

City of San Antonio



Minutes

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, June 7, 2022

1:00 PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, District 5 - Chair

Robert Sipes – District 7, Vice - Chair

Summer Greathouse, District 1, Pro-Tem

Taylor Watson - District 2 Charles Fuentes - District 3

Suren Kamath - District 4 Kin Hui – District 6

Osvaldo Ortiz – District 8 Marco Barros - District 9

Marc Whyte – District - 10 Michelle Lugalía-Hollon - District – Mayor

1:01 P.M. - Call to Order

- **Roll Call**
- **Present:** Watson, Fuentes, Kamath, Hui, Ortiz, Whyte, Lugalía-Hollon, Greathouse, Sipes, Bustamante
- **Absent:** None
- **SeproTec translators were present.**
- **Commissioner Whyte joined the boardroom at 1:26 P.M.**

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR ZONING COMMISSION MEETING:**

Item 1 Z-2022-10700099 Postponed
Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

9. ZONING CASE Z-2022-10700095 S (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600036) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered Neighborhood Association.

Public Comment:

Russel Felan, 2410 West Commerce, - in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

12. ZONING CASE Z-2022-10700114 (Council District 1): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 60.15 feet of Lot 13, and Lot 15, NCB 2238, located at 2402 West Martin Street. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there was no response from the Prospect Hill nor the West End Oakman Action.

Public Comment:

Russel Felan, 2410 West Commerce, - in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

14. ZONING CASE Z-2022-10700118 (Council District 2): A request for a change in zoning from "D H HE AHOD" Downtown Historic St Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-3 H HE AHOD" High Intensity Infill Development Zone Historic St Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District on Lot 35, Block 1, NCB 679, located at 119 Heiman. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no response from the Downtown Residents Association.

Public Comment:

Russel Felan, 2410 West Commerce, - in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

5. (Continued from 05/03/2022) ZONING CASE Z-2022-10700060 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1, Block 49, NCB 8831, located at 1736 West Olmos Drive. Staff recommends Denial. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and the Los Angeles Heights Neighborhood Association is opposed.

No Public Comment

Motion: Commissioner Greathouse made a motion for continuance to July 19.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as continuance to July 19.

7. (Continued from 05/17/2022) ZONING CASE Z-2022-10700117 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department) Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 7 returned in opposition, and the Collins Garden Association has expressed concerns but has no official stance.

Public Comment:

Irma Hoffman, 3011 WhiteTail Dr., - asking for a continuance

Motion: Chair Bustamante made a motion for continuance to July 5.

Second: Commissioner Greathouse

In Favor: Watson, Fuentes, Kamath, Hui, Barros, Ortiz, Lugalia-Hollon,, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as continuance for July 5.

15. ZONING CASE Z-2022-10700120 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Units and Professional Offices on the south 121 feet of Lot 19 and the north 46.4 feet of Lot 19, Block 109, NCB 1386, located at

711 Montana Street. Staff recommends Denial, with an Alternate Recommendation.
(Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov,
Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, and no response from the Denver Heights Neighborhood Association.

Commissioner Whyte joined the boardroom at 1:26 P.M.

Public Comment:

Dave Guerro, 1702 E Commerce, - is opposed.

Voicemail:

Mark Kusey, 724 Montana, is opposed.

William Heilner, 1123 Wyoming, is opposed.

Motion: Commissioner Watson made a motion for continuance to June 21.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Barros, Ortiz, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Abstains: Whyte

Opposed: None

Motion carried as continuance to June 21, 2022.

16. ZONING CASE Z-2022-10700121 S (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 40, Block 33, NCB 8115, located at 1411 Brady Boulevard. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, 1 received in opposition outside the 200 feet radius, and the WestWood Neighborhood Association is opposed.

Public Comment:

Voicemail:

Agapita Jaramillo, 4607 Elizabeth Alyn - is opposed.

Motion: Commissioner Watson made a motion for continuance to June 21.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Barros, Hui, Ortiz, Greathouse, Lugalia-Hollon Sipes, Bustamante

Abstains: Whyte

Opposed: None

Motion carried as continuance to June 21, 2022.

Commissioner Greathouse recused herself for item 8 at 1:30P.M.

8. ZONING CASE Z-2019-10700296 (Council District 1): A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Outside Storage and Warehousing, “I-1” General Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Daycare, “O-2” High-Rise Office District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for Art Gallery to “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gunsmith, “C-2 CD” Commercial District with a Conditional Use for Auto Glass, “C-2NA” Commercial Nonalcoholic Sales District, “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for four dwelling units, “R-4 ” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Medical Clinic, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “R-6 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “RM-6 CD” Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot, with all overlay districts of “H” Historic Landmark, “NCD-5” Beacon Hill Neighborhood Conservation District, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 198.053 acres out of NCB 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1851, 1852, 1853, 1854, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1894, 1926, 1927, 1928, 2937, 3030, 3031, 6407, 6408, 6410, 6521, 6522, 6523 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 1108 notices were mailed to property owners within 200 feet, 3 returned in favor, 6 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

Public Comment:

Max Woodward, 823 Fredericksburg road, - opposed

Voicemails:

Cosima Coldern, 817 W Magnolia, - in favor

Motion: Commissioner Sipes made a motion for approval with an amendment for 1008 W Gramercy to R-6 CD for 3 units

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Sipes, Bustamante

Opposed: None

Motion carried as approval.

Commissioner Greathouse returned to the board room at 1:49 P.M.

INDIVIDUAL ITEMS:

2. ZONING CASE Z-2021-10700324 CD S ERZD (Council District 10): A request for a change in zoning from "C-3 AHOD ERZD" General Commercial Airport Hazard Overlay Edwards Recharge Zone District and "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 CD S AHOD ERZD" Commercial Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage on 12.643 acres out of NCB 17728, located at 4235 East Loop 1604. Staff and SAWS recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 5 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Mike Escalante, SAWS representative, - recommends approval all environmental recommendations to include 65% impervious cover for the 12 acre site, with the flood plain buffer.

Emily Weisler, representative, - requested a downzoning for a relocation for an existing use Thomas stone and materials on the opposite side of 1604.

No Public Comment

Motion: Commissioner Whyte made a motion for approval with all SAWS recommendations.

Second: Commissioner Fuentes

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as approval.

3. ZONING CASE Z-2022-10700019 CD S ERZD (Council District 8): A request for a change in zoning from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on Lot 22, Block 6, NCB 14616, located at 8138 West Hausman Road. Staff and SAWS recommend Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor from the property owner, 0 returned in opposition, and there is no registered neighborhood association.

Mike Escalante, SAWS representative, - recommends approval all environmental recommendations to include 65% impervious cover for the 12 acre site, with the flood plain buffer

Ashley Farmond, representative, - requested rezoning to build "pet paradise."

No Public comment

Motion: Commissioner Ortiz made a motion for approval with SAWS recommendations.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as approval.

4. ZONING CASE Z-2022-10700057 ERZD (Council District 10): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District to "MF-25 PC-1 ERZD" Low Density Multi-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "MF-25 ERZD" Low

Density Multi-Family Edwards Recharge Zone District on 21.09 acres out of NCB 17728, located at 17934 North Loop 1604 East. Staff and SAWS recommend Approval. (Corin Hooper, Senior Planner, (210) 207-7838, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Mike Escalante, SAWS representative, - recommends approval all environmental recommendations to include 50% impervious cover for the 21 acre site, with a flood plain buffer

James McKnight, representative, - stated the property would be used to build housing.

No Public Comment

Motion: Commissioner Whyte made a motion for approval.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as approval.

Chair Bustamante stepped out of the boardroom at 2:04 P.M. and returned at 2:08 P.M.

6. (Continued from 05/03/2022) ZONING CASE Z-2022-10700064 CD (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Trisha Raykin, applicant, - stated they want the rezoning to extend to the neighborhood and help them out.

No Public Comment

Motion: Commissioner Kamath made a motion for denial.

Motion failed due to lack of second

Commissioners discussed and added conditions to the case including: Hours of business to be Monday through Friday 9A.M. to 5 P.M., and no outdoor speakers.

Motion: Commissioner Whyte made a motion for approval with conditions

Second: Commissioner Greathouse

In Favor: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes

Opposed: None

Abstained: Kamath, Bustamante

Motion carried as approval with conditions.

10. ZONING CASE Z-2022-10700098 (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663, located at 10865 West 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600031) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 2 notices were mailed to property owners within 200 feet, 1 returned in favor from the property owner, 1 returned in opposition, and there is no registered neighborhood association.

James McKnight, representative, - stated they want to build 360 housing units.

Public Comment:

Sies Sayati, 19207 Habitat Cove, - stated he does not want it to impact his property.

Motion: Commissioner Sipes made a motion for approval.

Second: Commissioner Whyte

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, and Bustamante

Opposed: None

Motion carried as approval.

11. ZONING CASE Z-2022-10700113 CD (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial

Parking Lot on Lot 2, Block 44, NCB 653, located at 606 Virginia Boulevard. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor from the property owner, 1 returned in opposition, and there is no response from Denver Heights Neighborhood Association.

George Arobles, applicant, - stated he wants to rezone to make a parking lot for his employees.

No Public Comment

Motion: Commissioner Sipes made a motion for approval.

Second: Commissioner Whyte

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, and Bustamante

Opposed: None

Motion carried as approval.

13. ZONING CASE Z-2022-10700115 S (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, or Meeting Facility on the east 623.54 feet of Lot 20, Block 26, NCB 10553, located at 3642-3678 Culebra Road. Staff recommends Approval. (Corin Hooper, Senior Planner, 210-207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor from the property owner, 1 returned in opposition, and there is no response from Denver Heights Neighborhood Association.

Daryl Sentenal, applicant, - stated he wants to convert the property back to a ballroom for families to get together.

Public Comment:

Teri Kilmer, 655 Maria Elenco, - in favor with conditions: fencing, lighting, and security.

Motion: Chair Bustamante made a motion for approval with conditions. The conditions being: Hours of business Monday through Thursday 9 A.M. to 10 P.M., Friday and Saturday 9A.M. to 12 A.M., and Sunday 9 A.M. to 8 P.M., and no outdoor speakers.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, and Bustamante

Opposed: None

Motion carried as approval with conditions.

Approval of Minutes

14. Consideration and approval of the May 3 and May 17, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes made a motion for approval.

Second: Commissioner Whyte

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Greathouse, Sipes, and Bustamante

Opposed: None

Motion carried as approval.

Director's Report: Update on the 2022 Code Amendments

Adjournment

There being no further business, the meeting was adjourned at 2:57 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Executive Secretary

