

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, December 19, 2024 - 3:30 p.m.**  
**Room 330, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Grill, Hood, Ochoa, Starling, and Syed  
EXCUSED: Taghioff  
STAFF: Chris Hong, Bill Dermody, Samantha Langer, and Josh Ladd

The meeting was chaired by Commissioner Syed.

**642 Selby Rezoning - 24-098-512 - Rezone from B2 community business to T3 traditional neighborhood at 642 Selby Ave, between St. Albans Street and Dale Street.**

Chris Hong presented the staff report with a recommendation of approval for the rezoning. She said District 8 submitted a letter recommending approval, and there were no letters in support or opposition.

Commissioner Ochoa said originally the applicant requested a variance to have a zero lot line at the west property line and wanted to know why that was withdrawn.

Ms. Hong said that the applicant was able to negotiate with the adjacent lot owner about getting an easement so they will no longer require a variance.

Justin Gordon, Senior Real Estate Specialist for Rondo Community Land Trust, 1041 Selby Avenue, said this project is on a site that has been the home of E and J Cleaners, which is a long time black-owned business. The Beasley family that owned it reached out to Rondo CLT because they wanted to preserve the site as an asset to the community and they are doing their best to honor the request. The proposed project is a mixed-use project with about 3,000 square feet of commercial space on the ground floor and 20 condo units. There will be 16 two-bedrooms and four one-bedrooms. Their goal is for both the commercial space and the condos to be affordable ownership and that will depend on funding sources from local state funding, but their goal is for them to be 80% area median income or below. They would like to have two retail spaces. The current plans are sixteen parking spaces, but they are looking at options for fitting in more and have been in discussions with neighbors that have surface level parking. The building is five stories and roughly 55 feet which is why they are hoping to rezone to T3. They want to make sure we are adding density to the area and providing as many units as possible for both the commercial space and residential space.

In response to Chair Syed, Mr. Gordon said the residential portion of the building has been vacant for quite a while. He confirmed that they have sixteen parking spaces in the current plan and they are hoping to find a way to make it a one to one ratio and provide 20 parking spaces.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Hood expressed his support for the project including the affordability aspect.

Commissioner Ochoa moved approval of the rezoning. Commissioner Hood seconded the motion.

The motion passed by a vote of 4-0-1.

Adopted                      Yeas - 4              Nays - 0              Abstained - 1 (Starling)

Drafted by:                      Submitted by:                      Approved by:

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Samantha Langer  
Recording Secretary

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Christina Hong  
City Planner

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Omar Syed  
Chair