



**Zoning & Platting Commission
January 29, 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 January 15, 2013.

C. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** **C14-2012-0155 - 1310 Kramer Ln.**
Location: 1310 Kramer Lane, Little Walnut Creek Watershed
Owner/Applicant: Thomas Lieou
Agent: Wendall E. Brannen
Request: SF-2 to LO
Staff Rec.: **Recommendation of LO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 3. Zoning:** **C14-2012-0157 - Dessau Partners**
Location: 13422 Dessau Road, Harris Branch Watershed
Owner/Applicant: Dessau Partners, LLC (Richard L. Schroer, Manager)
Agent: BBD Commercial (Tim Jarvis)
Request: I-RR to CS-1
Staff Rec.: **Recommendation of CS-1-CO for Tract 1 and GR-CO for Tract 2**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Hill Country Roadway Site Plan & Waiver:** **SPC-2011-0329C - Mad Tillman Therapy**
Location: 11007 FM 2222 Rd., Bull Creek/Panther Hollow Watersheds
Owner/Applicant: Tillman Physical Therapy & Sports (Michael Tillman)
Agent: LOC Consultants (Sergio Lozano P.E.)
Request: Request approval of a Hill Country Roadway Site Plan. Waivers: 1) LDC Section 25-2-1067(G)(1) To permit a parking area within 25 feet of a lot that is in an SF-5 or more restrictive zoning district; 2) LDC Section 25-2-1063(B)(1) to permit construction of a structure within 25 feet of a lot that is in an SF-5 or more restrictive zoning district.

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

Facilitator: Donna Galati, 974-2733

City Attorney: Jacquelline Cullom, 974-2918

5. **Resubdivision:** **C8-2012-0077.0A - Resubdivision of Lot 3, Wideman Subdivision**
Location: 4708 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: Grayland LLC (Lisa Gray)
Agent: Lisa Gray
Request: Approve the resubdivision of one lot into 2 lots on 0.390 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
6. **Final Plat** **C8J-2013-0003.0A - Cedar Bluff Research Park Section One Lot 2;**
Resubdivision: **Resubdivision**
Location: 10549 West SH 71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Austin Seventy One LTD. (Joseph W. Bell Jr.)
Agent: J. Boswell Interests (John Boswell)
Request: Approval of the Cedar Bluff Research Park Section One Lot 2;
Resubdivision composed of 4 lots on 39.935 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.

Facilitator: Donna Galati, 974-2733
City Attorney: Jacquelline Cullom, 974-2918