

**ZONING CASE # Z2017111 (Council District 2)** – May 16, 2017

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 12 returned in favor, and 4 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor.

Chris Mongeon, applicant, presented a presentation to the Zoning Commission which stated the zoning request is for a two (2) car garage and three (3) small 1 bed/1 bath units on the rear of the property.

**The following citizens appeared to speak:**

Natasha Bakunda, spoke in favor.

Arvis Holland, spoke in favor.

Barbara Garcia, spoke in favor.

Christine Vidal, spoke in opposition.

Carlos Vidal, spoke in opposition.

Liz Franklin, concerned with the potential business in the middle of the neighborhood.

Cullen Jones, spoke in opposition and presented a petition with 80 signatures in opposition.

Lorena Havill, spoke in opposition.

Lulu Francois, spoke in opposition.

Brian Dillard, President of Dignowity Hill NA, spoke in favor.

Seth Teel, spoke in favor.

The Zoning Commissioners discussed and commented on the presented case.

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.

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**COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend Approval.

**AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez**

**NAY: McGhee, Garcia**

**THE MOTION FAILED**

A motion to reconsider was made by Commissioner Garcia and seconded by Commissioner Kamath.

**AYES: Romero, Kamath, Rosalez, Garcia**

**NAY: Diaz-Sanchez, Head, McGhee**

**THE MOTION FAILED**

**THE CASE PASSED FORWARD TO CITY COUNCIL AS DENIAL.**

**ZONING CASE # Z2017111 (Council District 2) – April 18, 2017**

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 12 returned in favor, 4 returned in opposition, and no comment from Dignowity Hill Neighborhood Association.

Christopher & Laura Mongeon, applicants, stated the request is for the previous zoning of "RM-4" to create a two (2) car garage and three (3) small bedrooms for rent on the rear of the property.

**The following citizens appeared to speak:**

Lorena Havill, spoke in opposition and requested a continuance to address concerns.

Cullen Jones, spoke in opposition.

Lisa Wood, spoke with concerns in opposition and requested a continuance.

Avis Holland, spoke in favor of the project.

Sharon Beverly, left.

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Don Beverly, left.

Barbara Garcia, spoke in favor.

Liz Franklin, Dignowity Hill NA, requested a continuance to help address the community.

Susan Carlin, left.

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 Commission discussed and commented on the case.

### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Greer for a continuance to May 16, 2017.

**AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales,  
Greer, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**