

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING

Action Minutes of Regular Session

Wednesday, November 6, 2013, 9:10 a.m.

Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

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

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

2. **Approval of Minutes:** Wednesday, October 2, 2013, Regular.

END CONSENT AGENDA

Commissioner Ron Massa moved to approve Consent Agenda. Commissioner Dave Point seconded the motion, and by a vote of 7-0 the motion carried unanimously.

3. **Annexation: Highlands Phase 2 Section 4.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 33.0 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. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **Commissioner Jack Ford moved to recommend approval of the request. Commissioner Don Kotrady seconded the motion and by a vote of 7-0 the motion carried unanimously.**
4. **Zoning Request: Highlands Phase 2 Section 4 R-3 Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 21.2 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of R-3 Single-Family Residential zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **Commissioner Ron Massa moved to recommend approval of the request. Commissioner Dave Point seconded the motion and by a vote of 7-0 the motion carried unanimously.**

5. **Zoning Request: Highlands Phase 2 Section 4 GB Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 11.8 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. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **Commissioner Jean Hennagin moved to recommend approval of the request. Commissioner Ron Massa seconded the motion and by a vote of 7-0 the motion carried unanimously.**

6. **Plat Vacation: Jazz and Gym Subdivision.** Consider a request from Larry Niemann, Trustee of approximately 4.0 acres of land located at 15506 Clara Van Trail, for approval of a plat vacation of the subject property.
 - **Staff requested that consideration of this item be postponed to December 4, 2013 regularly scheduled meeting of the Commission.**

7. **Zoning Change: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 20.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a zoning change from C-1 (Office/Retail) to C-4 (Auto Sales and Service).
 - **Staff requested that consideration of this item be postponed to December 4, 2013 regularly scheduled meeting of the Commission.**

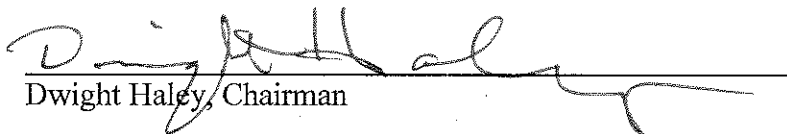
8. **Preliminary Plan: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 44.0 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a preliminary plan of the subject property.
 - **Staff requested that consideration of this item be postponed to December 4, 2013 regularly scheduled meeting of the Commission.**

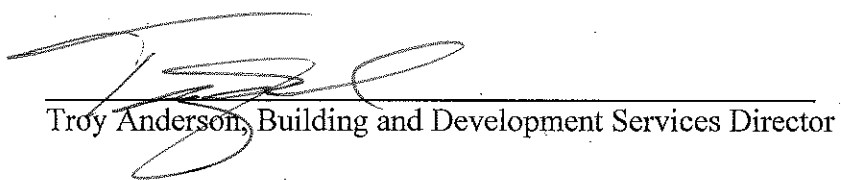
9. **Final Plat: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 25.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a final plat of the subject property.
 - **Staff requested that consideration of this item be postponed to December 4, 2013 regularly scheduled meeting of the Commission.**

10. **Cut and Fill Variance: Highlands Phase 2 Section 3.** A request from CBD, Inc., on behalf of the owner of approximately 11.6 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of a variance to cut and fill limitations.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.

- Commission discussion/action - **Commissioner Dave Point moved approve the request. Commissioner Jack Ford seconded the motion and by a vote of 7-0 the motion carried unanimously.**
11. **Cut and Fill Variance: Rough Hollow Section 3, Lot 1.** A request from CBD, Inc., on behalf of the owner of approximately 19.3 acres of land located at 100 Rough Hollow Drive, for approval of a variance to cut and fill limitations.
- Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – Two residents asked questions for better understanding. Doug Rummel Jr., applicant representative addressed their questions directly.
 - Commission discussion/action – **Commissioner Dave Point moved to approve the request. Commissioner Ron Massa seconded the motion and by a vote of 7-0 the motion carried unanimously.**
12. **Preliminary Plan Revision: Lakeway Medical Village.** Consider a request from KGP Holdings, the agent for the owner of approximately 65.9 acres of land located at 3000 Ranch Road 620 South, for approval of a revised preliminary plan of the subject property.
- Staff report by Chessie Zimmerman, Assistant City Manager. Staff recommended approval.
 - Joel Canfield, applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – **Commissioner Jack Ford moved to recommend approval of the request. Commissioner Jean Hennagin seconded the motion and by a vote of 7-0 the motion carried unanimously.**
13. **Preliminary Plan Revision: Estates of Flintrock.** Consider a request from R2 Development Properties, the owner of approximately 40.5 acres of land located at 16201 Flint Rock Road, for approval of a revised preliminary plan of the subject property.
- Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Doug Rummel Jr., applicant representative was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – **Commissioner Jack Ford moved to recommend approval of the request. Commissioner Dave Point seconded the motion and by a vote of 7-0 the motion carried unanimously.**
14. **Site Development Permit Extension: Lakewood Park.** Consider a request from Vinson Wood, the owner of approximately 6.0 acres of land located at the northeast corner of Ranch Road 620 North and Debba Drive for approval of a site development permit extension.
- Staff report by Troy Anderson, BDS Director. Staff recommended disapproval.
 - Vinson Wood, applicant representative made a brief presentation and was available to answer any questions.
 - Citizen participation/public hearing – No one spoke.

- Commission discussion/action – **Commissioner Ron Massa moved to approve the request for a period of six months from the date elapsed with the applicant’s verbal commitment to comply with LCRA requirements. Commissioner Don Kotrady seconded the motion and by a vote of 7-0 the motion carried unanimously.**
15. **Sign Plan Revision: Serene Hills.** Consider a request from Hunter Interests, the owner and developer of approximately 400 acres of land located at the intersection of State Highway 71 and Serene Hills Drive, for approval of a revision to a sign plan for the subject property.
- Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Applicant representative was not present.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – **Commissioner Ron Massa moved to approve the request. Commissioner Don Kotrady seconded the motion and by a vote of 7-0 the motion carried unanimously.**
16. **2014 ZAPCO Meeting Dates:** Receive direction and approval of the proposed dates for next year’s ZAPCO meetings.
- Staff report by Troy Anderson, BDS Director.
 - Commission discussion/action – **The Commission agreed upon the 2014 ZAPCO meeting dates with the following changes:**
 - **The January meeting will be held on January 8, 2014, rather than January 1, 2018, and**
 - **The July meeting will be held on July 9, 2014, rather than July 2, 2014.**
16. **Meeting adjourned.**
- **Dwight Haley, Chairperson adjourned the meeting at 10:41 a.m.**


Dwight Haley, Chairman


Troy Anderson, Building and Development Services Director