

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, APRIL 10, 2012
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Dan Hirst, Steve Kime, Jodi Krueger, Jim Mino, Troy Nelson, Lonnie Skalicky, Lynn Spainhower, and Holly Wallace

MEMBER ABSENT: Jeff Bednar

OTHERS PRESENT: Craig Byam, Craig Hoium, Dave Krenz—District 492 School Superintendent, Ron Spoden—ATS & R, Todd Christopherson—AMCON and Public

The meeting was called to order at 5:30 pm by Commissioner Mino with no corrections to the agenda. Two changes were requested for the March 13, 2012 Planning Meeting minutes. Corrections included an address change on the Open Public Hearing section as 1800 4th Avenue NE changed to 1800 4th Avenue SE and the other change would be the date of the minutes being March 13, 2012, not December 13, 2011. Commissioner Wallace made a motion to accept the minutes with the changes made and Commissioner Hirst seconded the motion with the motion passing unanimously.

Mr. Hoium went over the specific information regarding the conditional use permit stating the School District would like approval for the development of six new tennis courts. To the north, south, east and west of the property is R-1 Residential District. There is a section along 18th Drive SE that is a Multi-Family dwelling. The tennis courts will be located to the west of the blacktop playground area. Parking will be on the school off-street parking lot and on the street along the north edge of 1st Avenue SE. The tennis courts will be used mostly for middle school events.

Survey of the property showed all current impervious and pervious totals/percentages to be acceptable. Off-street parking showed a requirement of 27 stalls with 40 stalls provided which exceeds the requirements. The proposed conditions impervious and pervious totals/percentages are acceptable along with off-street parking. There will be no tree removal and the tennis courts will meet all required setbacks. Off-street parking is located between the school and to the south of the school. Mailings went out and no calls were received speaking for or against this request. Considering this conditional use permit the Planning Commission needs to take into consideration the City Code Sections 11.30 and 11.56 as well as the Staff Report and recommendations. With any action taken by the commission, there is a 15 day appeal period.

Ron Spoden from ATS & R, who is the landscape architect for the project, explained the tennis courts as having a 12 foot fence around them with a wind screen. There will not be added lighting and the entrance will be located on the east side facing the school. The district is looking for approval of six tennis courts although asking for a base bid of four courts with expansion available at this time or at a later date. These courts will replace the five tennis courts at Ellis which are being removed.

Tom Christopherson project manager from AMCON explained the move due to the overlap into the existing tennis courts as a result for the construction of the new school near Ellis. The targeted project completion date is August 2012. Instead of concrete the courts will consist of an asphalt coating which is a better surface for the athletes.

Duane Olson of 1812 1st Avenue SE wanted more information regarding the lighting and parking, which he felt he has received.

Kim Steene of 1811 East Oakland Avenue stated she is a daycare provider and that area is so nice now. Her questions include during tennis meets where are her parents going to park? What about the balls going over the fence, hitting cars and going in the street? Will the court be locked after hours? Neveln Park is already a congregating place with skateboarders. Will this affect property values? Commissioner Spainhower instructed that no matter what is done, the children will congregate at that area. Ms. Steene asked if there was a less residential area that the tennis court could be located.

Dave Krenz, Superintendant of School District 492 commented that it would have been nice to buy 26 acres of land for what is needed. Discussion on the location of the tennis courts included Neveln or Wescott field locations. The recommendation was to have the tennis courts located on the east side of town. Neveln, Ellis and the new intermediate school will be able to use these tennis courts as a learning tool for their gym classes. The ground has been leveled which makes it a better area. Most events will be after school and the players would be busses in.

Craig Hoium explained the green space that would be minimized if there are six courts which will be located between the courts and the black top area as being 240 feet by 302 feet.

Jenny Esplan of 1803 East Oakland Avenue questioned the parking and who would be in charge of maintaining the courts as well as any vandalism from the skateboarding. She would also like to see another street light added to 18th Drive SE.

The School District would maintain the tennis courts and Jon Erichson, City Engineer would be the person to contact regarding lighting on 18th Drive SE.

Lyn Spainhower commented that with the green space on all sides of the courts it should minimize the balls from coming into the road.

The construction will take place during hours that follow City Codes.

Lynn made a motion to accept the conditional use permit for the development of six tennis courts on the Neveln School property following the City Code Sections 11.30 and 11.56 as well as the Staff Report and Recommendations. Commissioner Hirst seconded the motion. The motion passed with seven Yays and one Nay from Commissioner Nelson.

Commissioner Mino requested a motion to adjourn the meeting. Commissioner Skalicky made a motion to adjourn and Commissioner Spainhower seconded the motion. With all in favor, the meeting was adjourned.