



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
October 25, 2011**

The Planning Commission convened in a regular meeting on October 25, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Danette Chimenti
Mandy Dealey
Alfonso Hernandez
Saundra Kirk
Donna Tiemann**

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

Angela Lopez – Place item on Codes & Ordinances committee agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for October 11, 2011.

The motion to approve the minutes for October 11, 2011, were approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

C. PUBLIC HEARING

1. Code Amendment: C20-2011-021 - Personal Services in Limited Office

Location: Citywide
Owner/Applicant: City of Austin
Agent: Robert Heil
Request: Amend Chapter 25-2 of the Land Development Code to amend the allowable uses in the Limited Office (LO) base zoning district to make the Personal Services land use a permitted use in this district.
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov
Planning and Development Review Department

The motion to approve staff's and Codes & Ordinances Committee recommendations, was approved by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

2. Code Amendment: C20-2011-012 - Temporary Use Permits in Downtown

Location: Central Business District, Downtown NPA
Owner/Applicant: City of Austin
Agent: Robert Heil
Request: Amend the City of Austin's Land Development Code to allow for the expedited issuance of temporary use permits and other process improvements related to short-term commercial retail uses.
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to amend the City of Austin's Land Development Code to allow for the expedited issuance of temporary use permits and other process improvements related to short-term commercial retail uses, was approved by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

3. Plan Amendment: NPA-2011-0005.02 (no zoning case submitted) - CSK Austin Neighborhood Plan Amendment

Location: 6914, 7000, & 7016 East Ben White Boulevard
Owner/Applicant: CSK Partners, L.L.C.
Agent: Garrett-Ihnen Civil Engineering, Inc. (Mike Wilson)
Request: Commercial & Industry to Mixed Use
Staff Rec.: **RECOMMENDED**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for Mixed Use, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

4. Restrictive Covenant Termination: C14-97-0102(RCT) – Dreyfus Antiques Brocante

Location: 1901 N. Lamar Blvd., Shoal Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: The applicant is requesting a Restrictive Covenant Termination that will remove land use restrictions and a zoning rollback provision in a 1997 Restrictive Covenant.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation with additional conditions of:

- prohibit all drive thru services;
- Include in the restrictive covenant, a closing time of 10 p.m.;
- Fence on back side of property.

Was approved by Commissioner Mandy Dealey’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-1; Commissioner David Sullivan voted against the motion (nay); Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

5. Rezoning: C14-2011-0100 - Dreyfus Antiques Brocante

Location: 1901 N. Lamar Blvd., Shoal Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: LR-CO-NP to LR-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation with additional conditions of:

- prohibit all drive thru services;
- Include in the restrictive covenant, a closing time of 10 p.m.;
- Fence on back side of property.

Was approved by Commissioner Mandy Dealey’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-1; Commissioner David Sullivan voted against the motion (nay); Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 6. Rezoning: C14-2011-0103 – IBC Mueller View**
 Location: 1206, 1208, 1210, 1212, 1216 & 1218 East 51st Street, Tannehill Branch Watershed, Windsor Park NPA
 Owner/Applicant: Tommie Nell Bernal, Gary & Doyal Valdez, Larry Bartling, Mueller View, L.P., Austin Gay & Lesbian International Film Festival & Thomas McDonald
 Agent: Graves, Dougherty, Hearon & Moody (Peter Cesaro)
 Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP to change a condition of zoning
 Staff Rec.: **Not Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 7. Plan Amendment: NPA-2011-0019.01 - Helms Condominiums**
 Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan NPA
 Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White
 Agent: Douglas Gibbins
 Request: Single Family to Higher-Density Single Family
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department

The motion to postpone to December 13, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 8. Rezoning: C14-2011-0016 - Helms Condominiums**
 Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White
 Agent: Douglas Gibbins
 Request: SF-3-NCCD-NP to SF-4A-NCCD-NP
 Staff Rec.: **Pending**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to postpone to December 13, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 9. Plan Amendment: NPA-2011-0009.01 - Wallen/Gamboa (2315 East 8th Street)**
 Location: 2315 East 8th Street
 Owner/Applicant: Rolling RDR Properties, Rick Wallen
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Single Family to Mixed Use
 Staff Rec.: **Not Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department

The motion to approve the request with the restrictions that were negotiated with Blackshear/Prospect Hill, which consist of uses limited to:

- Art Gallery, Business support services, Religious assembly and residential;
- Height limit of 2 floors;
- Dwelling unit limit of 2 units;
- NO district site development standards;

Motion approved by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 10. Rezoning: C14-2011-0079 – Wallen/Gamboa (2315 East Street)**
 Location: 2315 East 8th St. Town Lake Watershed, Central East Austin NPA
 Owner/Applicant: Rolling RDR Properties, Rick Wallen
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-3-NP to GO-MU-NP
 Staff Rec.: **Not Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for GO-MU-NP district zoning, was approved by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 11. Plan Amendment: NPA-2011-0019.02 (formally NPA-2011-0021.01) - 3208 Red River Street**
 Location: 3208 Red River Street, Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: River Holdings, LTD
 Agent: Metcalfe Williams, L.L.P. (Michele Rogerson Lynch)
 Request: GO-MU-CO-NP to GR-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for GR-MU-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

- 12. Rezoning: C14-2011-0113 – Block 11 - Convention Center Hotel**
 Location: 608 East Cesar Chavez Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Waller Creek Eleven, G. P., Inc. (Perry Lorenz)
 Agent: Manchester Texas Financial Group, L.L.C. (Doug Manchester)
 Request: CBD to CBD-CURE
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation with added conditions of:

- 1000 room limit;
- Parking developed underground;
- Great Streets on all 4 sides;
- That it meets design guidelines;

The motion was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson was absent.

- 13. Rezoning: C14-2011-0117 – Crestview Station Residential**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview Station TOD
 Owner/Applicant: Continental Homes of Texas, L.P. (Richard Mair)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: TOD-NP to TOD-NP to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for TOD-NP zoning with the applicant’s request for the 10-foot fence and pedestrian and bike access on Morrow Street, was approved by Commissioner Danette Chimenti’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Jean Stevens, Richard Hatfield and Dave Anderson were absent.

- 14. Rezoning: C14-2011-0098 – San Gabriel Liquor**
 Location: 2408 San Gabriel Street, Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Yates Living Trust & Louis Kowalski
 Agent: The Faust Group (Bill Faust)
 Request: LR-NP to CS-1-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

1nd motion: Motion to postpone to November 8, 2011 by the request of Planning Commission, was made by Commissioner Danette Chimenti, Commissioner Donna Tiemann seconded the motion on a vote of 4-2; Commissioners Alfonso Hernandez and Mandy Dealey voted against the motion (nay); Commissioners Jean Stevens, Richard Hatfield and Dave Anderson were absent. Motion Failed.

2nd motion: Motion to approve staff's recommendation for CS-1-NP district zoning was made by Commissioner Alfonso Hernandez, Commissioner Mandy Dealey seconded the motion on a vote of 3-4. Motion Failed.

Item will be forwarded to City Council with no recommendation from Planning Commission.

- 15. Rezoning: C14-2011-0093 - The Grove**
Location: 3707 Manchaca Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: FHB Forest Apartments, LP
Agent: WGA Austin (Scott Wuest)
Request: LO and MF-2 to MF-3
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

- 16. Plan Amendment: NPA-2011-0016.02 - East Boggy Creek Greenbelt**
Location: 5509-5609 Stuart Circle
Owner/Applicant: City of Austin, Parks and Recreation Department
Agent: Greg Montes, Parks & Recreation Department
Request: Single Family and Water to Recreation/Open Space
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, Maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

- 17. Rezoning: C14-2011-0083 - Southern Walnut Creek Hike & Bike Trail**
Location: 5200 Bolm Road; 5509-5609 Stuart Circle, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
Agent: City of Austin Parks and Recreation Department (Gregory Montes)
Request: SF-3-NP to P-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

- 18. Plan Amendment NPA-2011-0016.01 – 5702 ½ Jain Lane**
Location: 5702 ½ Jain Lane
Owner/Applicant: City of Austin, Parks & Recreation Department
Agent: Greg Montes, Parks & Recreation Department
Request: Civic and Single Family to Recreation/Open Space
Staff Rec.: **RECOMMENDED**
Staff: Maureen Meredith, 974-2695, Maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

- 19. Rezoning: C14-2011-0082 - Southern Walnut Creek Hike & Bike Trail**
Location: 5702-1/2 Jain Lane, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
Agent: City of Austin Parks and Recreation Department (Gregory Montes)
Request: SF-3-NP to P-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

20. Plan Amendment: NPA-2011-0015.01 - Walnut Creek Greenbelt
Location: 6406 Garden View Lane
Owner/Applicant: City of Austin, Parks and Recreation Department
Agent: Greg Montes, Parks & Recreation Department
Request: Mixed Residential and Mixed Use to Recreation/Open Space
Staff Rec.: **Recommended**
Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

21.A Rezoning: C14-2011-0086 - Southern Walnut Creek Hike & Bike Trail
Location: 6406 Garden View Drive, Walnut Creek Watershed, East Martin Luther King, Jr. Combined NPA
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
Agent: City of Austin Parks and Recreation Department (Gregory Montes)
Request: SF-3-NP to P-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens and Richard Hatfield were absent.

21.B Rezoning: C14-2011-0101 – 3208 Red River
Location: 3208 Red River Street, WallerCreek Watershed, Central Austin Combined NPA
Owner/Applicant: River Holdings, Ltd. (Gerald Kucera)
Agent: Metcalf Williams, L.L.P. (Michelle Lynch)
Request: GO-MU-CO-NP to GR-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Jean Stevens, Dave Anderson and Richard Hatfield were absent.

22. Site Plan Compatibility Waiver: SP-2011-0157CT – East Austin Hotel

Waiver:
Location: 1108 East 6th Street, Waller Creek Watershed, Plaza Saltillo TOD
Owner/Applicant: Easutin Austin Hotel LLC (Jayson Seidman)
Agent: Espey Consultants Inc. (Dale Gray P.E.)
Request: Request approval of a waiver to allow a drive aisle within the compatibility setback of 25 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(G)(2)]

Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a site plan compatibility waiver to Section 25-2-1067(G)(2), was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens, Richard Hatfield were absent.

23. Site Plan Conditional Use Permit: SPC-2011-0149A – Pour House Pub

Permit:
Location: 6701 Burnet Road, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Spiritual Urban Warrior, LLC (Andrew Creixell)
Agent: Marcos Canchola
Request: To approve a Conditional Use Permit for a Cocktail Lounge in CS-1-MU-V-CO-NP zoning district.

Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a site plan conditional use permit, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens, Richard Hatfield were absent.

24. Site Plan Conditional Use Permit: SPC-2011-0146A – Draft Pick

Location: 1618 East Riverside Drive, Town Lake Watershed, East Riverside NPA
Owner/Applicant: AMLI Residential Properties
Agent: Weiss Architecture (Richard Weiss)
Request: To approve a Conditional Use Permit for a restaurant with late hours in GR-NP zoning district.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation to approve a conditional use permit, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Jean Stevens, Richard Hatfield were absent.

25. Final Plat: C8-2011-0062.0A – IBM East Subdivision, Resubdivision of Block “A” Lots 1A & 2A; Amended Plat of Lots 1 & 2 Block “A”

Location: 11205-11501 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway Combined NPA
Owner/Applicant: IBM (Jack Zahriser)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: The approval of the IBM East Subdivision, Resubdivision of Block “A” Lot 1A & 2A and amended plat of lots 1 & 2 Block “A”, composed of 9 lots on 105.42 acres.
Staff Rec.: **Pending**
Staff: David Wahlgren, 974-6455, David.Wahlgren@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 8, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

#26 - Omitted

27. **Final with Preliminary:** **C8-04-0043.05.1A.SH- Mueller-Section V1 Final Plat**
 Location: 3600 Manor Road
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury & Partners, Inc. (David Miller)
 Request: Approval of the Mueller-Section V1 Plat composed of 202 lots on 24.684 acres.
 Staff Rec.: **RECOMMENDED**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Mueller-Section V1 final plat, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

D. NEW BUSINESS

1. New Business

Discussion and possible action to initiate an amendment related to the “McMansion” ordinance, correcting errors in the existing code.

The motion to initiate an amendment related to the McMansion ordinance, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Dave Anderson and Jean Stevens were absent.

2. New Business:

Discussion and possible action to initiate an amendment related to individual land uses in the Downtown Mixed Use base zoning district.

The motion to initiate an amendment related to individual land uses in the Downtown Mixed Use base zoning district, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Dave Anderson and Jean Stevens were absent.

3. New Business:

Discussion and possible action to initiate an amendment related to group residential uses in single family districts, aka “stealth dorms”.

The motion to initiate an amendment related to group residential uses in single family districts, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Dave Anderson and Jean Stevens were absent.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances Committee – November 14, 2011 @ 6:00 p.m.

Comprehensive Plan Committee – November 15, 2011 @ 6:00 p.m.

Neighborhood Planning Committee – November 16, 2011 @ 6:00 p.m.

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 10:55 p.m.