



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 29, 2013**

The Zoning & Platting Commission convened in a regular meeting on January 29, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:08 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 January 15, 2013.

The motion to approve the minutes from January 15, 2013, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Patricia Seeger was absent, Commissioner Gabriel Rojas was off the dais.

## 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](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3 district zoning was approved by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Chair Betty Baker recused herself from this item, Commissioner Patricia Seeger was absent.

- 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](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation with the public restrictive covenant prohibiting hours of operation included in the motion was approved by Commissioner Jason Meeker, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Gabriel Rojas recused himself from this item, Commissioner Patricia Seeger was absent.

- 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](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to February 5, 2013 by the request of the applicant was approved by Commissioner Cynthia Banks, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas was off the dais, Commissioner Patricia Seeger was absent.

**4. Hill Country SPC-2011-0329C - Mad Tillman Therapy  
Roadway Site Plan  
& Waiver:**

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](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department

This item was pulled from the agenda, no action was required.

**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](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of Lot 3, Wideman Subdivision, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas was off the dais, Commissioner Patricia Seeger was absent.

- 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

The motion to disapprove item # 6 was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas was off the dais, Commissioner Patricia Seeger was absent.

#### **D. NEW BUSINESS**

Commissioner Jason Meeker discussed that input and involvement of the Land Development Code rewrite include someone from the Zoning & Platting Commission or Planning Commission.

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:40 p.m.**