

**MINUTES  
AUSTIN CITY PLANNING COMMISSION  
TUESDAY, SEPTEMBER 15, 2015  
5:30 P.M.  
AUSTIN CITY COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Rick Bremner, Laura Helle, Jay Lutz, Jim Mino, and Troy Nelson

**MEMBERS ABSENT:** Steve Kime, Lonnie Skalicky, Lynn Spainhower, and Aaron Stewart

**OTHERS PRESENT:** Craig Byram, Holly Wallace and public

Commissioner Helle called the meeting to order and reviewed the agenda. Commissioner Mino made a motion to approve the August 11, 2015 Planning Meeting minutes as written. Commissioner Bremner seconded the motion and the motion was carried.

**OPEN PUBLIC HEARING:** To consider a request from St. Augustine Catholic Church, 405 4<sup>th</sup> Street NW, for a proposed storage shed and parking lot in an "R-1" Single Family Residential District. This request has been submitted to accommodate a needed expansion of St. Augustine's Church facilities. This action is pursuant to Austin City Code 11.56, Subd. 3(A).

Ms. Wallace addressed the group indicating this CUP request is located at 405 5<sup>th</sup> Street NW for lot pavement and a small garage added to the back of the lot. The Church is an existing non-conforming use, now allowed as a CUP. Notices were mailed to surrounding property owners with no responses received. The project would include additional parking stalls progressing towards the required number of parking stalls needed. Screening would be required, the land use will remain the same and should blend in with the neighborhood. There are no traffic hazards and the Church will keep the area maintained and in good condition.

Father Jim Steffes of 405 4<sup>th</sup> Street NW, indicated they have someone working on the layout at this time. They are willing to work with the City Engineer's office to move forward with the project.

Commissioner Bremner made a motion to approve the CUP following the eight staff recommendations in the staff report and traffic flow approved by the City Engineer's office. Commissioner Mino seconded the motion and the motion passed unanimously.

**OTHER BUSINESS:** Review of Extra Territorial Jurisdiction – Subdivision Regulation

The State allows adoption of an ordinance regulating subdivision two miles outside the city limits. With the most recent annexations of these subdivisions, there have been water issues and the roads have been too narrow causing non-conforming properties coming into the city limits.

The County Planner did not object to the ordinance. The county zoning regulations would be followed and ghost planning or overlay may be provided by the city for any subdivisions added

within the radius. This allows for future annexations to be more compliant with city regulations thus making the annexation process more efficient. The plat can be designed in a manner that if annexed, it would be compliant with city codes making the water and sewer installation process easier. High standards would likewise come into play such as green space, water ponds and parks. It enables the city to prepare for the future and make the annexation project effective for all involved.

Commissioner Bremner made a motion to approve the adoption of the ordinance to the City Council and Commissioner Nelson seconded the motion. All were in favor and the motion passed.

Commissioner Bremner made a motion to adjourn the meeting and Commissioner Nelson seconded the motion. The motion was carried and the meeting was adjourn at 6:10 pm.