

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
June 5, 2019 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 Betty Haley.

Also present: City Council Liaison Sanjeev Kumar.

- 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:** May 1, 2019, Regular Meeting.

- Determination: **Motion to approve minutes** as written by **Commissioner Forton** and seconded by **Commissioner Kotrady**. **Motion carried by a vote of 7-0.**

END CONSENT AGENDA

- 5) **Final Re-Plat** – A request from RH Lakeway Development, LTD., for a re-plat of Lakeway Highlands Phase 1, Sec. 8C located on Casasanta Trail.

- Staff report and presentation by Charlotte Hodges.
- Applicant's Representative, Mike Gable was present to answer any questions.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Point to recommend approval to City Council** and to open the floor to discussion. **The motion was seconded by Commissioner Forton. Motion carried by a vote of 7-0.**

- 6) **Special Use Permit – 3503 Wild Cherry Drive.** A request from Cherry Peak, LTD., owner of approx. 6 acres located at 3503 Wild Cherry Dr., for a Special Use Permit to allow for medical office use.

- Staff report and presentation by Charlotte Hodges.
- Applicant, Todd Fletcher, was present.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Forton to recommend approval to City Council** and to open the floor to discussion. **The motion was seconded by Commissioner Haley. Motion carried by a vote of 7-0.**

- 7) **Variance – 312 Medical Parkway.** A request from 12 B- MC, owner of approx. 4.531 acres, located at 312 Medical Parkway, Lot 6, for a variance to Sec. 28.09.013 regarding cut and fill requirements during land development.
- Staff report and presentation by Charlotte Hodges.
 - Project representative Travis Robinson with Optimized Engineering was present.
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Point to approve the request** and to open the floor to discussion. **The motion was seconded by Commissioner Forton. Motion carried by a vote of 7-0.**
- 8) **Variance – 4440 Bee Creek Road.** A request from Travis County, developer of Bee Creek Sports Complex, located at 4440 Bee Creek Road, for a variance to Sec. 28.09.013 regarding cut and fill requirements during land development.
- Staff report and presentation by Charlotte Hodges.
 - Applicant was not present.
 - Public Hearing: Alyson Goodhartz questioned the elevations of the proposed cut and fill. Jackson Glass expressed a desire to maintain the quality of the hill country. Bruce Goodhartz questioned the finished grade of the fields related to the surrounding hills. Martha Chapman asked about the access to the park.
 - Commission discussion/action – **A motion was made by Commissioner Kotrady to approve the request** and to open the floor to discussion. **The motion was seconded by Commissioner Harris. Motion carried by a vote of 7-0.**
- 9) **Variance – 4440 Bee Creek Road.** A request from Travis County, developer of Bee Creek Sports Complex, located at 4440 Bee Creek Road, for a variance to Sec. 28.09.007 regarding lighting requirements.
- Staff report and presentation by Charlotte Hodges.
 - Applicant’s representatives, Megan Lowry and Mark Vaughn were present to answer lighting related questions. Odette Tan, Project Manager for Travis County, was present and responded to some of the questions posed by the public.
 - Public Hearing: Alyson Goodhartz questioned the specifics about the lighting fixtures. Kathy Dutton stated that her main objection was the height of the light poles. Jackson Glass asked about the number of poles and whether the lighting design would be in compliance with dark sky standards. Melissa Spillman acknowledged that it seems that the proposed lighting is best choice of lights but also expressed discontent. Bruce Goodhartz believes that the determination should be delayed until definitive answers to the questions posed can be brought forward. Susan Brice asked about the hours of operation and whether all fields will be lit even if the field is not in use.
 - Commission discussion/action – **A motion was made by Commissioner Kotrady to approve the request** and to open the floor to discussion. **The motion was seconded by Commissioner Point. Motion carried by a vote of 7-0.**

10) Monument Sign – 1110 RR 620 North. A request from Akbar Bhaidani, owner of Suds Deluxe Car Wash and Lube, located at 1110 RR 620 N, for approval of a monument sign per Section 26.04.005 (a).

- Staff report and presentation by Charlotte Hodges.
- Applicant, Sean Bhaidani, was present.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Point to deny the first sign option** and to open the floor to discussion. **The motion was seconded by Commissioner Nichols. Commissioners Harris and Taylor opposed the motion. Motion carried by a vote of 4-2. (Commissioner Forton recused himself).**
- Commission discussion/action – **A motion was made by Commissioner Haley to approve the second sign option** and to open the floor to discussion. **The motion was seconded by Commissioner Harris. Commissioners Nichols and Point opposed the motion. Motion carried by a vote of 4-2. (Commissioner Forton recused himself).**

11) Wall Sign – 1110 RR 620 North. A request from Akbar Bhaidani, owner of Suds Deluxe Car Wash and Lube, located at 1110 RR 620 N, for approval of a wall sign per Section 26.04.005 (b).

- Staff report and presentation by Charlotte Hodges.
- Applicant, Sean Bhaidani, was present.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Harris to approve the sign as requested** and to open the floor to discussion. **The motion was seconded by Commissioner Haley. Commissioner Point opposed the motion. Motion carried by a vote of 5-1. (Commissioner Forton recused himself).**

12) Monument Sign – 101 Medical Parkway. A request from Equity Lakeway Investments, LLC., owner of 101 Medical Parkway, Unit 3-A, for approval of a multi-tenant monument sign per Section 26.04.005 (a).

- Staff report and presentation by Charlotte Hodges.
- Applicant was not present.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Kotrady to deny the requested sign** and to open the floor to discussion. **The motion was seconded by Commissioner Forton. Commissioner Harris opposed the motion. Motion carried by a vote of 5-1.**

13) Short-form Final Plat – 5201 Bee Creek Road. A request from Serene Hills, LTD., owner of approx. 9.259 acres of land located at 5201 Bee Creek Road, for approval of a Final Plat.

- This item was approved administratively by staff per Section 28.02.004 of the Code of Ordinances.

14) Discussion Item – Comprehensive Plan. A discussion and update on the City of Lakeway's Comprehensive Plan efforts.

- Discussion item only; no action.

15) Adjourn.

- Motion to adjourn by **Commissioner Forton** and seconded by **Commissioner Harris. Motion carried by a vote of 7-0.**
- Chairman Dave Taylor adjourned the meeting at 12:19 pm.

Minutes approved on August 7th, 2019, by a vote of 7-0.


Charlotte Hodges, BDS Director