

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, February 13, 2025 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

The Zoning Committee meeting recording is available on the Zoning Committee website:  
<https://bit.ly/ZoningCases>

PRESENT: Grill, Ochoa, Starling, Syed, and Taghioff  
EXCUSED: Hood  
STAFF: Chris Hong, Stefan Hankerson, Farhan Omar, Tia Anderson, Bill Dermody,  
Samantha Langer, and Kyle Citta

The meeting was chaired by Commissioner Taghioff.

**10 River Park Plaza Rezoning - 24-078-480 - Rezone from T3M traditional neighborhood with master plan to ITM transitional industrial at 10 River Park Plaza, NE corner of Fillmore Avenue E and River Park Plaza.**

Chris Hong presented the staff report with a recommendation of approval for the rezoning. She said District Council 3 submitted a letter recommending approval with concerns, and there were no letters in support and 1 letter in opposition.

Speakers included the applicant's representative, 2 people spoke in support, and 2 people in opposition.

Commissioner Grill moved approval of the rezoning. Commissioner Syed seconded the motion.

The motion passed by a vote of 5-0-0.

**237 Richmond Nonconforming Use Permit - 25-007-238 - Reestablishment of nonconforming use as a service business with workshop at 237 Richmond St, NW corner of Richmond Street and Saint Clair Avenue.**

Stefan Hankerson presented the staff report with a recommendation of approval with conditions for the reestablishment of nonconforming use. He said District 9 submitted a letter recommending denial, and there were 2 letters in support, and 5 letters in opposition, one that included a petition with 19 signatures.

Speakers included the applicant's representative, no one support, and 9 people in opposition.

Commissioner Grill moved to approve the reestablishment of nonconforming use. Commissioner Ochoa seconded the motion.

After a voice call vote the motion to approve failed by a vote of 5-0.

Commissioner Ochoa moved to lay over the reestablishment of nonconforming use permit to February 27, 2025, to allow staff to draft new findings to support a denial. Commissioner Starling seconded the motion.

The motion passed by a vote of 5-0-0.

**560 Randolph Appeal – 25-005-778 – Appeal of the Zoning Administrator's decision to issue a Statement of Clarification that a proposed solid waste truck dispatch center and maintenance facility is similar to a public works yard or maintenance facility at 560 Randolph Avenue, SE corner of Randolph Avenue and Drake Street**

Farhan Omar presented the staff report with a recommendation of denial for the appeal of the Zoning Administrator's decision. The District Council is the appellant and there were 28 letters in support and no letters in opposition to the appeal.

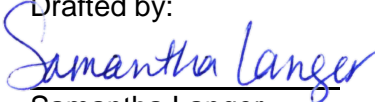
Speakers included the appellant's representative, the original applicant (FCC Environmental Services), and 23 people in support of the appeal and none in opposition.

Commissioner Ochoa moved to deny the appeal. Commissioner Grill seconded.

The motion passed by a vote of 3-2-0.

Adopted                      Yeas - 3                      Nays - 2 (Ochoa and Taghioff)

Drafted by:



Samantha Langer  
Recording Secretary

Submitted by:



Bill Dermody  
Current Planning Manager

Approved by:



[Simon Taghioff \(Mar 3, 2025 11:54 CST\)](#)

Simon Taghioff  
Chair





# February 13, 2025 Zoning Committee Minutes

Final Audit Report

2025-03-03

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