

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, MARCH 15, 2005
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Brian D. Johnson, Janet Anderson, Glen Mair, Suzanne McCarthy, Lynn Spainhower, Gordon Kuehne, Sue Grove and Rich Bergstrom (arrived at 5:56 PM)

MEMBERS ABSENT: Elizabeth Bankes

OTHERS PRESENT: Craig Hoium, Marty Helle, Council member Dick Pacholl, Jon Erichson, and public

The meeting was called to order by Commission Member Brian D Johnson at 5:32 P.M.

Commission Member Kuehne made a motion to approve the January 11, 2005 minutes as written, seconded by Commission Member Anderson. Motion passed unanimously.

Commission Member Mair made a motion to approve the February 15, 2005 minutes as written, seconded by Commission Member Spainhower. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from the City of Austin, 500 4th Ave NE, for the rezoning of property from an "R-2" Multi-family Residence District to an "I-2" Industrial District. Said property is the proposed site involved with the expansion of the Austin Municipal Wastewater Treatment Plant, located at 1205 South Main St.

Craig Hoium reviewed the rezoning and variance petitioned for by the City of Austin. The request for the petitioned items and the construction of this building are in the planning stages due to new M.P.C.A standards. There is a possibility that at some time in the future South Main Street may be vacated, Mr. Erichson can answer any questions you have about that. The future bio-solid storage building to the north shall also be included for any recommended action on this variance.

Commission member Kuehne said if South Main Street is to be vacated why bother with a variance.

Mr. Hoium said the proposed structure would be built before the street would be vacated if this vacation was requested. There is a certain process and a number of public hearings that have to take place before this public right of way could be vacated.

Commission Member McCarthy asked if there would be access to 12th Ave SW coming south on South Main Street so the residents could turn west onto 12th Ave SW. The residents living in Rosenthal addition would only have access to their homes by going down 4th St SW.

Jon Erichson, City of Austin Engineer, We are not asking to vacate South Main Street at this time. It is a concept that was presented to the neighborhood through a number of meetings we have had with them. This plan has been developed with the information from those meetings. As this project develops we will look further at vacating South Main Street. From 12th Ave SW north on South Main Street would remain open if we do decide to vacate South Main Street. The access to 16th Ave SW would be at 4th St SW. Right now we are just asking for the rezoning of the site and the variance for the front yard setback. The setback is so we could build a burm on the west side to accommodate St. Mark's request.

City Council member Dick Pacholl, 815 10th Ave SW, what is the contractor staging area?

Mr. Erichson said that during construction of the structure that is where the contractor would put a temporary trailer, supplies and materials. We are looking at a construction schedule where the majority of the structure would be finished by December of 2005 with landscaping being done in the spring of 2006.

Commission Member Mair made a motion to recommend approval of the rezoning of this site, seconded by Commission Member McCarthy. Motion passed unanimously.

OPEN PUBLIC HEARING:

To consider a request from the City of Austin, 500 4th Ave NE, for a 20 foot variance from City Code Section 11.51, Subd.6, governing the minimum front yard setback of 25 feet for structures in an "I-2" Industrial District. This variance is for the proposed construction of a 216.67' by 266.6' bio-solids structure to be located at the Austin Municipal Wastewater Treatment Plant, 1205 South Main Street

Craig Hoium said the variance is necessary because of the burm that would be constructed on the west side of the structure to accommodate St. Mark's request . If a recommendation is made, address the statutes as far as any findings relating to that recommendation.

Commission Member Grove made a motion to recommend to the City Council approval of this variance including the future bio-solid storage as it is in keeping with the spirit and intent of the ordinance and the proposed expansion would be an improvement to the area, seconded by Commission Member Anderson. Motion passed unanimously.

OTHER BUSINESS: Review of Community Development "2004" Annual Report

Craig Hoium did an overview of the annual report.

Commission Member Johnson asked about the increase in zoning complaints the last two years.

Mr. Hoium said it is possible that the mild winters are the cause.

ADJOURN:

Commission Member Anderson made a motion to adjourn the Planning Commission Meeting, seconded by Commission Member Spainhower. Motion passed unanimously. Meeting adjourned at 6:03 P.M.

