

**City of Austin**  
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**MEETING MINUTES**  
**AUSTIN CITY PLANNING COMMISSION**  
**TUESDAY, MAY 11<sup>TH</sup>, 2021**  
**AUSTIN CITY COUNCIL CHAMBERS**  
**5:30 PM**

**COMMISSIONERS PRESENT:** Melissa Swenson, Karem Salas Ramirez, Jana Norman, Rita Srock, Jay Lutz, Brad Lindberg, Andrew Klenner

**COMMISSIONERS ABSENT:** Aaron Stewart, Megan Burroughs

**OTHERS PRESENT:** Planning & Zoning Administrator Holly Wallace, Public

Commissioner Swenson called meeting to order at 5:30 pm and asked if all commissioners had a chance to review the minutes from the Wednesday April 14th, 2021 meeting. Commissioner Lindberg motioned to approve the minutes. Commissioner Lutz seconded. All in favor, none opposed. Roll Call below. Motion carried.

Swenson – Aye  
Salas Ramirez – Aye  
Norman – Aye  
Srock – Aye  
Lutz – Aye  
Lindberg –  
Klenner – Aye

Ayes – 7 Nays – 0

**OPEN PUBLIC HEARING:** To consider a petition from KO Management, LLC to approve a rezone of the property located at 2001 10<sup>th</sup> Dr SE from “R-1” Single Family Residential to “I-1” Limited Industrial and to amend the Future Land Use Map from low density residential to Industrial.

Ms. Wallace presented the materials. KO Management, LLC is requesting a rezone from R-1 to I-1 to build a mini-storage facility on the property. Surround area is mostly I-1, with B-2 to the North.

Commissioner Lutz asked what the minimum zoning district for self-storage would be. Ms. Wallace stated it could be B-2 but would then need a CUP, so I-1 would be the least intensive.

David Patterson, 1204 10<sup>th</sup> Dr SE, expressed concerns about the wildlife that would funnel to his property due to the fencing that would be installed, as well as the lighting that could potentially shine in his house.

KO Representative Ross Stickler stated the fence proposed is a 6ft chain link fence with barbed wire on the top. He stated the deer could go south or to the wetland area that is on the property but not fenced in. He also stated the lights would not be of concern for the Patterson based on where they would be placed on the buildings.

Commissioner Norman motioned to recommend that council approve the rezone from R-1 Single Family Residential to I-1 "Limited Industrial" and to amend the Future Land Use Map to reflect such. Commissioner Salas Ramirez seconded. All in favor. None opposed. Roll call below. Motion carried.

Swenson – Aye  
Salas Ramirez – Aye  
Norman – Aye  
Srock – Aye  
Lutz – Aye  
Lindberg –  
Klenner – Aye

Ayes – 7 Nays – 0

**OPEN PUBLIC HEARING:** To consider a petition to the City of Austin from Nature Ridge Properties of Austin Co. for a preliminary plat of Nature Ridge Third, NE Austin.

Ms. Wallace explained the process for subdivisions with preliminary and final plats. She then presented the materials for Nature Ridge 3<sup>rd</sup> Subdivision from the petitioner and staff at the City. Surrounding uses are County, I-1, and R-1. Commissioner Lindberg asked for specific information on the road in question on the proposal. The road (17<sup>th</sup> St NE) will begin at the SW corner of the development and extend North.

Mr. Sween, an owner with the development, stated they started developing in SW Austin then decided to go to the NE properties with Nature's Ridge. He expressed that the road is not something the developers want because the cul-de-sac properties could lose some value, but that he understands the importance of it and they would work with Port Authority to come to an agreement about the cost.

Commissioner Norman motioned to recommend council approve the preliminary plat as presented. Commissioner Srock seconded. All in favor, none opposed. Roll call below. Motion carried.

Swenson – Aye  
Salas Ramirez – Aye  
Norman – Aye

Srock – Aye  
Lutz – Aye  
Lindberg –  
Klenner – Aye

Ayes – **7** Nays – **0**

Commissioner Lutz motioned to adjourn. Commissioner Lindberg seconded. All in favor, none opposed. Roll call below. Motion carried.

Swenson – Aye  
Salas Ramirez – Aye  
Norman – Aye  
Srock – Aye  
Lutz – Aye  
Lindberg –  
Klenner – Aye

Ayes – **7** Nays – **0**

Meeting adjourned at 6:27pm.