



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE MEETING MINUTES

Wednesday June 11, 2025 – 5:30 p.m.

Planning and Development Department – Development Services Division

CALL TO ORDER & ROLL CALL

The meeting was called to order at 5:31 P.M.

Present – 6: Danae Garza (Chairperson), Bonna Rogers-Neufeld (Vice Chairperson), Lois Murphy, Denise Nemeroff, Robert Nielsen, Geraldine Wong, Kevin Wray

Absent – 1: Janet Mikkelson

District 6 Staff: None

Planning Liaison: Chris Lang

1. APPROVAL OF AGENDA

A. June 11, 2025, 2025 Meeting Agenda

Committee Member Nielsen moved to approve the agenda, seconded by Committee Member Rogers-Neufeld. The motion carried unanimously, 7 votes to 0.

2. APPROVAL OF THE CONSENT CALENDAR

A. May 14, 2025 Meeting Minutes

Committee Member Garza moved to approve the minutes, seconded by Committee Member Rogers-Neufeld. The motion carried unanimously, 7 votes to 0.

3. PROJECT REVIEW – CONTINUED MATTERS

None

4. PROJECT REVIEW – NEW MATTERS

A. Text Amendment Application No. P25-00974

Plan & Text Amendment Application No. P25-00974 pertains to existing Drive-Through facilities. Pursuant to Table 15-1102 (Use Regulations – Mixed Use Districts) of the Dev Code, Drive-In and Drive-Through Facilities are permitted in the MX districts subject to an approved CUP but also subject to Specific Limitation No. 15, which 1.) prohibits the use/facilities within 100 feet of a planned or existing BRT station and 2.) prohibits drive-through related facilities from being located between a building and a sidewalk.

This proposed Text Amendment would add an exception to the 100-foot limitation (Specific Limitation No. 15 of Table 15-1102 of the FMC) for projects involving

existing establishments w/ drive-through facilities that are required to relocate as a result of a taking by eminent domain. A qualifying project/establishment's new location may be located within 100 feet of a planned or existing BRT stop provide the new site is within 1 mile of the original location. All other drive-through design guidelines shall apply.

Address: Citywide

ACCEPT COMMENTS

On motion of Committee Member Rogers-Neufeld, seconded by Committee Member Wong, the Committee recommended that the comments be accepted without providing a recommendation. The motion carried by the following vote:

Aye: 7 – Nielsen, Rogers-Neufeld, Garza, Murphy, Nemeroff, *Wong, Wray*
Nay: 0 – None
Absent: 1 – Mikkelson

B. Conditional Use Permit Application No. P25-00425

Conditional Use Permit Application No. P25-00425 was filed by Kenny Reyes of Yamabe & Horn Engineering, Inc and pertains to property located on the east side of North Blackstone Avenue and south side of East Sierra Avenue. The applicant requests a Conditional Use Permit to expand the existing legal non-conforming use of Automobile/Vehicle Sales and Leasing for Clawson Honda to a vacant lot on the southeast corner of North Blackstone and East Sierra Avenues. The proposed improvements include the installation of new curbs, gutters, landscaping, pavement, and the addition of 36 parking stalls designated for inventory storage and display.

The project also proposes improvements to three previously developed parcels, which consist of striping new parking stalls, improved lighting, and repaving to enhance cross-access between lots. All four parcels are zoned CMX.

Address: 6390 North Blackstone Avenue
APNs: 409-130-23, 36, 39 & 45

Zoning: [CMX](#)

The applicant was not present at the meeting. Planning Staff answered questions regarding the project. No action was taken by the Committee.

5. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

A. Open Discussion

6. ADJOURNMENT

The Committee having concluded all business adjourned at 6:03 P.M.