

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for July 23, 2024
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, Lisa Bailey, Steve Anselmo,

Board Members Absent: Yvonne Lujan-Slak, Georgia Way

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Wade Broadhead, Senior Planner, Bart Mikitowicz, Senior Planner and Mikaylin Hackley, Planner, Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to approve the agenda as amended and to continue ZBA-24-27 to August 27, 2024, seconded by Anselmo.

Motion passed: 3-0.

REGULAR AGENDA

ZBA 24-30 **Regency Business Park VAR (Michael Cuppy)** Variance to reduce landscaping setback requirements in a Highway and Arterial Business (B-3) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant Michael Cuppy was sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the application with standard conditions and one (1) staff condition, seconded by Anselmo.

Motion passed: 3-0.

ZBA-24-38 **901 W. Pitkin Ave. SUP (Angela Schulz)** Special Use Permit for a Group Care Facility in a Multiple Residential and Office (R-5) Zone District (pending rezoning). Staff report by Mikaylin Hackley.
Withdrawn

ZBA-24-39 **104 W. B St. SUP (Donna Vigil)** Special Use Permit to allow for an adult day service center in a Historic Business (HB) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Applicant Donna Vigil was sworn in and spoke and spoke in favor of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the application with standard conditions and two (2) staff conditions, seconded by Anselmo.

Motion Passed: 3-0.

ZBA-24-27 **1332 Cypress St. VAR (Ryan Lunsford)** Variance to reduce a side yard setback for an existing principal structure in a (R-3) One- and Two- Family Residential Zone District. Staff Report by Wade Broadhead.
Cont'd to August 27, 2024

ZBA-24-40 **2426 West St. LUP (Richard Streight)** Limited Use Permit to allow for Home Based Business to conduct business in an accessory structure in a Single-Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz. *Withdrawn*

ZBA-24-41 **5127 Lynn Meadows Dr VAR (Previn Marquez)** Variance to reduce side yard setback in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Previn Marquez was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application, with standard conditions, seconded by Anselmo.

Motion Passed: 3-0.

ZBA-24-42 **10 Nona Brooks Dr Unit E LUP (Pattie Fimple)** Limited Use Permit to allow for a Home-Based Business in a Mixed Residential (R-4) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Patti Fimple was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Anselmo motioned to approve the application, seconded by with standard conditions and one (1) staff condition, seconded by Bailey.

Motion Passed: 3-0.

ZBA-24-43 **512 W Northern Ave SUP (Casey Prutch)** Special Use Permit to allow for a pawnshop in a Central Business (B-4) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Casey Prutch was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the application subject to staff review of additional window coverings and approval of the Administration official, prior to installation, standard conditions and two (2) staff conditions, seconded by Anselmo.

Motion passed: 3-0.

ZBA-24-44 **634 Goodnight Ave VAR (Casey Prutch)** Variance to reduce the off-street parking requirement in a Single-Family Residential (R-2) Zone District VAR. Staff Report by Bart Mikitowicz.

Public Hearing: Casey Prutch was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application with standard conditions and subject to P&Z recommendation and City Council approval, seconded by Anselmo.

Motion Passed: 3-0.

ZBA-24-45 129 S. Union Ave. (Matalyn Craighead) Special Use Permit to allow for a Body Art Studio (Tattoo shop) in an Historic Business (HB) Zone Distinct. Staff report by Wade Broadhead.

Public Hearing: Matalyn Craighead was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application with standard conditions and one (1) staff condition seconded by Anselmo.

Motion Passed: 3-0.

Approval of Minutes: Bailey moved to approve the June 25, 2024, minutes, seconded by Anselmo.

IV Old Business - None

Adjourn @ 8:15 p.m.

Respectfully submitted,



Cindy Capritta
Land Use Technician
Planning and Community Development