

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0123  
The Paloma

**P.C. DATE:** November 27, 2012

**ADDRESS:** 1123 E. 11<sup>th</sup> Street

**AREA:** .1647 acres

**OWNER/AGENT:** 1123 Partners (Mark Vornberg)

**FROM:** Commercial- liquor sales- neighborhood conservation combining district  
neighborhood plan (CS-1-NCCD-NP) combining district zoning

**TO:** Commercial- liquor sales- neighborhood conservation combining district-  
neighborhood plan (CS-1-NCCD-NP) combining district zoning  
(*Changing a condition of zoning: to add Hotel-Motel land use as a Permitted  
land use on this site.*)

**AREA STUDY:** East 11<sup>th</sup> Street Neighborhood Conservation Combining District (1991)

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD PLAN AREA:** Central East Austin

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommendation is to grant the following changes to the conditions of the existing  
Commercial- liquor sales- conditional overlay- neighborhood conservation combining  
district- neighborhood plan (CS-1-CO-NCCD-NP) combining district zoning:

1. Allow Hotel-Motel land use as a Conditional land use on the site.
2. Outdoor entertainment is prohibited as an accessory use to Hotel-Motel land use.
3. Hotel-motel land use is prohibited from any waivers or variances to the number of  
required parking spaces.

### **ISSUES**

The subject property is located within the boundaries of the East 11<sup>th</sup> Street Neighborhood  
Conservation Combining District (NCCD) and the Urban Renewal Plan (URP) for the East  
11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Area. The proposed changes require modification of, and  
compliance with, both the NCCD and URP. These modifications are being processed  
concurrently by Planning & Development Review (PDR) and Neighborhood Housing &  
Community Development (NHCD) staff. If there are conflicting requirements between the  
NCCD and URP, the more restrictive is applied.

**PLANNING COMMISSION RECOMMENDATION:**

November 27, 2012: *RECOMMENDED TO GRANT CS-1-NCCD-NP ZONING WITH CONDITIONS AS RECOMMENDED BY STAFF, ON CONSENT (8-0) [CHIMENTI; HATFIELD 2<sup>ND</sup>] (8-0-1) ROARK ABSENT.*

**DEPARTMENT COMMENTS:**

The subject property is located on the south side of East 11<sup>th</sup> Street, between Waller Street and Lydia Street. The property is located in Subdistrict 1 of the East 11<sup>th</sup> Street NCCD, which was adopted by the City in 1991 (Ord. 910620-C). A map of the NCCD and list of land uses permitted in this subdistrict are attached for review (Exhibits A & B – NCCD Map & Subdistrict 1 Permitted Land Uses). The property is located within the Central East Austin Neighborhood planning area, but the FLUM defers to the NCCD and URP for land use guidance. The property is a single lot that has been partially developed for several years. The applicant has stated that the property was originally intended to be a mixed use office/residential development derailed by market pressures.

All properties in this area of E. 11<sup>th</sup> have the same CS-1-NCCD-NP zoning as the subject tract. Immediately to the west of the subject tract are a residence and a restaurant, then offices. The properties across E. 11<sup>th</sup> to the north also are zoned CS-1-NCCD-NP, and are occupied by a restaurant and community open space owned by the City of Austin. Properties to the west of the subject tract are zoned CS-1-NCCD-NP, and are occupied by a liquor store and bar. To the south are properties zoned SF-3-NP, SF-3-H-NP, and MF-2-NP. These properties are used as residential and multifamily, respectively. The residential properties will trigger compatibility for the subject tract; no waivers or variances from compatibility are being requested (Exhibits C & D – Zoning Map & Aerial Map).

With this zoning request, the applicant proposes to develop the subject property with a three-story hotel with a small restaurant and an onsite-management residence. The applicant has met with Robertson Hill Neighborhood Association (RHNA), Guadalupe Area for an Improved Neighborhood (GAIN) and Organization of Central East Austin Neighborhoods (OCEAN). RHNA and OCEAN expressed no objections, but GAIN expressed concerns related to alcohol sales, outdoor music, and other items. The applicant is working with GAIN to address these concerns (Exhibit E – Applicant Materials).

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>               | <b>LAND USES</b>                               |
|--------------|-----------------------------|--|
| <i>Site</i>  | CS-1-NCCD-NP                | Vacant   |
| <i>North</i> | CS-1-NCCD-NP                | Restaurant, City of Austin property/open space |
| <i>South</i> | SF-3-NP, SF-3-H-NP, MF-2-NP | Residences, multifamily                        |
| <i>East</i>  | CS-1-NCCD-NP                | Liquor store, bar                              |
| <i>West</i>  | CS-1-NCCD-NP                | Residence, restaurant, offices                 |

**ABUTTING STREETS:**

| <b>Name</b>               | <b>ROW</b> | <b>Pavement</b> | <b>Class</b>   | <b>Sidewalk</b> | <b>Bus Route</b>                   | <b>Bike Route</b> |
|---------------------------|------------|-----------------|----------------|-----------------|------------------------------------|-------------------|
| E 11 <sup>th</sup> Street | 60'        | 40'             | Minor Arterial | Yes             | 482- Night Owl East<br>2- Rosewood | Yes               |
| Alley                     | 20'        | 16'             | Alley          | N/A             | N/A                                | N/A               |

**TIA:** Not Applicable**CASE HISTORIES:**

No zoning cases have been filed in the project vicinity since the establishment of the NCCD in 1991.

**RELATED CASES:**

SP-03-0425C was approved on the site in 2004 for a mixed use development that included office and residential land uses.

**NEIGHBORHOOD ORGANIZATIONS:****SCHOOLS:**

Mathews Elementary School

O Henry Middle School

Austin High School

**CITY COUNCIL DATE:**

January 17, 2013: *POSTPONEMENT TO JANUARY 31, 2013 BY STAFF: APPROVED ON CONSENT. [MORRISON; SPELMAN, 2<sup>ND</sup>] (6-0-1) LEFFINGWELL ABSENT.*

January 31, 2013: *POSTPONEMENT TO FEBRUARY 14, 2013 BY STAFF: APPROVED ON CONSENT. [MORRISON; SPELMAN, 2<sup>ND</sup>] (7-0)*

February 14, 2013:

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
e-mail: heather.chaffin@austintexas.gov

**PHONE:** 974-2122

**SUMMARY STAFF RECOMMENDATION:**

Staff recommendation is to grant the following changes to the conditions of the existing Commercial- liquor sales- conditional overlay- neighborhood conservation combining district- neighborhood plan (CS-1- CO- NCCD-NP) combining district zoning for the subject tract:

1. Allow Hotel-Motel land use as a Conditional land use on the site.
2. Outdoor entertainment is prohibited as an accessory use to Hotel-Motel land use.
3. Hotel-motel land use is prohibited from any waivers or variances to the number of required parking spaces.

Staff recommends the hotel-motel use be Conditional instead of Permitted for a variety of reasons. Although the applicant intends to develop a boutique-style, high quality project, zoning goes with the land, not the developer. If the property changes hands, there is no assurance that a comparable quality hotel-motel project would be built. Neighborhood representatives and individuals have expressed concern that motels offering hourly rates not be allowed to enter their community. The Conditional Use permitting process will require notification at time of site plan, as well as Planning Commission approval.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Staff believes the addition of Hotel-Motel land use meets the intent of the NCCD, which was created with the following goals and strategies:

“... to create a unified land development policy tailored to the redevelopment of the blighted, economically depressed East 11<sup>th</sup> Street Business District, ...by allowing a high intensity use. The purpose of this District is to establish the economic infrastructure within a specifically defined corridor to encourage investment in East Austin...”

The East 11<sup>th</sup> Street Business District is seen as an area which allows a transition from the dense urban core to the residential communities on the periphery of the Central Business District. This area is perceived as a Downtown Mixed Use zone (DMU) in the context of a contained commercial corridor as described by the NCCD boundaries.

Projects which foster a managed increase in density, commensurate with the transitional qualities of a mixed use transitional zone, will be given a favorable review... “

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Development on the property will be required to comply with the compatibility requirements triggered by adjacent residential properties to the south. The addition of Hotel-Motel use, developed as part of a Conditional Use Permit, offers an opportunity to add a positive impact to the East 11<sup>th</sup> Street corridor, physically, socially, and economically.

**Transportation**

TR 1.

Existing Street Characteristics:

| Name                  | ROW | Pavement | Classification | Daily Traffic<br>City of Austin<br>traffic counts: |
|-----------------------|-----|----------|----------------|--|
| E 11 <sup>th</sup> ST | 60' | 40'      | Minor Arterial | 7973*  |
| Alley                 | 20' | 16'      | Alley          | -  |

\*ADT Count taken on 06/26/2006

TR 2. No additional ROW is required at this time for E 11<sup>th</sup> ST.

TR 3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

TR 4. There are existing sidewalks along E 11<sup>th</sup> ST.

TR 5. Following table shows 2009 Bicycle Plan recommendations for the boundary streets for this parcel:

| Street Name           | Existing Bicycle Facility | Recommended Bicycle Facility |
|-----------------------|---------------------------|------------------------------|
| E 11 <sup>th</sup> ST | Bike Lane                 | Bike Lane                    |

**Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps there is no flood plain within the project area.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further

explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Site Plan**

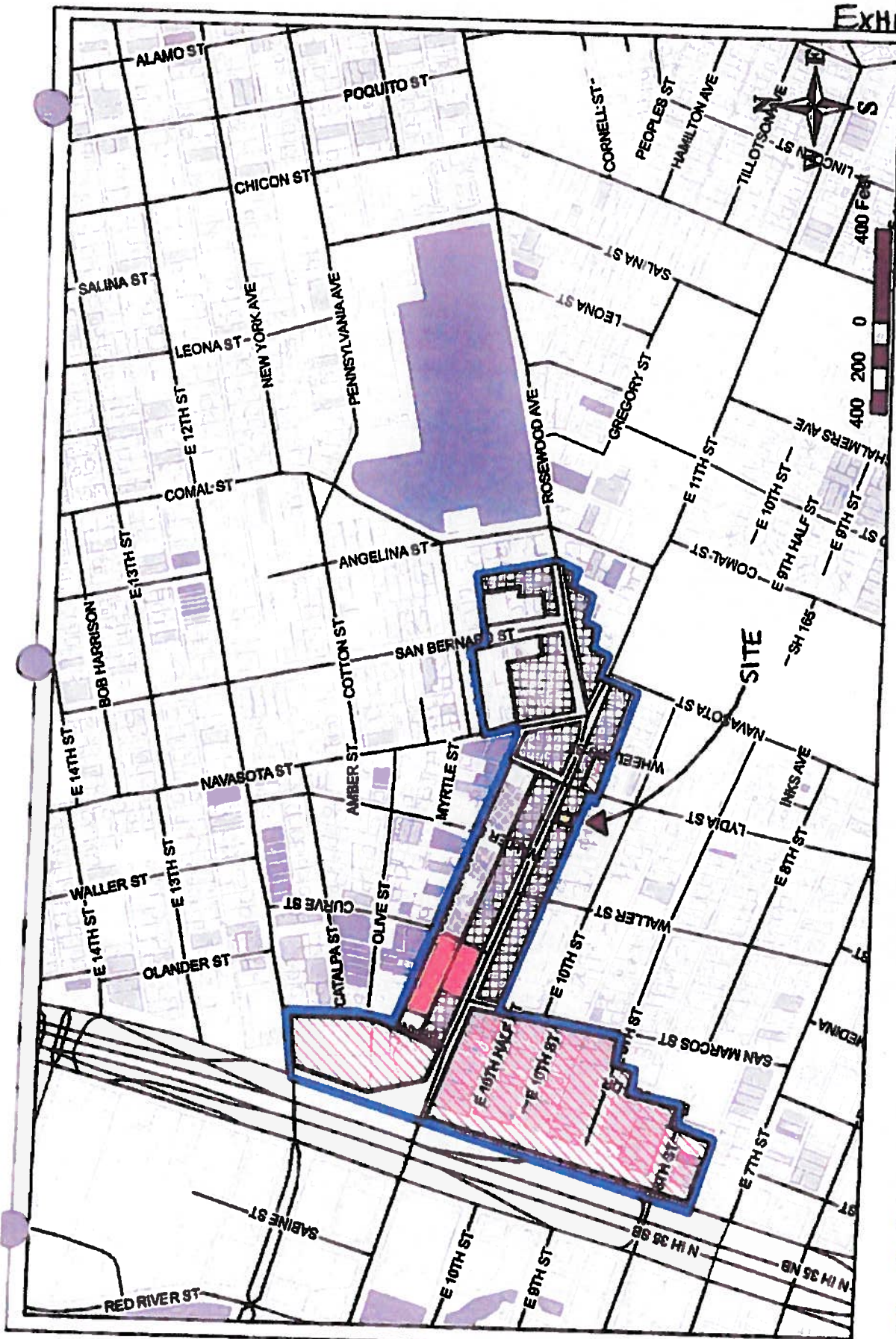
SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Compliance with Subchapter E is required, except where it conflicts with the NCCD.

### **Water / Wastewater**

The site is currently served by City of Austin water and wastewater utilities. If redeveloped the landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





# EXHIBIT B

## PERMITTED AND CONDITIONAL USES WITHIN SUBDISTRICT ONE

### PERMITTED USES

#### COMMERCIAL USES

Administrative and Business Offices  
Arts and Crafts Studio (Limited)  
Arts and Crafts Studio (General)  
Business Support Services  
Communications Services  
Consumer Convenience Services  
Consumer Repair Services  
Financial Services (no drive-thru)  
Food Sales  
Funeral Services  
General Retail Sales (Convenience)  
General Retail Sales (General)  
Indoor Sports and Recreation  
Indoor Entertainment  
Laundry Services  
Liquor Sales  
Medical Offices  
Outdoor Sports and Recreation  
Personal Improvement Services  
Personal Services  
Pet Services  
Professional Offices  
Research Services  
Restaurant (Fast Food) (no drive-thru)  
Restaurant (Limited)  
Restaurant (General)  
Service Station  
Commercial Parking Facilities

#### CIVIC USES

Club or Lodge  
Cultural Services  
Guidance Services  
Hospital Services (Limited)  
Local Utility Services  
Community Parking Facilities  
Religious Assembly  
Safety Services

#### RESIDENTIAL USES

Townhouse/Condominium Residential (no street level units)  
Multiple Family Residential (18 to 27 units per acre) (no street level units)

\*Those properties which are located within the Keating and Blackshear Urban  
Renewal Plans shall be restricted to the uses designated within those plans.

### CONDITIONAL USES

#### COMMERCIAL USES

Automotive Rental  
Automotive Sales  
Automotive Washing  
Building Maintenance Services  
Business or Trade School  
Cocktail Lounge  
Transportation Terminals

#### CIVIC USES

Community Recreation  
College & University Facilities  
Communication Service Facilities  
Day Care Services (General)  
Day Care Services (Limited)  
Day Care Services (Commercial)  
Private Educational Facilities  
Public Educational Facilities







SP-B-NP





**REQUEST FOR:**

**URBAN RENEWAL PLAN MODIFICATION # 2012 0426-123  
&  
ZONING CASE # C14-2-12-0123**

**FOR THE SITE AT 1123 E. 11<sup>TH</sup> STREET  
FOR CONDITIONAL USE AS A HOTEL/MOTEL**

1123 East 11<sup>th</sup> Street  
Mark & Shelly Vornberg

EXHIBIT E

## Current Site Conditions



Existing skeleton has sat unfinished over 4 years

1123 East 11<sup>th</sup> Street  
Mark & Shelly Vornberg

# Proposed Project

## •Our Proposed Project:

- A three-story boutique hotel of about 14 rooms with a small cafe counter for coffee, beer & wine, and light snacks
- Small garage apartment in back of lot so we can reside on site (Shelly will be hotel manager and run the day-to-day operations & Mark will keep his day job)

## •Currently Zoned: CS-1-NCCD-NP:

- CS-1 zoning is one of the broadest categories available for commercial property
- NCCD-NP does not allow use as a hotel

## •Requesting to Make “Hotel” an Allowable Use Under the NCCD and the 11th & 12th Street Urban Renewal Plan for Our Lot Only:

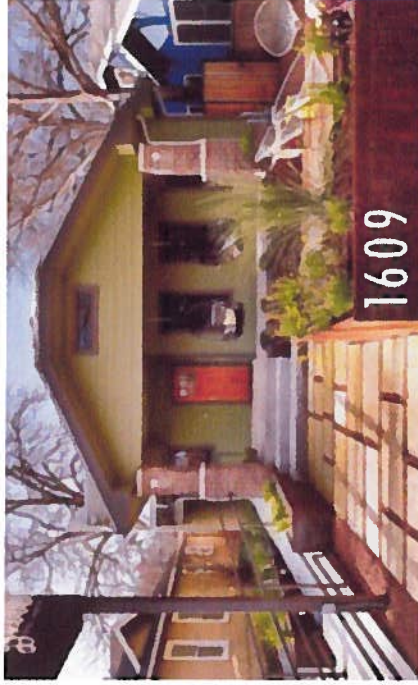
- No change in size to be built
- No change to total area or density
- Requested change is only for our 70 foot x 100 foot lot, no adjacent properties affected
- Parking will be provided per code including our 10 parking spaces in the rear and spaces allocated in the community lot

## •Unanimous support

- Received unanimous recommendation for hotel use from the Urban Renewal Board on Nov. 19, 2012
- Received unanimous approval for hotel use from Planning Commission on November 27, 2012

# Examples of Successful Hotels on the Edge of Austin Neighborhoods

Heywood Hotel  
Cesar Chavez St.



Hotel San Jose  
South Congress



## Benefits of Our Hotel Project:

- Family owned, local business
- Hotel's business concerns are aligned with a neighborhood, particularly regarding noise
- Encourages pedestrian activity
- Support other neighborhood businesses
- Brings additional people to experience the East side



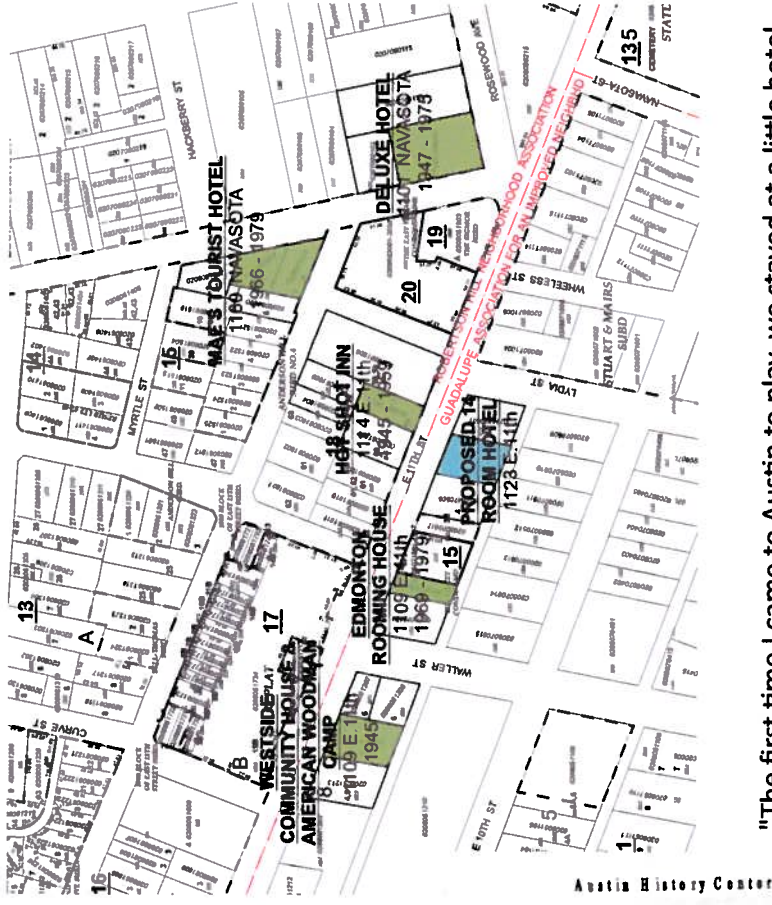
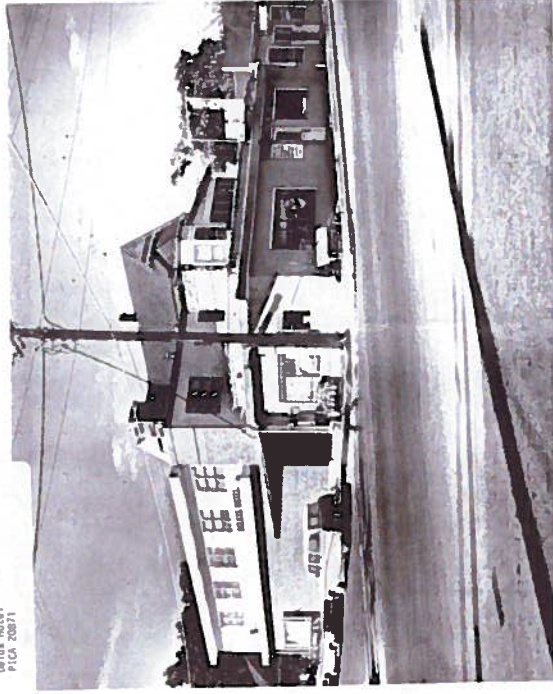
1123 East 11<sup>th</sup> Street  
Mark & Shelly Vornberg



# Historic Precedent

Deluxe Hotel: 1947-75 at 1101 Navasota  
Hot Shot Inn: 1945-59 at 1114 E 11th  
Edmonton Rooming House: 1969-79 at 1109 E 11th  
Angelina Hotel: 1960-71 at 1322 East 12th  
Mae's Tourist Hotel: 1966-79 at 1160 Navasota  
Westside Community House: (1945) later  
 American Woodman Camp, No 3  
 (same address as the Grand Lodge)

AF - HOTELS, INVERNS, ETC. WOODS(21)  
 1101 NAVASOTA  
 P104 20071



"The first time I came to Austin to play, we stayed at a little hotel over at Navasota and 11th, the Deluxe Hotel," recalls Patterson.

"And here was the show. We were all on the bus: Bobby Blue Bland, B.B. King, Etta James, Hank Ballard & the Midnighters, the Five Royales, Little Willie Jones, and Big Mama Thornton."

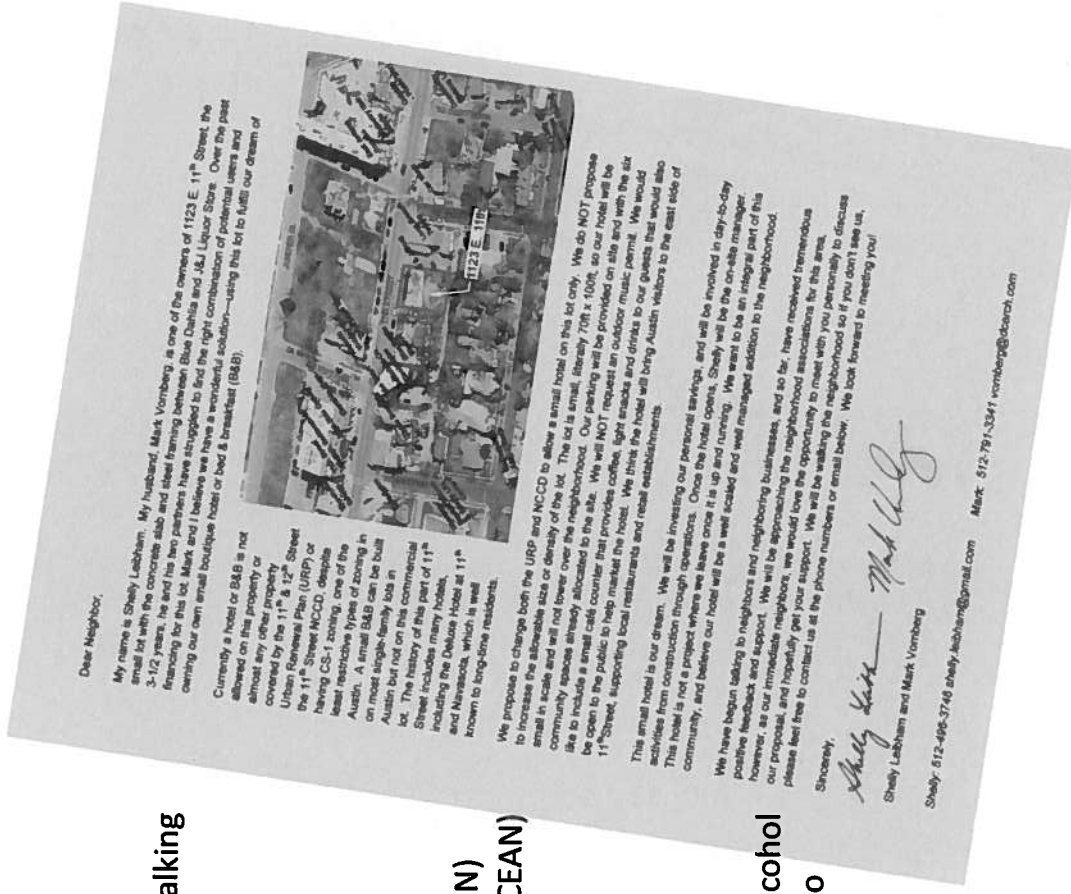
An excerpt from: "Spinning Yarns," The Texas Trumpet, Nov. 19, 1999

1123 East 11<sup>th</sup> Street  
 Mark & Shelly Vornberg



# Neighborhood Outreach

- **Walked the Neighborhood:**
  - We walked the neighborhood handing out flyers and talking to our neighbors (residential and commercial)
  - Received overwhelming support from neighbors
- **Met with the Neighborhood Groups:**
  - Robertson Hill Neighborhood Association (RHNA)
  - Guadalupe Assoc. for an Improved Neighborhood (GAIN)
  - Organization of Central East Austin Neighborhoods (OCEAN)
  - 11<sup>th</sup> Street IBIZ District
- **Addressed concerns raised by some GAIN neighbors:**
  - Agreed to conditional use as hotel with no late hours alcohol permit, no mixed beverage permit (beer & wine only), no outdoor music permit, no request for parking variance
  - Agreed to limit some views to South for single family neighbors



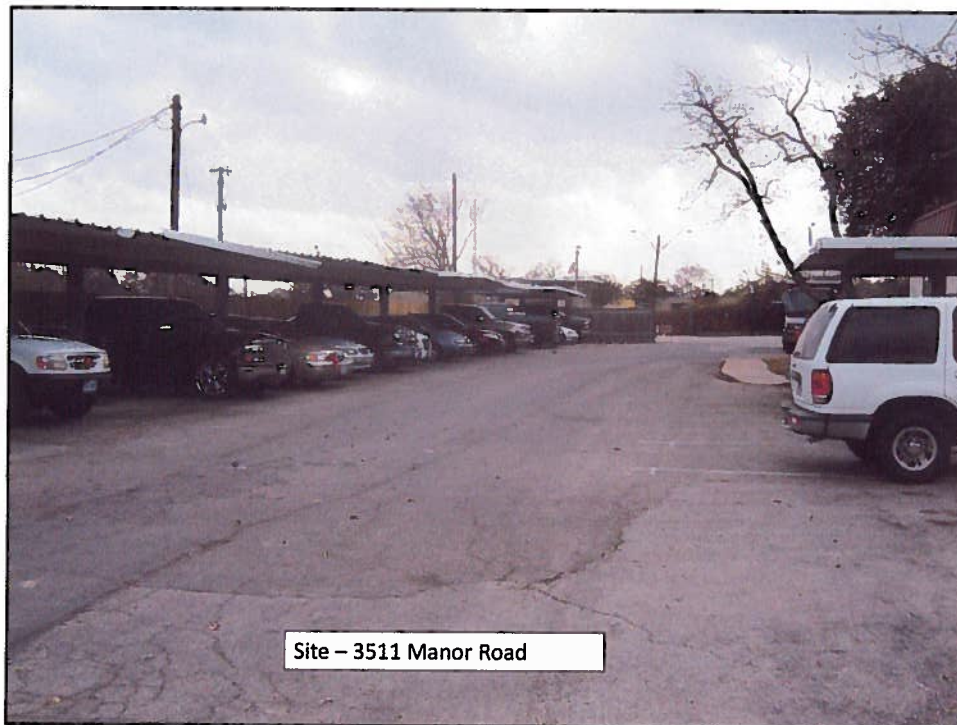
1123 East 11<sup>th</sup> Street  
 Mark & Shelly Vornberg

# Notifying Adjacent Neighbors



1123 East 11th Street  
Mark & Shelly Vornberg





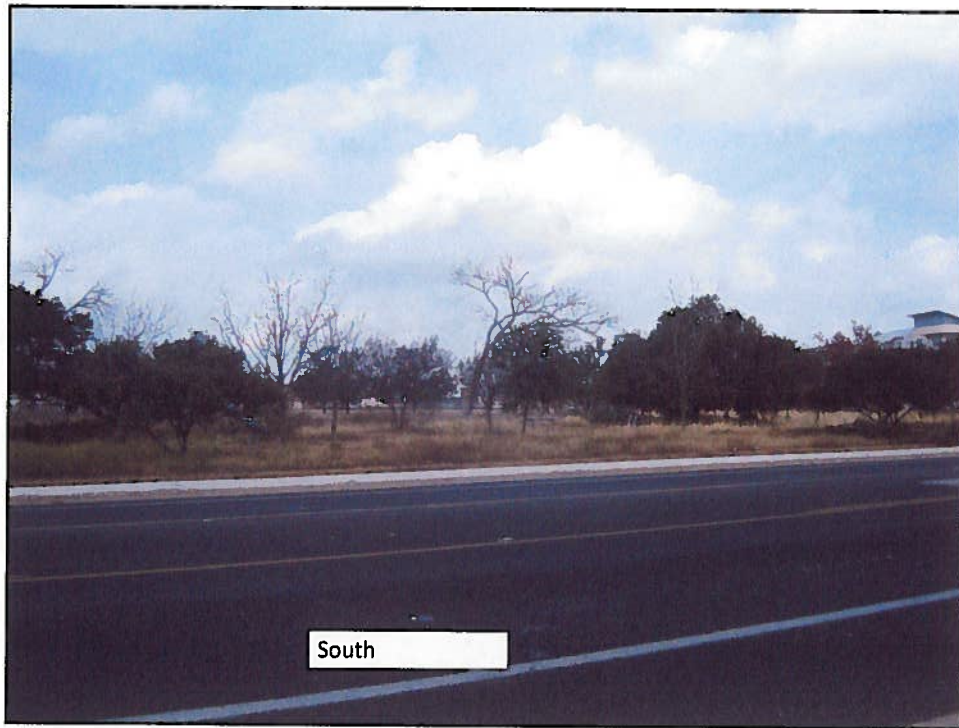
















View of Public Works facility from Greenwood Ave.

***GAIN- Guadalupe Association for an Improved Neighborhood***

**1111 East 8<sup>th</sup> Street - Austin, Texas 78702**

*Ph 512-479-6275*

November 26, 2012

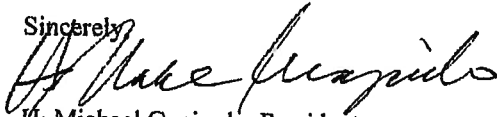
Re: 1123 East 11<sup>th</sup> Street

To Whom It May Concern:

I write to inform you that the Guadalupe Association for an Improved Neighborhood (GAIN) supports the request for an amendment to the East 11<sup>th</sup> Street NCCD and Urban Renewal Plan to add Hotel-Motel as a conditional use. The majority of neighbors feel a boutique hotel, especially if it is owner-operated by the prospective owners, Mark Vornberg and Shelly Leibham, with the conditions attached to the zoning change and with the agreement between the Owners, Adjacent Neighbors and G.A.I.N., will be a benefit to the neighborhood.

We appreciate the fact that the owners owners and City staff are proposing that hotel-motel will be a conditional use and that outdoor entertainment and parking variances will not be allowed. Other issues, mostly related to preserving the privacy of the adjacent single-family residents, have been addressed by the private Agreement.

Sincerely,



Michael Guajardo, President  
Guadalupe Association for an Improved Neighborhood

November 19th, 2012

Re: Agreement between the owners of 1123 E. 11th street, the adjacent neighbors on 10<sup>th</sup> street, and the GAIN neighborhood association.

We have agreed to make the following changes to our project at 1123 E. 11<sup>th</sup> street for consideration on adding Hotel/Motel as an allowable use.

This agreement will take the place of the previous agreement between these same parties dated April 2<sup>nd</sup>, 2012, which shall null and void as of the signing of this document.

- Under the conditional use of a hotel/motel, no late night alcohol permit (after 12 a.m.) will be requested for the hotel/motel use.
- Under the conditional use of a hotel/motel, no mixed-beverage permit (hard alcohol) will be requested for the hotel/motel use.
- Removal of all 2nd & 3rd floor windows less than 7ft above finished floor facing the south within 45 feet of the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Removal of the potential for access onto the rooftop or a rooftop deck within 48'-9.5" on the West property line and 60'-3.5" on the East property line from the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Lower the allowable overall height to 28'-0" to the top of the roof, with the parapet sticking up not more than 12" above that, within 45 feet of the single family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. This does not include the single-family adjacent property to the west (1119 E. 11<sup>th</sup> street). See diagram #1
- Design the building to focus the views away from and limit the views into the backyard of the southside neighbor at 1108 & 1110 E. 10<sup>th</sup> street, on the portion of the building within 45 feet of the single-family residential properties (1108 & 1110 E. 10<sup>th</sup> street) located on the other side of the alley. See diagram #1

This agreement shall bind the current and transfer to any future owner's of 1123 E 11th

# DIAGRAM #1

11th STREET

1123 E. 11th Street

ALLEY

ROOFDECK LINE

45' LINE FROM REAR NEIGHBORING SINGLE FAMILY

28'-9 1/2"

40'-3 1/2"

1 SITE PLAN  
Scale 1" = 10'

street for a period of 10 years from today's date.

Agreed & signed by owners:

Mark Vornberg

Jeff Krollicki

Dick Clark

Neighborhood Representative for GAIN:

Mike Guajardo, GAIN President

Adjacent Neighbor Representative - 1108 & 1110 E. 10th street:

David Ramert







## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C14-2012-0123

**Contact:** Heather Chaffin, 512-974-2122

**Public Hearing:** November 27, 2012, Planning Commission

January 17, 2013, City Council

Roger L. Thomas, Jr.  
Your Name (please print)

1119 East 11th Street

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-478-1901

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object



## MEMORANDUM

\*\*\*\*\*

TO: Mayor and Council

FROM: Greg Guernsey, Director *GG*  
Planning and Development Review Department

DATE: January 17, 2013

RE: **The Paloma – C14-2012-0123**  
Postponement Request by Staff

\*\*\*\*\*

Staff is requesting a postponement of the above-referenced zoning case to January 31, 2013. The Paloma rezoning request is being processed in conjunction with a modification of the Urban Renewal Plan (URP) for the East 11<sup>th</sup> & 12<sup>th</sup> Street area.

Due to posting requirements, the proposed URP modification cannot be heard at this time, necessitating a delay in the related zoning case. Both the URP modification and the Paloma zoning case are proposed for the January 31, 2013, City Council agenda, to be posted on the 4:00 P.M. agenda.

The postponement request was made in a timely manner and meets the City Council's policy.

Greg Guernsey, Director  
Planning and Development Review Department

x. Marc A. Ott, City Manager  
Sue Edwards, Assistant City Manager