

**CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**Wednesday, January 8, 2014, 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 and Chairperson Dwight Haley. Bridgett Bertram was not present. Also present: Steve Jones, City Manager; Chessie Zimmerman, Assistant City Manager; Dave Taylor, City Council Liaison; Troy Anderson, BDS Director; Alan Bojorquez, City Attorney 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, December 4, 2013, Regular.
- 3. Permanent Sign: Lupine Lane.** Consider a request from Lauren Boyle, the agent for the owner of approximately 1.0 acre of land located at 1001 Highlands Boulevard, for approval of a permanent freestanding sign.

**END CONSENT AGENDA**

**Commissioner Dave Point moved to approve Consent Agenda. Commissioner Ron Massa seconded the motion, and by a vote of 6-0 the motion carried unanimously.**

- 4. Home Occupation: Educational and Transformational Workshops.** Consider a request from Liliane Desjardins, the owner of approximately 0.2 acres of land located at 115 Golf Crest Cove, for approval of a home occupation for educational and transformational workshops.
  - Staff report by Troy Anderson, Director of BDS. Staff recommended disapproval.
  - Liliane Desjardins, Applicant Representative and her attorney Julie Nickerson were present. Julie Nickerson made a presentation and Liliane Desjardins was available to answer questions.
  - Citizen participation/public hearing – No one spoke.
  - Commission discussion/action - **After much discussion, Commissioner Jack Ford moved to recommend disapproval of the request. Commissioner Dave Point seconded the motion and by a vote of 6-0 the motion carried unanimously.**
- 5. Zoning Change: Lexus of Lakeway.** Consider a request from Graves, 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).
  - **Consideration of this item was postponed at the December 4, 2013, regularly scheduled meetings of the Commission.** [*This item was heard together with items number 6 and 7.*]

6. **Preliminary Plan: Lexus of Lakeway.** Consider a request from Graves, 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.
  - **Consideration of this item was postponed at the December 4, 2013, regularly scheduled meeting of the Commission.** [*This item was heard together with items number 5 and 7.*]
  
7. **Final Plat: Lexus of Lakeway.** Consider a request from Graves, 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.
  - **Consideration of this item was postponed at the December 4, 2013, regularly scheduled meeting of the Commission.**
  - Staff report by Chessie Zimmerman, Assistant City Manager on items 5, 6 and 7. Staff recommended approval.
  - Terry Grey, Attorney for Lexus made a presentation.
  - Citizen participation/public hearing- Judith Murphy of 107 Bellagio Drive spoke in opposition. Gary Shoemaker of 222 Lake Como spoke in favor. Terry Grey answered questions of the citizens.
  - Commission discussion/action- **After discussion, Commissioner Jack Ford moved to recommend approval of the request for zoning change (ref. item no. 5). Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**
  - Commission discussion/action- **After discussion, Commissioner Jack Ford moved to recommend approval of the request for preliminary plan (ref. item no. 6). Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**
  - Commission discussion/action- **After discussion, Commissioner Jack Ford moved to recommend approval of the request for final plat. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**
  
8. **Sign Plan: Lexus of Lakeway.** Consider a request from Castles Design Group, the agent for 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 sign plan for the subject property.
  - Staff report by Chessie Zimmerman, Assistant City Manager. Staff recommended approval.
  - No presentation made by the applicant.
  - Citizen participation/public hearing- No one spoke.
  - Commission discussion/action- **After discussion, Commissioner Jean Hennagin moved to recommend approval of the request. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**
  
9. **Zoning Change: Oaks at Lakeway.** Consider a request from Stratus Lakeway Center, LLC, the owner of approximately 88.1 acres of land located at the intersection of Ranch

Road 620 and Glen Heather Drive, for approval of a zoning change from C-1 (office/Retail), C-2 (Commercial/Light Industrial), AG (Agricultural) and R-6 (Single-Family Residential-Rural) to PUD (Planned Unit Development).

- Staff report by Chessie Zimmerman, Assistant City Manager. Staff recommended approval.
- Mellissa Nesland of Bury, Applicant Representative made a presentation and was available to answer questions.
- Citizen participation/public hearing – Tom DeCicco of Lakeway Town Center located at 2400 RR 620 asked that a condition to not connect street to Medical be included.
- Commission discussion/action – **After discussion, Commissioner Ron Massa moved to approve the request. Commissioner Jack Ford seconded the motion and by a vote of 6-0 the motion carried unanimously.**

**10. Special Use Permit: Sun Auto Service.** Consider a request from KBGE, the agent for the owner of approximately 1.8 acres located at 1206 Ranch Road 620 North, for approval of a Special Use Permit for auto service station.

- Staff report by Troy Anderson, BDS Director. Staff recommended approval.
- Jennifer Garcia, Applicant Representative was present to answer questions.
- Citizen participation/public hearing – Jack Holcroft asked about the entrance drive.
- Commission discussion/action – **After discussion, Commissioner Dave Point moved to approve the request. Commissioner Don Kotrady seconded the motion and by a vote of 6-0 the motion carried unanimously.**

**11. Final Plat: 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 replat to property known as Lakeway medical Village.

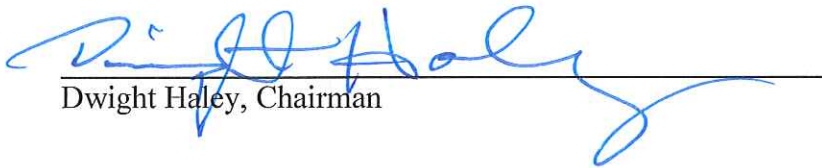
- Staff report by Troy Anderson, BDS Director. Staff recommended approval.
- Applicant Representative was present to answer questions.
- Citizen participation/public hearing – No one spoke.
- Commission discussion/action – **After discussion, Commissioner Ron Massa moved to approve the request. Commissioner Dave Point seconded the motion and by a vote of 6-0 the motion carried unanimously.**

**12. Annexation Study.** Presentation of an update to the 2010 annexation study, identifying areas in the city's ETJ that are recommended for annexation.

- Staff report by Chessie Zimmerman, Assistant City Manager.

**13. Meeting adjourned.**

- **Dwight Haley, Chairperson adjourned the meeting at 11:42 a.m.**



---

Dwight Haley, Chairman



---

Troy Anderson, Building and Development Services Director