

*2. Approval of minutes of previous meetings as written.

Minutes from the Study Session and Public Hearing meetings held on May 27, 2026.

*3. Take action on the following zoning cases:

- *3-a. **ZON26-00333 "Faith Christian School,"** 9.9± acres located at 3761 South Power Road. Council Use Permit and amending Conditions of Approval Nos. 1, 2, 3, 4, 5, 8, 12 and 13 of Ordinance No. 4646. This request will allow for a Private School. **(District 6)**

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

4. Items not on the Consent Agenda

- 4-a. **GPA26-00111 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that case GPA26-001101 be approved.

Upon tabulation of votes, it showed:

AYES – Ayers, Peterson, Blakeman, Carpenter, Farnsworth, Montes, Pitcher

NAYS – None

ABSENT– None

- 4-b. **ZON25-00110 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Approval with Conditions

Representative for the applicant, Alex Hayes displayed a PowerPoint presentation for the proposed case number GPA26-00111 and associated Zoning case ZON25-00111. **(See Attachment 4)**

Mr. Hayes reiterated the applicant's request for the General Plan amendment, rezone, and site plan review to support the locally owned, father-and-son business. He emphasized that the impacts of the tire shop are already known and non-theoretical, as it has operated for over a year with zero neighborhood complaints. Mr. Hayes addressed the board's parking concerns by