

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
Wednesday, July 3, 2013, 9:10 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **Establish Quorum and Call to Order.** Present: Commissioners Bridget Bertram, Jack Ford, Ron Massa, Dave Point and Chairperson Dwight Haley. Also present: Steve Jones, City Manager; Chessie Zimmerman, Assistant City Manager; Troy Anderson, BDS Director and Paul Duncan, City Engineer.

CONSENT AGENDA: All items may be approved by one Council vote. Members of the Council may pull items from the consent agenda for discussion.

2. **Approval of Minutes:** Wednesday, June 5, 2013, Regular.

END CONSENT AGENDA

Commissioner Ron Massa moved to approve consent Agenda item 2 as listed. Commissioner Jack Ford seconded the motion, and it passed by unanimous vote, approved 5-0.

3. **Annexation: Highlands Phase 2 Section 5.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 63.6 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road for annexation of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Applicant representative was present to answer questions.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- Commissioner Jack Ford moved to approve a request with recommendation to City Council. Commissioner Ron Massa seconded the motion, and it passed unanimous vote, approved 5-0.
4. **Zoning Request: Lakeway Highlands Phase 2 Section 5 GB Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 19.9 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road for approval of GB Greenbelt zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Applicant representative was present to answer questions.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- Commissioner Dave Point moved to approve a request with recommendation to City Council. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

5. **Zoning Request: Lakeway Highlands Phase 2 Section 5 P-2 Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 2.1 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road for approval of P-2 Private Park zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Applicant representative was present to answer questions.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- Commissioner Bridget Bertram moved to approve a request with recommendation to City Council. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

6. **Zoning Request: Lakeway Highlands Phase 2 Section 5 R-1* Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 25.7 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road for approval of R-1* Single-Family Residential zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Applicant representative was present to answer questions.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- Commissioner Ron Massa moved to approve a request with recommendation to City Council. Commissioner Dave Point seconded the motion, and it passed unanimous vote, approved 5-0.

7. **Zoning Request: Lakeway Highlands Phase 2 Section 5 GUI Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 16.0 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road for approval of GUI Government, Utility and Institutional zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Applicant representative was present to answer questions.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- Commissioner Dave Point moved to approve a request with recommendation to City Council. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

8. **PUD Amendment: Tuscan Village.** Consider a request from JH Tuscan Village, LP, the owner of approximately 42.6 acres of land at 111 Medici Avenue, for approval of an amendment to the Planned Unit Development (PUD) Ordinance, Ordinance No. 2004-07-19-1, striking the two-story restriction while maintaining building heights.
 - Staff report by Troy Anderson, BDS Director.
 - Haythem Dawlett discussed original PUD layout and unit numbers.
 - Citizen participation/public hearing- Don Stevenson, lives in Tuscan Village, request for denial as he had not been informed. Stevens Williams, lives in the Village of the Hills asked the location of the buildings and stated concerns. Tim Waldrop, 13 Sunview Road, stated concerns and wants held to 2-story limitation.
 - Council discussion/action- Haythem Dawlett responded to public hearing. After discussion, Commissioner Ron Massa moved to delay a month in order for the developer to better communicate with residents. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

9. **Preliminary Plan Revision: Serene Hills.** Consider a request from Serene Hills, Ltd., the owner of approximately 456.6 acres of land, for approval of a revision to the preliminary plan for the Serene Hills subdivision.
 - Staff report by Troy Anderson, BDS Director.
 - Citizen participation/public hearing- No one spoke.
 - Council discussion/action- Commissioner Dave Point moved to approve a request with recommendation to City council. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

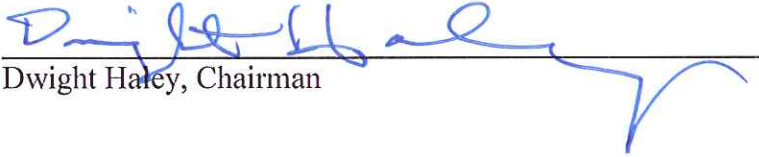
10. **Site Development Permit Extension: Marina Village.** Consider a request from MV Lakeway Partners, Ltd., and Lakeway Marina Village Condominium Association, Inc., the owners of approximately 5.8 acres of land located at 100 Marina Village Cove (adjacent to the Lakeway Resort and Spa), for an extension of the approved site development permit for the Marina Village condominium project.
 - Staff report by Troy Anderson, BDS Director.
 - Bill Aydam, developer discussed background of project.
 - Citizen participation/public hearing- Josh Berstein 312 Ridge Rd., Austin.
 - Council discussion/action- Commissioner Jack Ford moved to approve a six month extension of the approved site development permit. Commissioner Dave Point seconded the motion, and it passed unanimous vote, approved 5-0.

11. **Code Amendment: Permit Bond.** Consider a proposed amendment to Sections 24.02.085, 24.02.089, 24.02.210 and 24.02.211 of the Lakeway Code of Ordinances pertaining to permit bonds.
 - Staff report by Troy Anderson, BDS Director.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- After discussion, Commissioner Ron Massa moved to recommend disapproval to city council recommendation. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

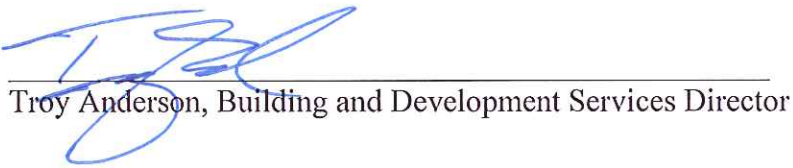
12. **Code Amendment: Major Medical Lot Size, Setbacks and Buffers.** Consider a proposed amendment to Sections 30.03.022 of the Lakeway Code of Ordinances pertaining to minimum lot sizes, setbacks and buffer zones.
 - Staff report by Chessie Zimmerman, Assistant City Manager.
 - Citizen participation/public hearing-No one spoke.
 - Council discussion/action- After discussion, Commissioner Dave Point moved to approve a request with recommendation to City council. Commissioner Jack Ford seconded the motion, and it passed unanimous vote, approved 5-0.

13. Adjourn.

- Dwight Haley, Chairperson adjourned the meeting at 10:57a.m.



Dwight Haley, Chairman



Troy Anderson, Building and Development Services Director