

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
Wednesday, June 4, 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, Bridget Bertram, Dave Point, Keith Trecker and Acting Chairperson Don Kotrady. Also present: Steve Jones, City Manager; Jim Powell, City Council Liaison; Troy Anderson, BDS Director. Chairperson Ron Massa was not present.

2. Citizens Participation

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

- 3. Approval of Minutes:** Wednesday, May 7, 2014, Regular.

END CONSENT AGENDA

Commissioner Don Kotrady moved to approve Consent Agenda. Commissioner Jack Ford seconded the motion, and by a vote of 5-0 the motion carried unanimously.

- 4. Zoning Request: 318 Acres North & West of State Highway 71 Bee Creek Rd.** Consider a request for zoning of approximately 318.2 acres of land located immediately north and west of State Highway 71 and Bee Creek Road.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Item representative Michelle Lynch made a presentation.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **After discussion, Commissioner Jack Ford made a motion to approve item to City Council. Commissioner Keith Trecker seconded the motion and by a vote of 5-0 the motion carried unanimously.**
- 5. Zoning Change: Lake Oak Estates.** Consider a request from W.H. Aydam Jr., et al., the owner of properties described as Lots 8,9, and 10, block 3, Lake Oaks Estates, for a zoning change from C-1 (Office/Light Retail) to C-2 (Commercial/Light Industrial)
-Applicant withdrew their request.
- 6. Preliminary Plan: Oaks at Lakeway.** Consider a request from Stratus Lakeway Center, LLC, the owner of approximately 90.7 acres of land located at 1900 RR 620 South, for approval of a preliminary plan of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Citizen participation/public hearing – Speakers:
 - Donald Lowell or Rowell? Resident on Rolling Green Dr. expressed concern about environmental impact of project and concern about access to Rolling Green.
 - John Breck of 516 Rolling Green spoke about increased traffic concerns.

- Terry Gobear? Of 101 Rolling Green expressed concerns about increased parking on Rolling Green and traffic concerns
- Yvonne Walkup of 106 Rogues Roost? Spoke about concerns over buffering area
- Athena Secchenian? Of 114 Crestview spoke about traffic concerns
- Jim Smith of 718 Rolling Green spoke about 200' notification expansion
- Christine Italia? Of 402 Rolling Green spoke against any access to Rolling Green
- Jeff Ellis of 405 Rolling Green spoke about traffic concerns
- Wendy Severence 404 Rolling Green spoke about concerns over proposed animal shelter and against access to Rolling Green
- Wade Burnett of 303 Rolling Green expressed concerns over traffic
- Christina Togan? Of 703 Rolling Green spoke about traffic concerns

Commission discussion/action - **After discussion, Jean Hennigan made a motion to approve the request to City Council with the condition of a traffic impact study being conducted and of removing the walking path access. Commissioner Dave Point seconded the motion and by a vote of 5-0 the motion carried unanimously.**

7. **Plat Vacation: Oaks at Lakeway.** Consider a request from Bury-AUS, Inc., the agent for the owner of approximately 36.5 acres of land located at 1900 RR 620 South, for approval of plat vacations.
 - Staff report by Troy Anderson.
 - Citizen participation/public hearing –speakers:
 - Christine Italia of 402Rolling Green spoke again against access to walking path.
 - Christina Togan? Asked question about when discussion will take place about specifics of shops and business at the proposed project.
 - Yvonne Walkup spoke about getting the citizens more informed about the project.
 - Commission discussion/action - **After discussion, Commissioner Jean Hennigan made a motion to approve the item to City Council. Commissioner Jack Ford seconded the motion and by a vote of 5-0 the motion carried**

8. **Final Plat: Oaks at Lakeway.** Consider a request from Stratus Lakeway Center, LLC, the owner of approximately 90.7 acres of land located at 1900 RR 620 South, for approval of a final plat of the subject property.
 - Staff report by Troy Anderson, BDS Director.
 - Bury representative Johnathan Essl? was present to answer questions but did not make a presentation.
 - Citizen participation/public hearing – speakers:
 - Wendy Severence of 404 Rolling Green spoke about concerns about buffering zone along Rolling Green
 - Christina Italia expressed concerns about the project
 - Betty Billington of 406 Rolling Green asked question about how close the development is allowed to come to her property.
 - Commission discussion/action - **After discussion, Commissioner Keith Trecker made a motion to approve to City Council. Commissioner Jack Ford seconded the motion and by a vote of 5-0 the motion carried unanimously.**

9. **Zoning: 570 Rupen Drive.** Consider a request from Frie Planning, Development and Construction, the agent for the owner of approximately 5.4 acres of land located at 570 Rupen Drive, for a permanent zoning classification of R-3(single family-zero lot line modified) and R-1 (single-family residential) for the subject property.
- Applicant requests that this item be postponed to the July 9, 2014 meeting of the Commission.
10. **Special Use Permit: Puppy Love.** Consider a request from Brooke Hunsaker, the agent for the owner of the property located at 15303 Flamingo Drive South, for approval of a Special Use Permit for a pet grooming business.
- After further review it has been determined that the subject property neither abuts property zoned for residential or school use nor is the building located within 300 feet of property zoned for residential or school use and therefore Staff is withdrawing consideration of this request.
13. **Meeting adjourned.**
- Don Kotrady, Chairperson adjourned the meeting at 10:40 a.m.



Ron Massa, Chairman



Troy Anderson, Building and Development Services Director