



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 15, 2013**

The Zoning & Platting Commission convened in a regular meeting on January 15, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
Jason Meeker
Gabriel Rojas

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: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 18, 2012.

The motion to approve the minutes from December 18, 2012, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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

The motion to approve CS-1-CO district zoning, prohibiting adult oriented businesses was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to approve LR district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to approve SF-1 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to approve staff's recommendation of GO-CO district zoning, limit impervious cover to 70% and maximum building coverage to 50%; was approved by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-1; Chair Betty Baker voted against the motion (nay), Commissioner Patricia Seeger was absent.

- 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

The motion to approve GR district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to approve GR-CO district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to approve SF-3 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 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

The motion to Continue to January 29, 2013 by the request of the Zoning & Platting Commission, was approved by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 4-2; Commissioner Rahm McDaniel and Gabriel Rojas voted against the motion (nay), Commissioner Patricia Seeger was absent.

** Request made by Commission for the applicant to talk to all property owners on Pecan Brook.

- 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

The motion to approve SF-3 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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

The motion to approve SF-3 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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

The motion to approve MF-3 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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: Sevensgreen 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; Zaguan 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

The motion for an indefinite postponement as requested by staff, was approved by Commissioner Cynthia Banks' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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

The motion for approval of a preliminary plan subdivision was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

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, Brigance & 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, Brigance & 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

Items #14-18;

The motion to disapprove Items# 14-18, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:03 p.m.