

**CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**April 4, 2018 9:15 a.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

- 1) **Establish Quorum and Call to Order. Present:** Commissioners Steve Smith, Bruce Harris, Dave Point, Jack Ford, Don Kotrady and Chairman Dave Taylor. Don Goff recused himself from the proceedings.
- 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:** March 7, 2018, Regular Meeting and March 15, 2018 Special Meeting.
- 5) **Permanent Signage Alteration:** Consider a request from Southwest Texas Sign Service, Inc., for renovating the existing signage for Bank of America located at 2414 Ranch Road 620 South
  - Determination: **Motion to approve by Commissioner Smith and seconded by Commissioner Ford. Motion carried by a vote of 6-0.**

**END CONSENT AGENDA**

- 6) **Permanent Signage:** Consider a request from Comet Signs for the placement of new monument sign, building signs and directory signs for Chase Bank to be located at 16738 West SH 71.
  - *This item was pulled from the Consent Agenda for discussion.*
  - Staff report and presentation by Ray Miller.
  - Public Hearing: No one spoke. Comet Signs representative was present.
  - Determination: **Motion to approve by Commissioner Kotrady with conditions. The motion was seconded by Commissioner Goff. Motion carried by a vote of 6-0.**

7) **City Center PUD (Mixed Use Development) Zoning Change:** Consider and take action on a request from Lakeway Municipal Utility District, the owner of a 56.918 acre tract and Lake Travis Church of Christ, the owner, the owner of a 6.061 acre tract for a combined 62.979 acres of land located at 1801 and 1931 Lohmans Crossing and situated west and northeast of the Lakeway Police Facility for a change in Zoning Classification from Government, Utility, Institutional (GUI) to Planned Unit Development (PUD).

○ **This item was tabled at the last meeting on March 15, 2018.**

- Staff report and presentation by Ray Miller.
- Applicants Bill Hayes and Haythem Dawlett were both present.
- Public Hearing: Dave Busch spoke in support of the development. Chuck Niles had questions related to Tuscan Village II; Ruth Adams indicated her support. Phillip Kadleck expressed his opposition to the request. Lynn Loller and Daniel Foreman voiced their support for the project. Bob Schooler spoke in opposition to the proposed development as did Sarah Sheads who also expressed concerns about the street width. Roland Greer and Hamil Cooper also voiced their opposition while Ken Bautsch spoke about concerns related to traffic flow. John Hoopingarner stated his opposition and Dennis Hogan expressed his belief that the process is still incomplete and therefore the request should be denied at this time. Jerry Cooper spoke in opposition to the development while Tom Siddons, Robert McDonald and Stephen Putonti spoke in support of the request. Cindy Kittle, Louis Mastrangelo and Judy Holloway expressed their opposition and related their concerns about the impact on traffic and wildlife. George Barlow, Will Winter, Rebecca Shahan, Stephanie Walsh, Staci Wimbush and Linda Michael communicated their support. Elizabeth Etheridge voiced concerns about the impact on wildlife and the environment. Marsha Kish expressed opposition to the development. Leah Crenwelge asked for a “no” vote; Perry Martin and Judy Holloway expressed concerns about the environmental consequences. John Riley questioned the ability to approve the current plan and Candice Dickey was present to communicate her support for the development. Greg Holloway and Elizabeth Bosyan spoke in opposition of the request and John Wick expressed his concerns about the impact on traffic. Jim Shanahan, Wendy Severence and Mearl Hawkins also expressed their opposition to the request. John Caporal believes that the plans for the development are lacking. Applicant, Haythem Dawlett did offer to withdraw the application for the City Center PUD, however, ZAPCO decided to move forward with a vote.
- **Motion to recommend City Council deny the request made by Commissioner Point and seconded by Commissioner Kotrady. Commissioners Ford and Harris opposed the motion. Motion carried by a vote of 4-2.**

8) **Variance Request - Lakeway Medical Village:** Consider a request from Optimized Engineering, representing Aqua Land Lakeway Medical, LLC, the owner of the property located at 100 – 400 Medical Parkway (Lakeway Medical Village), for approval of a variance to the maximum allowable amount of impervious cover for the subject property.

- **This item was postponed at the last regular meeting on March 7, 2018.**
- Staff report and presentation by Ray Miller.
- Applicant Travis Robinson with Optimized Engineering was present.
- Public Hearing: Susan Beatty of Ladies of Charity explained that they have outgrown their current space. Lee Jackson, authorized agent for developer Equity LLC and representing both the Condo Association and Lakeway Medical Village Board of Directors expressed concern about the required improvements in the common elements. James Kirby was present to represent Aqua Land Development.
- Determination: **Motion to approve by Commissioner Harris and seconded by Commissioner Ford. Commissioners Kotrady and Smith opposed the request. Motion carried by a vote of 4-2.**

9) **Preliminary Plan - Lakeway Medical Village:** Consider a request from Optimized Engineering, representing Aqua Land Lakeway Medical, LLC, the owner of the property located at 100 – 400 Medical Parkway (Lakeway Medical Village), for approval of a revised preliminary plan for the subject property.

- Staff report and presentation by Ray Miller.
- Applicant Travis Robinson with Optimized Engineering was present.
- Public Hearing: No one spoke.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Smith with conditions; motion was seconded by Commissioner Ford. Motion carried by a vote of 6-0.**

10) **Variance - Overlook at Lakeway:** Consider a request from KGBE, the agent for the owner of the property located at 2909 Flintrock Trace, for a variance of various sections of the Development and Zoning Chapters of the Lakeway Municipal Code pertaining to requirements related to cut and fill, number of driveways, horizontal separation between retaining walls, floodplain buffer zones, minimum building setbacks and other matters pertaining for a proposed office building development.

- Staff report and presentation by Ray Miller.
- KGBE applicant Mario Castillo was present.
- Public Hearing: No one spoke.
- Determination: **Motion to approve by Commissioner Kotrady and seconded**

by Commissioner Harris. Motion carried by a vote of 6-0.

**11) Variance Request – Lake Travis High School:** Consider a request from Malone/Wheeler, Inc., representing Lake Travis ISD, the owner of the property located at 3322 Ranch Road 620 South, for a variance of Section 28.09.017(g) of the Lakeway Municipal Code to allow for the use of artificial turf.

- Staff report and presentation by Ray Miller.
- Applicant Jesse Malone was present.
- Public Hearing: No one spoke.
- Determination: **Motion to approve by Commissioner Point and seconded by Commissioner Smith. Motion carried by a vote of 6-0.**

**12) Variance Request - Lake Travis Middle School:** Consider a request from Cunningham/Allen, Inc., representing Lake Travis ISD, the owner of the property located at 4932 Bee Creek Road, for a variance of Section 28.09.017(g) of the Lakeway Municipal Code to allow for the use of artificial turf.

- Staff report and presentation by Ray Miller.
- Applicant Elias Haddad was present.
- Public Hearing: No one spoke.
- Determination: **Motion to approve by Commissioner Ford and seconded by Commissioner Point. Motion carried by a vote of 6-0.**

**13) Special Use Permit - Sales Trailer:** Consider a request from Ash Creek Homes, the agent for the owner of the property located at 201 Honey Creek Court, Unit 1 (Honey Creek, Lot 5B) for a special use permit for a sales trailer to be installed and operated as a real estate sales office, and for accompanying temporary signage.

- Staff report and presentation by Ray Miller.
- Applicant was not present.
- Public Hearing: No public input.
- Recommendation to City Council: **Motion to recommend approval made by Commissioner Smith with conditions; motion was seconded by Commissioner Point. Motion carried by a vote of 6-0.**

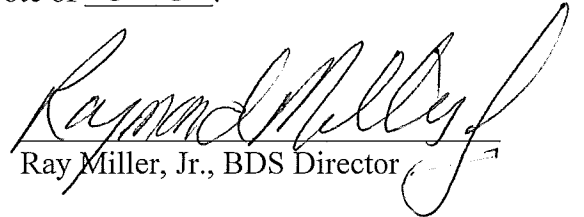
**14) Short Term Rental Ordinance – Amendments:** Consider proposed amendment to Section 30.05.004.5 (“Criteria applicable to short-term rental use permits/licenses”) of Chapter 30 (Zoning”), amending the existing provision of the Lakeway Municipal Code pertaining to permit renewals; violations of conditions of permit; and violations of existing ordinances and regulations.

- **This item was postponed without any discussion**

15) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 2:44 pm.

Minutes approved on May 2, 2018, by a vote of 6-0.

  
Ray Miller, Jr., BDS Director