Approval/Amendment of Agenda:** Bailey motioned to move item ZBA-22-48 to the end of the agenda, second by Way.

**Motion passed: 4 - 0.**

**Approval of Minutes**

Motion to approve the minutes from the meeting of November 22, 2022, by Bailey, second by Lujan-Slak.

**Motion passed: 4 - 0.**

**REGULAR AGENDA**

**ZBA 22-52 700 W 6<sup>th</sup> Street SUP (Anthony Gallegos)** Special Use Permit to allow for Restaurant in a Light Industrial (I-2) Zone District. Staff Report by Wade Broadhead.

**Public Hearing:** Anthony Gallegos testified in support of the application. No one spoke in opposition.

**Commission Action:** Bailey motioned for approval. Second by Way.

**Motion passed: 4 - 0.**

**ZBA-22-48 220 Vision Lane SUP (Austin Steir)** Special Use Permit for a Salvage yard in Light Industrial (I-2) Zone District. Staff Report by Bart Mikitowicz.

**Public Hearing:** Applicant was not present to testify.

**Commission Action:** Bailey motioned to continue item to the January 24, 2023. Second by Way.

**Motion passed: 4 - 0.**

**ZBA-22-49 108-112 S Iola Avenue VAR (John DuVall)** Variance to reduce the side-yard setback for a two-story home and garage from 5' to 2.9', a rear-yard setback from 5' to 4', and a front yard setback from 25' to 15.1' in a Mixed Residential (R-4) Zone District. Staff Report by Bart Mikitowicz.

**Public Hearing: no support or opposition**

**Commission Action:** Way motioned for approval. Second by Bailey.

**Motion passed:** 4 - 0

**ZBA-22-50 2021 Court Street VAR (Jorge Amaya)** Variance to reduce the side-yard setback from five feet (5') to zero feet (0') in a One and Two Family Residential (R-3) Zone District. Staff Report by Bart Mikitowicz.

**Public Hearing:** Mrs. Amaya testified in support of the application. No one spoke in opposition.

**Commission Action:** Bailey motioned for approval. Second by Way.

**Motion failed:** 2 - 2

**ZBA-22-51 3025 N Freeway & 3001 N Freeway SUP (Ginger Slaughter)** Special Use Permit for a Storage Facility, Outdoor in Regional Business (B-4) Zone District. Staff Report by Bart Mikitowicz.

**Public Hearing:** Tim McConnell and Christopher Richardson testified in support of the application. No one spoke in opposition.

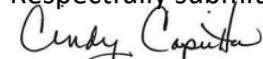
**Commission Action:** Bailey motioned for approval. Second by Way.

**Motion passed:** 4-0

**Old/New Business:**

**Adjourn @ 8:31 p.m.**

Respectfully submitted,



Cindy Capritta