

**CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**December 5, 2018 9:15 a.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

- 1) **Establish Quorum and Call to Order. Present:** Commissioners Dave Taylor, Don Kotrady, Dave Point, Bruce Harris, Chris Forton, Carolyn Nichols, and Scott Olson.
- 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:** November 7, 2018, Regular Meeting.

**END CONSENT AGENDA**

**Motion to approve by Commissioner Point with request to see any motion conditions added to action minutes in the future. Motion was seconded by Commissioner Kotrady. Motion carried by a vote of 7-0.**

- 5) **Preliminary Plan Revision- Lakeway Towne Centre.** A request from Lakeway Plaza Partners, representing New Braunfels Plaza & Antoine, the owner of the property located at 2111 Lohman's Crossing Road, for approval of a revised preliminary plan for the subject property.
  - *At the applicant's request, this item was postponed until the ZAPCO meeting of January 9, 2019.*
- 6) **Final Plat – Lakeway Highlands.** A request from Carlson, Brigance & Doering, Inc., the agent for the owner of 34.85 acres of land located east of Bee Creek Road and south of Crosswind Drive, for a final plat of Lakeway Highlands, Phase 3 Section 4.
  - Staff report and presentation by Charlotte Hodges.
  - Public Hearing: No one spoke. Applicant Brendan McEntee was present.
  - Recommendation to City Council: **Motion to recommend approval made by Commissioner Harris and seconded by Commissioner Forton. Motion carried by a vote of 7-0.**
- 7) **Variance Request- 5099 Bee Creek Road.** A request from LJA Engineering, representing Serene Hills Ltd., the owner of the property located at 5099 Bee Creek Road, for approval of a request for a variance from Sec. 28.09.013 of the Code of Ordinances.
  - Staff report and presentation by Charlotte Hodges.

- Public Hearing: No one spoke. Applicant Isaac Karpay was present.
- Determination: **Motion to approve made by Commissioner Point. The motion was seconded by Commissioner Harris. Motion carried by a vote of 7-0.**

8) **Variance Request- 15301 Pheasant Lane.** A request from Jones Carter Engineering Firm, representing Roger Leick, the owner of the property located at 15301 Pheasant Lane, for approval of a request for a variance from Sec. 28.09.004; specifically the applicant is seeking variances to several driveway design standards including a reduction in the distance required between driveways, a variance to the curb return radii as well as a variance to allow a non-residential driveway to access a residential street.

- Staff report and presentation by Charlotte Hodges.
- Public Hearing: John Brevenik spoke in opposition to the request. Property and business owners Roger and Zack Leick were both present.
- Determination: **Motion to approve made by Commissioner Nichols. The motion was seconded by Commissioner Harris. Motion carried by a vote of 7-0.**

9) **Variance Request- 15301 Pheasant Lane.** A request from Jones Carter Engineering Firm, representing Roger Leick, the owner of the property located at 15301 Pheasant Lane, for approval of a request for a variance from Sec. 28.09.006; specifically a reduction in the number of required parking spaces (2 less spaces than required).

- Staff report and presentation by Charlotte Hodges.
- Public Hearing: John Brevenik stated that he was not opposed to a reduction in the number of spaces.. Property and business owners Roger and Zack Leick were both present.
- Determination: **Motion to approve made by Commissioner Point. The motion was seconded by Commissioner Kotrady. Motion carried by a vote of 7-0.**

10) **Sign Variance- La Quinta 1943 Medical Drive.** A request from Benchmark Development Corp., owner of 1943 Medical Drive, for a variance to Sec. 26.04.003 (c) regarding building signage.

- Staff report and presentation by Charlotte Hodges.
- Public Hearing: Ron Massa posed questions about access and McNabe asked questions regarding the position of the sign. Applicant's representative, Larry Sims was present.
- Variance Determination 1 (building sign):  
**Motion to approve the request made by Commissioner Nichols. The motion was seconded by Commissioner Forton. Motion carried by a vote of 6-0 (Commissioner Kotrady had to leave the meeting before a vote on this item was made).**
- Variance Determination 2 (large starburst mural):  
**Motion to deny the request for the large starburst mural made by Commissioner Nichols. The motion was seconded by Commissioner Point. Motion carried by a vote of 6-0 (Commissioner Kotrady had to leave the meeting before a vote on this item was made).**

**11) Adjourn.**

- Motion to adjourn **by Commissioner Forton and seconded by Commissioner Point.**
- Chairman Dave Taylor adjourned the meeting at 11:16 am.

Minutes approved on December 5<sup>th</sup>, 2018, by a vote of 7-0.

  
Charlotte Hodges, BDS Director