

## **Z2018098**

### **ZONING CASE # Z2018098 (Council District 1) – April 17, 2018**

A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 RIO-7D HS AHOD" General Industrial River Improvement Overlay Historic Significant Airport Hazard Overlay District to "IDZ RIO-7D AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar/Tavern and Multi-Family with no more than 150 units per acre and to remove the Historic designation on 7.527 acres out of NCB 985, located at 931 South Flores Street. Staff recommends Approval.

Staff mailed 54 notices to the surrounding property owners, 3 returned in favor, and 45 returned in opposition.

Patrick Christensen, representative, presented a power point presentation with the information regarding the future project, and stated he has tried to reach out to the community.

#### **The following citizens appeared to speak:**

Tracy Moon, Executive Director King William NA, spoke in opposition regarding the number of units and the density.

Kris Bentkowski, yielded minutes to Summer Greathouse.

Brandi Ware, yielded minutes to Summer Greathouse.

Summer Greathouse, presented a powerpoint presentation in opposition with the following issues; density, land use, and showed pictures of the surrounding area stating the project is not appropriate for the area.

Tomme Hall, yielded minutes to Cathey Meyer.

Cathey Meyer, Judson Candy Lofts, spoke in opposition stating the project would cause an obstruction to Ruby City.

Karl Baker, PACE Foundation, spoke in opposition with regards to conflict with Ruby City.

Orlando Rangel, spoke in opposition and stated his home is next to Dean Steel.

Peter Swerzenski, stated he agrees with the fellow speakers in opposition.

John Allman, spoke in opposition regarding parking issues.

Sally Hammann, yielded minutes to Sonny Collins.

Nancy Nash, yielded minutes to Sonny Collins.

Sonny Collins, stated he met with the representative and spoke in opposition with the following issues; setbacks, height restrictions, limited density, and would like to have a project to enhance the area.

Gary Patterson, yielded minutes to Christine Vina.

James Dickey, yielded minutes to Christine Vina.

Christine Vina, spoke in opposition with regards to inappropriate density with the project.

Susan Patterson, spoke in opposition.

Cherise Bell, spoke in opposition and stated the Zoning Commission's recommendation will impact other Commission Boards.

Suzanne Carnes, yielded minutes to Georgia Erck.

John Carnes, yielded minutes to Georgia Erck.

Chris Burrell, yielded minutes to Georgia Erck.

Georgia Erck, spoke about Chris Park and Ruby City, and stated the project is requesting excessive height limits and will cause more traffic in the area.

Topher Guerra, yielded minutes to Susan Heard.

Patrick O'Hare, yielded minutes to Susan Heard.

Susan Heard, former Zoning Commissioner, spoke in opposition and stated the project would be an obstruction to Ruby City.

Carla Dempsy, spoke in opposition.

Christopher Erck, spoke in opposition.

Jane Henry, stated she agreed with the fellow speakers in opposition.

Linda Hardberger, spoke in opposition and requested the Zoning Commission delay or deny.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to recommend Denial.

**AYES: Romero, Lopez, McGhee, Rosalez, Sipes, Nix, McDaniel**

**NAY: Head, Kamath, Briones, Gibbons**

**THE MOTION CARRIED AS DENIAL**