

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
April 5, 2017, 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, Dave Point, Jack Ford, Don Kotrady, Bruce Harris and Chairman Dave Taylor.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** There were no speakers.

CONSENT AGENDA - *All items listed under the consent agenda may be approved by one motion. Members of the Commission may pull items from the consent agenda for discussion.*

- 4) **Approval of Minutes:** Wednesday, March 1, 2017, Regular.
- 5) **Monument Sign Alteration: The Office Center at Lakeway.** Consider a request from G & D Displays, representing the owner of the property located at 211 Ranch Road 620 for approval of alterations to an existing monument sign and building sign.
- 6) **Monument Sign Alteration: City of Lakeway.** Consider a request from Stokes Sign Company, representing the City of Lakeway to alter an existing monument sign at the intersection of SH-71 and Bee Creek Road.

END CONSENT AGENDA

Motion to approve by Commissioner Point and seconded by Commissioner Ford. Motion carried by a vote of 7-0.

- 7) **Final Plat: Lakeway Estates.** Consider a request from Perales Engineering, LLC, the agent for the owner of approximately 46 acres located west of Serene Hills Court, for approval of the Final Plat for the property to be known as Lakeway Estates.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: Ron White, 17830 Serene Hills Pass, voiced his support and Tom Nickalo, a resident of Serene Hills Court, expressed a desire for the road access to be extended.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and seconded by Commissioner Goff. Motion carried by a vote of 7-0.**

- 8) **Preliminary Plan Revision: Lakeway Medical Village:** Consider a request from McDonald Petroleum, the owner of the property located at 3106 Ranch Road 620 South (Lakeway Medical Village), for approval of a revised preliminary plan for the subject property.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and seconded by Commissioner Kotrady. Motion carried by a vote of 7-0.**
- 9) **Variance: Whippoorwill Business Park:** Consider a request by Carlson, Brigance and Doering, the agent for the owner of approximately 2.2 acres located along Whippoorwill Street between Pheasant Lane and Nightingale Lane, for approval of variance to Lakeway Municipal Code Section 28.09.004 pertaining to driveway standards.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant Brendan McEntee of Carlson, Brigance and Doering was present to answer any questions. Also present was Developer James Duncan.
 - Determination: The commission considered the variance requests separately.
 - **Motion to approve the variance pertaining to minimum driveway radii pending Lake Travis Fire & Rescue approval by Commissioner Ford, second by Commissioner Kotrady. Motion carried by a vote of 7-0.**
 - **Motion to approve the variance pertaining to number of driveways by Commissioner Smith, second by Commissioner Ford. Motion carried by a vote of 7-0.**
 - **Motion to approve the variance pertaining to driveway offset by Commissioner Kotrady, second by Commissioner Goff. Motion carried by a vote of 7-0.**
 - **Motion to approve the variance pertaining to minimum driveway separation by Commissioner Goff, second by Commissioner Point. Motion carried by a vote of 7-0.**
- 10) **Special Use Permit: Warehouse Facility.** Consider a request by Professional StruCivil Engineers, the agent for the owner of the property located at 15507 Stroup Circle (Cardinal Hills Estates, Unit 12, Lot 16) for approval of a Special Use Permit to operate a warehouse at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant not present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Harris. Motion carried by a vote of 7-0.**

11) Final Plat: Highlands, Phase 1, Section 8E. Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 21.6 acres of land located north of Highlands Boulevard on the east side of Peninsula Way, for approval of a final plat of the subject property to hereinafter be known as Lakeway Highlands, Phase 1, Section 8E.

- Staff report and presentation by Ray Miller.
- Public Hearing: Ron White, 17830 Serene Hills Pass, voiced his support and Tom Nickalo, a resident of Serene Hills Court, expressed a desire for the road access to be extended.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Ford and seconded by Commissioner Smith. Motion carried by a vote of 7-0.**

12) Annexation and Zoning Request: Lakeway Highlands Phase 1, Section 8F. Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 4.36 acres of land located north of Highlands Boulevard on the east side of Schickel Terrace, for annexation of the subject property and for approval of R-1 (Single-Family Residential) zoning.

- Staff report and presentation by Ray Miller.
- Public Hearing: No one spoke. Applicant not present.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Kotrady and seconded by Commissioner Ford. Motion carried by a vote of 4-0.**

13) Annexation and Zoning Request: Lakeway Highlands Phase 1, Section 8E. Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 5.81 acres of land located north of Highlands Boulevard on the east side of Peninsula Way, for annexation of the subject property and for approval of R-5 (Condominium) zoning.

- Staff report and presentation by Ray Miller.
- Public Hearing: No one spoke. Applicant not present.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Goff. Motion carried by a vote of 4-0.**

14) Zoning Change: Serene Hills-Phase 2E and 3E. Consider a request from Serene Hills, Ltd., the owner of approximately 3.187 acres of land located east of Serene Hills Drive between Flint Rock Road and West State Highway 71, for a zoning change from R-1* (Single-Family Residential) to R-4 (Duplex).

- *This item was withdrawn by the applicant.*

15) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 10:26 am.

Minutes approved on April 5, 2017, by a vote of 7-0.



Ray Miller, Jr., BDS Director