

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
September 6, 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, Bruce Harris and Chairman Dave Taylor.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** No one spoke.

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, August 16, 2017 “Special” Meeting.

END CONSENT AGENDA

Motion to approve by Commissioner Point and seconded by Commissioner Ford. Motion carried by a vote of 6-0.

- 5) **Permanent Sign Alteration:** Consider a request from Janet Scott, the owner of Champions, TX Training Facility to alter or repair an existing monument sign at 2105 Ranch Road 620 South.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: No public input. Applicant was not present.
 - Determination: **Motion to approve by Commissioner Point and seconded by Commissioner Goff. Motion carried by a vote of 6-0.**
- 6) **Special Use Permit – O’Reilly Auto Parts:** Consider a request from Sukkar-Jebbeh Enterprises, the owners of the property located at 219 Ranch Road 620 South (Cardinal Hills Subdivision Unit 2, Lots 3 & 4) for a Special Use Permit to allow for an O’Reilly Auto Parts to be operated at this location.
 - Public Hearing: No public input. Nick Heatherly, Project Architect was present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and seconded by Commissioner Smith. Motion carried by a vote of 6-0.**
- 7) **Variance – O’Reilly Auto Parts:** Consider a request from Sukkar-Jebbeh Enterprises, the owners of the property located at 219 Ranch Road 620 South (Cardinal Hills Subdivision Unit 2, Lots 3 & 4) for a variance to Section 30.03.09(f) to allow a reduction to the minimum lot size requirement for a commercial lot.
 - Staff report and presentation
 - *Consideration of this item has been withdrawn and will be heard by the Board of Adjustment at their meeting on September 20, 2017.*

- 8) **Special Use Permit:** A request from Serene Hills, Ltd., the owners of a 9.249 acres tract of land located in the northeast corner of Bee Creek Road and State Highway 71 for approval of a Special Use Permit to allow an independent and assisted living facility to be operated at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No public input. Applicant Aaron Googins and Business Owner Morgan Bender were present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Harris. Chairman Dave Taylor opposed the motion. Motion carried by a vote of 5-1.**
- 9) **Special Use Permit – Short Term Rental:** A request from Ventura Martinez Del Rio and Gloria Requejo, the owners of the property located at 1918 Lakeway Blvd., (Lakeway Section 22, Lot 2485) for renewal of a Special Use Permit to allow for a short-term rental use to continue at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No public input. Applicant was not present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Smith and seconded by Commissioner Ford. Motion carried by a vote of 6-0.**
- 10) **Special Use Permit – Short Term Rental:** A request from Susan Ward, the owner of the property located at 208 Gannet Cove, (Lakeway Section 2, Lot 167) for renewal of a Special Use Permit to allow for a short-term rental use to continue at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No public input. Applicant David Ward was present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Goff and seconded by Commissioner Harris. Motion carried by a vote of 6-0.**
- 11) **Zoning Request:** A request from Malone Wheeler, Inc., representing the Reed Family Partnership, the owner of approximately 4.14 acres of land located just north of Lohmans Crossing Road across from Lohmans Spur, for a change in Zoning Classification from C-1 (Office/Retail) to GUI (Government, Utility, Institutional).
- Staff report and presentation by Ray Miller.
 - Public Hearing: No public input. Applicant was not present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Ford. Motion carried by a vote of 6-0.**
- 12) **Amended Plat – Lakeway Municipal Utility District:** A request from Carlson, Brigance & Doering representing Lakeway Municipal Utility District, the owner of 5.913 acres located on the north side of Lohmans Crossing Road just east of Yaupon Creek for an amended final plat of two lots.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant was not present.

- Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and seconded by Commissioner Smith. Motion carried by a vote of 6-0.**

13) Zoning Request – Lakeway Municipal Utility District: A request from Malone Wheeler, Inc., representing Lakeway Municipal Utility District, the owner of approximately 4.91 acres of land located just north of Lohmans Crossing Road across from Lohmans Spur, for a change in Zoning Classification from C-1 (Office/Retail) to GUI (Government, Utility, Institutional).

- Staff report and presentation by Ray Miller.
- Public Hearing: No one spoke. Applicant was not present.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Ford. Motion carried by a vote of 6-0.**

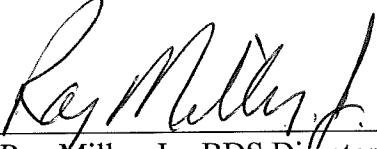
14) Zoning Amendment – Tuscan Village PUD: A request from Carlson, Brigance & Doering, the agent for Lakeway Municipal Utility District, the owner of 17.461 acres located on the north side of Lohmans Crossing Road east of Yaupon Creek, for approval of Amendment Number 5 to the Tuscan Village Planned Unit Development (PUD) Ordinance.

- Staff report and presentation by Ray Miller.
- Public Hearing: Brendan McEntee of Carlson, Brigance and Doering was present. Also present, Bill Hayes, Developer’s representative and Land Management representative.
- Recommendation to City Council: **Motion to recommend approval with conditions by Commissioner Harris and seconded by Commissioner Ford. Commissioner Point opposed the motion. Motion carried by a vote of 5-1.**

15) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 8:59 pm.

Minutes approved on October 4, 2017, by a vote of 7-0.



 Ray Miller, Jr., BDS Director