



**Zoning & Platting Commission
January 15, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Gabriel Rojas - Parliamentarian
Patricia Seeger – Vice-Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting 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

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 18, 2012.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0148 - 14028 N US 183 Rezoning**
Location: 14028 North U.S. Highway 183, Buttercup Creek, Lake Creek Watershed
Owner/Applicant: Lakeline Market, Ltd. (Dan Wheat)
Agent: Thrower Design (A. Ron Thrower)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning:** **C14-2012-0149 - 8200 North MoPac Rezoning**
Location: 8200 North Mopac Expressway, Shoal Creek Watershed
Owner/Applicant: Lapeer Properties, Inc. (Luke Wood)
Agent: Thrower Design (A. Ron Thrower)
Request: LO to LR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0150 - Vijayrama & Surekha Poreddy**
Location: 10102 Chester Lane, Bull Creek Watershed
Owner/Applicant: Vijayrama and Surekha Poreddy
Agent: Tusar Nanda
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning:** **C14-2012-0153 - Spicewood Springs Office Rezoning**
Location: 4717 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Norman Edward John Brueckl
Agent: Tierra Concepts (Scott Taylor)
Request: SF-3 to GO
Staff Rec.: **Recommendation of GO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **Rezoning:** **C14-2012-0154 - Lakeline Market**
Location: 14016 North U.S. Highway 183, Bull Creek Watershed
Owner/Applicant: Lakeline Market, Ltd. (Milo Burdette)
Agent: Bury & Partneres, Inc. (Melissa Neslund)
Request: CH to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
6. **Rezoning:** **C14-2012-0156 - Austin 7**
Location: 1434 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: HEB Grocery Company, L.P. (Tod Piland)
Agent: Bury & Partneres, Inc. (Melissa Neslund)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
7. **Rezoning:** **C14-2012-0135 - 7502 Lazy Creek Zoning Change**
Location: 7502 Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: Quincy Jones
Agent: GMS Development, LLC (Marzia Volpe)
Request: I-SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
8. **Rezoning:** **C14-2012-0136 - 7507 Lazy Creek Drive**
Location: 7507 Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: GMS Development, LLC (Marzia Volpe)
Agent: GMS Development, LLC (Marzia Volpe)
Request: I-SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 9. Rezoning:** **C14-2012-0137 - 7512 Lazy Creek Zoning Drive**
Location: 7512 Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: GMS Development, LLC (Marzia Volpe)
Agent: GMS Development, LLC (Marzia Volpe)
Request: I-SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 10. Rezoning:** **C14-2012-0138 - 7516 Lazy Creek Drive**
Location: 7516 Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: GMS Development, LLC (Marzia Volpe)
Agent: GMS Development, LLC (Marzia Volpe)
Request: I-SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 11. Rezoning:** **C14-2012-0151 - Lot 7, 81 William Cannon Joint Venture Subdivision**
Location: 2112 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: East William Cannon 2007, LTD (William Hale)
Agent: CSF Civil Group, LLC (Charles E. Steinman)
Request: LR to MF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 12. Zoning:** **C814-2012-0085 - Estancia Hill Country Planned Unit Development**
Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South 1H
35 Southbound Service Road, Onion Creek Watershed
Owner/Applicant: Sevingreen One LTD; Quartersage II LTD; Reverde Three LTD; IV
Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol
Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD;
X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Can
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: Unzoned to PUD
Staff Rec.: **Recommendation for Indefinite Postponement by Staff**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 13. Preliminary Subdivision:** **C8-2012-0001 - Cearley Subdivision**
Location: Cedar Bend Drive & Scofield Farms Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approve preliminary plan for 3 lots and new Right of Way on 5.032 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 14. Final Plat/ Amended Plat:** **C8-2012-0183.0A - The Woods of Greenshores Sec. 1; Amended Plat of Lots 11 & 25, Block "C"**
Location: 2612 Arion Circle, Connors Creek Watershed
Owner/Applicant: Meridian Custom Homes LLC & Woods of Greenshores LTD
Agent: Carlson, Brigrance & Doering, Inc. (Tamara Mitchell)
Request: Approval of The Woods of Greenshores Sec. 1; Amended Plat of Lots 11 & 25, Block "C" composed of 2 lots on 1.713 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8J-06-0232.01.1A - Bellingham Meadows Section 1**
Location: Farmhaven Road, Gilleland Creek/Harris Branch Watershed
Owner/Applicant: First Continental Investment Co. (Joe DiQuinzio)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Bellingham Meadows Section 1 composed of 648 lots on 49.644 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat w/o Preliminary:** **C8J-2012-0187.0A - Bell Grand Avenue Business Park Block J lot 25B**
Location: 16117 Central Commerce Drive, Gilleland Creek Watershed
Owner/Applicant: EK 2 Properties (Kevin Kolbeck)
Agent: Austin Civil Engineering (Keith Parkan)
Request: Approval of Bell Grand Avenue Business Park Block J, Lot 25B composed of 2 lots on 6.406 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 17. Preliminary Plan /Revised Preliminary:** **C8-2012-0190 - Presidio Preliminary Plan**
Location: Lakeline Mall Drive, Lake Creek/Brushy Creek Watershed
Owner/Applicant: Sonmar of Phoenix LLC (Jordan Scott)
Agent: Austin Civil Engineering (Hunter Shadburne)
Request: Approval of the Presidio Preliminary Plan composed of 5 lots on 128 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat:** **C8J-2012-0185.0A - Bluebell Ridge, Lot 10; Resubdivision**
Location: 7701 Coulver Road, Marble Creek Watershed
Owner/Applicant: Lloyd Earl Hunt
Agent: Texas Design Interests (Jeff Shindler, P.E.)
Request: Approval of Bluebell Ridge, Lot 10 composed of 4 lots on 9.59 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

E. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.