



Village Planning Committee Meeting Summary

PHO-1-25--Z-63-06-7

Date of VPC Meeting	May 20, 2025
Date of Planning Hearing	May 21, 2025
Officer Hearing Request	<ol style="list-style-type: none">1) Request to delete Stipulation No. 2.b regarding undulation of the wall along Grant Street2) Request to modify Stipulation No. 3 regarding the landscape setback along Grant Street3) Request to modify Stipulation No. 5 regarding the right-of-way dedication for the north half of Grant Street4) Request to modify Stipulation No. 7 regarding the completion timeframe for all improvements
Location	Approximately 315 feet west of the northwest corner of 35th Avenue and Grant Street
VPC Recommendation	Approval
VPC Vote	4-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request, proposed vehicle storage and salvage yard, and added the proposed modifications and deletions proposed by the Planning Hearing Officer (PHO) applications.

Applicant Presentation:

Brent Powers, representing the applicant with Faith Law, began the presentation by displaying the subject site and summarizing the proposed modification and deletions to the stipulations. Mr. Powers provided a detailed explanation on why Stipulation No. 2.b regarding an undulating wall should not be required. Mr. Powers noted that the current requirements per Stipulation Nos. 3 and 4 would result in a loss of property and detract from the character of the neighborhood. Mr. Powers summarized the reasoning behind

the request to modify Stipulation No. 5 regarding the right-of-way dedication along Grant Street and noted that request to have all improvements completed within 12 months. Mr. Powers concluded his presentation by stating that the proposed business would clean the right-of-way along Grant Street and build the required sidewalk to discourage illegal dumping.

Questions From the Committee:

Renee Dominguez stated that she lived in this neighborhood and disagreed that the area was primarily industrial. Ms. Dominguez disapproved of the parking businesses that spill onto the street. Ms. Dominguez noted that illegal dumping has been a major issue in this neighborhood. Ms. Dominguez added that students wait for the school bus along Grant Street. **Mr. Powers** noted that everything except an outlier property along the block was zoned A-1. Mr. Powers stated that the area has been transitioning into an industrial area because of the train tracks and access to 35th Avenue. **Ms. Dominguez** asked for clarification regarding the proposed right of way and distance from the curve. **Mr. Powers** clarified and stated that they would just like to match what is currently provided on other properties.

Saul Trevizo, the property owner, stated that if a larger right-of-way was dedicated, then it would allow for more space for illegal dumping. **Ms. Dominguez** asked if a sidewalk and landscaping would be provided because children are currently walking in the street. **Mr. Powers** confirmed that they did not modify the stipulation that would require a sidewalk. Mr. Powers stated that the sidewalk would be located within the right-of-way.

Romona Burris asked if Committee Member Dominguez lived in the area. **Ms. Dominguez** confirmed and added that this is a very important topic and area for her. **Ms. Burris** asked if letters of notification were sent to the committee. **Mr. Powers** clarified that notification letters were sent to property owners and registered neighborhood organizations. **Ms. Sanchez Luna** added that the Chair decided if a PHO case should be presented to the committee, but that the applicant did not need to send letters to the members of the committee.

Ms. Dominguez asked Mr. Trevizo how long he had been part of the community. **Mr. Trevizo** stated that he has had this business for over 45 years and that he is not a stranger to the community. **Ms. Dominguez** noted that if she wasn't on this committee, she would not have been notified of this PHO case. Ms. Dominguez added that she has opened tickets with the Neighborhood Services Department regarding this property. **Mr. Trevizo** stated that every time they are cited, they do clean the area. **Mr. Powers** noted that a dedicated right-of-way with sidewalk and landscaping would discourage illegal dumping. **Ms. Dominguez** asked how it would prevent illegal dumping. **Mr. Trevizo** stated that they would be able to beautify the street frontage, thus discouraging dumping. **Mr. Powers** noted that they were not requesting to modify the stipulations that would require a sidewalk.

Ms. Burris asked why the required right-of-way dedication was so large. **Mr. Powers**

stated that the stipulation was added a long time ago. **Ms. Burris** asked for more information regarding the landscape setback and the right-of-way dedication. **Ms. Sanchez Luna** stated that a larger right-of-way dedication was required because the Street Transportation Department had indicated that this street was moving away from residential uses to industrial uses, thus requiring a larger right-of-way for larger vehicles. Ms. Sanchez Luna noted that the right-of-way was measured from the centerline of the street towards to the property while the landscape setback was measured from the property line. Ms. Sanchez Luna stated that the sidewalk would be in the right-of-way.

Ms. Burris asked Committee Member Dominguez if she was aware of any traffic accidents in the area. **Ms. Dominguez** noted the high amounts of semi-trailer and commercial traffic but was unsure if all of it was from this business. **Mr. Powers** added that the exit along Grant Street was only for emergency vehicles.

Ms. Dominguez asked if all business traffic needed to enter through Lincoln Street. **Mr. Powers** confirmed. **Ms. Dominguez** asked for all the businesses owned by Mr. Trevino from Grant Street to Lincoln Street. **Mr. Trevizo** summarized all his business.

Ms. Dominguez asked why the other properties were not stipulated to all the site enhancements. **Ms. Sanchez Luna** noted that only a portion of Mr. Trevizo properties were part of the original rezoning request. Ms. Sanchez Luna added that the stipulations were added during the rezoning request.

Ms. Burris asked for confirmation of improvements. **Mr. Powers** confirmed and added that they are not requesting to modify any other stipulations.

Ms. Dominguez asked what type of lighting. **Mr. Powers** noted that that had to be determined by the Street Transportation Department.

Public Comment:
None.

Committee Motion, Discussion, Vote:

Motion:
Dustine Thrower motioned to recommend approval of PHO-1-25--Z-63-06-7. **Chair Parris Wallace** seconded the motion.

Vote:
4-0, motion to recommend approval of PHO-1-25--Z-63-06-7 passed with Committee Members Burris, Dominguez, Thrower, and Wallace in favor.

Staff comments regarding VPC Recommendation:
None.

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