

**MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, NOVEMBER 13, 2012
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS**

MEMBERS PRESENT: Steve Kime, Troy Nelson, Lonnie Skalicky, Lynn Spainhower and Holly Wallace

MEMBERS ABSENT: Jeff Bednar, Dan Hirst, Jodi Krueger and Jim Mino

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

The November 13, 2012 Planning Meeting was called to order at 5:30 pm by Commissioner Spainhower. Mr. Hoium requested the Vision 2020 Information Power Point Presentation on the agenda be tabled until a later meeting date. Commissioner Skalicky made a motion to approve the October 9, 2012 Planning Commission Minutes as written and Commissioner Kime seconded the motion. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from Jim & Jayna Heimark, 1707 28th St NE for the preliminary review of the Dobbins Creek Estates replat. This necessary action relates to the realignment of the private road extension of 28th Street NE, with said action pursuant to Austin City Code Section 13.10.

Mr. Hoium referred to the monitor showing the requested realignment of the private road, which would be moved adjacent to the westerly border of the property. This road realignment would minimize tree removal on the private road extension which was petitioned by the owners of the property. Notices were mailed to surrounding property owners and published in the paper. No calls were received for or against this requested action.

Deb Thorson of 1613 28th Street NE stated the road would move closer to her home and she objects to this proposal.

Mr. Hoium clarified the hard surfaced road move to be a minimum of 15 feet of the west property line shared with the Thorson's. At this time there are easements on each side of the private road. The easement to the east of the proposed road would be 25 feet and to the west is 15 feet. These easements are used for utilities and drainage purposes. This private road realignment will not take land away from the Thorsons and this area will eventually be hooked up to city gas, electric and sanitary sewer.

Commissioner Wallace made a motion to approve the replat of this subdivision for the proposed private road realignment with the following recommended conditions of approval:

- New easements would have to be incorporated into the amended plat.
- New roadway and utilities yet to be installed would have to be staked and inspected prior to construction commencing.
- Road and storm drainage plan would have to be revised.

- Sanitary sewer main shall be insulated where this piping passes under open paved roadway areas as per the City of Austin design specifications.
- Scheduling of installation of Austin Utilities infrastructure will be determined or have to be verified with them.

Commissioner Kime seconded the motion and the motion passed with four yays and one nay from Commissioner Nelson. Mr. Hoium made note that this is a recommendation to the City Council for approval.

OPEN PUBLIC HEARING: To consider a request from the Evangelical Lutheran Good Samaritan Society, PO Box 5038, Sioux Falls, SD for the petition to rezone their property located in the 200 block of 14th Street NW from an “R-2” Multi-Family Residence District to a “B-1” Neighbor-Business District. Said action is for the proposed commercial redevelopment of this property and is pursuant to Austin City Code Section 11.02.

Mr. Hoium explained the rezoning for a purposed commercial development. The property for rezoning is surrounded by various zones. To the north and south is located R-2 District. The north consists of condominiums and the south is commercial use. Retail and office is to the east which is in a B-2 district. To the west is an R-1 district where church and condominiums are located.

This is the property where ComforCare facility was previously located and does have off street parking on the easterly portion of the property. The proposal would consist of a retail office strip center with four separate tenant lease spaces. A buffer would be added to the west side of the property to separate the business from the adjacent condominiums. The two southerly spaces available for lease would be for office use and curb extensions would be added to prohibit diving through the parking lot.

Notices were mailed to surrounding properties and published in the paper. No objections were received. Concerns were expressed previously regarding the proximity of the retail business/offices to the condominiums located to the west. A buffer would be added to the west to obstruct this view.

Katie Davis of 197 Giles Place in Albert Lea, who is the administrator of the Good Samaritan Center in Albert Lea attended the meeting on behalf of Sara Rupkalvis, the Austin Good Samaritan Administrator. They feel this property has been for sale for a period of time and they are glad to see the space is being utilized.

A motion was made by Commissioner Kime to approve the rezoning of the property located in the 200 block of 14th Street NW finding that the requested action is in compliance with the comprehensive plan and development standards in Section 11.40 B-1, Neighborhood Business District; Staff Report and Goal 2.4 in the comprehensive plan which addresses business development adjacent to residential neighborhoods Commissioner Wallace seconded the motion and the motion passed with four ayes and one nay from Commissioner Nelson. Mr. Hoium made note that this is a recommendation to the City Council for approval.

Commissioner Nelson made a motion to adjourn the meeting and Commissioner Wallace seconded the motion. Motion passed unanimously. Meeting was adjourned at 6:05 pm.