

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
September 7, 2016, 9:10 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order.** Present: Commissioners Steve Smith, Don Goff, Don Kotrady, Dave Point, Jack Ford, Bruce Harris, and Chairman Dave Taylor.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** There were no speakers.
- 4) **Approval of Minutes:** Wednesday, August 3, 2016, Regular, and Monday, August 22, 2016, Special.
Motion to approve by Commissioner Point and second by Commissioner Ford. Motion carried unanimously, 7-0.
- 5) **Permanent Sign (Variance): Lakeway Medical Plaza.** Consider a request from Lewis Signs, representing the owner of the property located at 200 Medical Parkway, for approval of new building signs for a medical office building.
 - Staff report and presentation by Chessie Zimmerman.
 - Public Hearing: There were no speakers.
 - Determination: **Motion to approve by Commissioner Kotrady and second by Commissioner Goff. Motion carried by a vote of 7-0.**
- 6) **Permanent Signs (Variance): Baylor Scott & White Medical Center.** Consider a request from Liberty Signs, representing the owner of the business located at 100 Medical Parkway, for approval of new building signs and alterations to existing monument signs for a regional medical center.
 - Staff report and presentation by Chessie Zimmerman.
 - Public Hearing: There were no speakers.
 - Determination: **Motion to approve by Commissioner Harris and second by Commissioner Ford. Motion carried by a vote of 7-0.**
- 7) **Special Use Permit: Childcare Facility.** Consider a request from Champions, TX, representing the owner of 2105 RM 620 South, Suite 201, for approval of a special use permit to operate a childcare facility at this location.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: There were no speakers.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Point and second by Commissioner Goff. Motion carried by a vote of 7-0.**

- 8) **Special Use Permit: Medical Practice.** Consider a request from Julie Reardon, MD, representing the owner of 1313 RM 620 South, Suite 203, for approval of a special use permit to operate a medical practice at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: There were no speakers.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and second by Commissioner Point. Motion carried by a vote of 7-0.**
- 9) **Preliminary Plan: Lakewood Park.** Consider a request from Vince Wood, the owner of approximately 6.0 acres located at the northeast corner of Ranch Road 620 North and Debba Drive, for approval of a preliminary plan for the subject property.
- Staff report and presentation by Chessie Zimmerman.
 - Public Hearing: There were no speakers.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and second by Commissioner Kotrady. Motion carried by a vote of 7-0.**

Commissioner Kotrady left the meeting at 9:38 a.m.

- 10) **Zoning Change: 15700 Stewart Road.** A request from Tres and Paige Davis, the owners of approximately 2 acres of land along Stewart Road located west of Ranch Road 620 South, for a zoning change from R-1 (Single-family Residential) to R-6 (Single-family Residential-Rural).
- Staff report and presentation by Chessie Zimmerman.
 - Public Hearing: There were no speakers.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Smith and second by Commissioner Goff. Motion carried by a vote of 6-0.**
- 11) **Annexation Requests: Lakeway Highlands.** Consider requests from Carlson, Brigance and Doering, on behalf of the owner, for annexation of the following properties:
- a. Phase 2, Section 8. Approximately 9.3 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
 - b. Phase 2, Section 8. Approximately 1.08 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
 - c. Phase 2, Section 9. Approximately 7.4 acres of land located east of Bee Creek Road;
 - d. Phase 2, Section 6. Approximately 17 acres of land located south of Highlands Boulevard; and
 - e. Phase 2, Section 7. Approximately 34.4 acres of land located south of Highlands Boulevard
- Staff report and presentation by Chessie Zimmerman.

- Public Hearing: There were no speakers.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Point and second by Commissioner Smith. Motion carried by a vote of 6-0.**

12) Zoning Requests: Lakeway Highlands. Consider requests from Carlson, Brigance and Doering, on behalf of the owner, for zoning of the following properties:

- Phase 2, Section 8. R-5 (Condominium) zoning for approximately 9.3 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
 - Phase 2, Section 8. R-5 (Condominium) zoning for approximately 1.08 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
 - Phase 2, Section 9. C-1 (Office/retail) zoning for approximately 7.4 acres of land and 4.7 acres of land located east of Bee Creek Road (*this request has been withdrawn due to an error in notification*);
 - Phase 2, Section 6. R-3 (Single-family residential) zoning for approximately 17 acres of land located south of Highlands Boulevard;
 - Phase 2, Section 7. R-1 (Single-family residential) zoning for approximately 34.4 acres of land located south of Highlands Boulevard; and
 - Phase 2, Section 7. Zoning change from GUI (Governmental, utility and institutional) to R-1 (Single-family residential) for approximately 11.6 acres of land located south of Highlands Boulevard
- Staff report and presentation by Chessie Zimmerman.
 - Public Hearing: There were no speakers.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and second by Commissioner Harris. Motion carried by a vote of 6-0.**

13) Final Plat: Highlands Phase 1 Section 8C. Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 62.46 acres of land located north of Highlands Boulevard and west of Peninsula Way, for approval of a final plat to hereinafter to be known as Lakeway Highlands Phase 1 Section 8C.

- Staff report and presentation by Chessie Zimmerman.
- Public Hearing: There were no speakers.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Smith and second by Commissioner Goff. Motion carried by a vote of 6-0.**

14) Final Plat: Highlands Phase 1 Section 8D. Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 26.82 acres of land located north of Highlands Boulevard and west of Peninsula Way, for approval of a final plat to hereinafter to be known as Lakeway Highlands Phase 1 Section 8D.

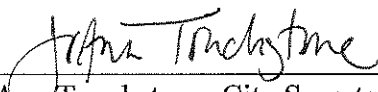
- Staff report and presentation by Chessie Zimmerman.

- Public Hearing: There were no speakers.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and second by Commissioner Smith. Motion carried by a vote of 6-0.**

15) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 10:05 am.

Minutes approved on October 5, 2016, by a vote of 4-0.



Jo Ann Touchstone, City Secretary

