

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
October 2, 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, Betty Haley, Carolyn Nichols, and Scott Olson.

Also present: City Council Liaison Sanjeev Kumar.

- 2) **Pledge of Allegiance.**

- 3) **Citizens Participation.** Frank Cooley was present and that spoke regarding a northeast access via Guyan Drive. Ronald Baltruzak spoke in opposition of the northeast connectivity through Guyan Drive.

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:** September 4, 2019, Regular Meeting.

- Determination: **Motion to approve minutes as written by Commissioner Point and seconded by Commissioner Olson. Motion carried by a vote of 6-0.**

END CONSENT AGENDA

- 5) **Annexation and Zoning Request: Lakeway Highlands, Phase 3, Sections 5 and 6A.** Consider a request from RH Lakeway Development LTD., owner of approx. 24.5 acres of land located east of the Bee Creek Rd. and Crosswind Dr. intersection for annexation into the City of Lakeway with proposed R-3 (Single-Family–Zero Lot Line-Modified) zoning.

- Staff report and presentation by Charlotte Hodges
- Applicant Bill Hayes was present along with applicant’s Engineer, Brendan McAfee.
- Public Hearing: **Vivian Craft** asked for clarification on whether the propane tank relocation would impact this area.
- Commission discussion/action – **A motion was made by Commissioner Nichols to recommend approval** of the request for annexation into the City of Lakeway with proposed R-3 zoning **to City Council and to open the floor to discussion. The motion was seconded by Commissioner Haley. Motion carried by a vote of 6-0.**

- 6) **Future Land Use Map Change: 1931 Lohmans Crossing Road.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 45 acres of land located at 1931 Lohmans Crossing Road, to amend the Future Land Use Map from Mixed-Use to Residential.

- Staff report and presentation by Charlotte Hodges
- Applicant Bill Hayes was present along with applicant’s Engineer, Brendan McAfee; Bill Hayes presented a slide show exhibit.

- Public Hearing: Many present to speak on the associated zoning request for this property; see item 7 below.
 - Commission discussion – **Commissioner Nichols** believes that the proposed changes to the Comprehensive Plan should be approved by City Council before recommendations are made regarding the change to the Future Land Use Map and rezoning. **Commissioners Kotrady, Haley and Olson** agreed.
 - Commission action – **A motion was made by Commissioner Nichols to postpone any determination on the change to the Future Land Use Map until the Comprehensive Plan changes are approved by City Council. The motion was seconded by Commissioner Kotrady. Motion was opposed by Commissioners Taylor and Point. Motion carried by a vote of 4-2.**
- 7) **Zoning Change: 1931 Lohmans Crossing Road.** Consider a request from Carlson, Brigance & Doering, Inc., the agent for the owner of approximately 45 acres of land located at 1931 Lohmans Crossing Road, for approval of a change in zoning from GUI (Government, Utility and Institutional) to R-1* (Single Family Residential) and R-3 (Single Family Residential-Zero Lot Line-Modified).
- Staff report and presentation by Charlotte Hodges
 - Applicant Bill Hayes was present along with applicant’s Engineer, Brendan McAfee.
 - Public Hearing: **Daniel Foreman** spoke in favor of the proposed zoning change. **Jerry Hietpas** also spoke in support of the request. **Miguel Suazo** expressed that he doesn’t believe that the zoning is appropriate. **Tom Kilgore** strongly urged and fully support the rezoning from mixed use to residential. **Christy Black** also supports the zoning change. **Vivian Craft** supports the residential zoning but is concerned about the density and the impact on traffic. **John Brecht** supports the change.
 - Prior to any vote, the applicant voluntarily withdrew the request for a **zoning change**.
- 8) **Special Use Permit – Short Term Rental: 202 Top O’ The Lake Drive.** Consider a request from Christopher and Wendy Elder, the owners of the property located at 202 Top O’ The Lake Drive (Lakeway Section 22B, Lot 2877) for a Special Use Permit to allow for a short-term rental use at this location.
- Staff report and presentation by Charlotte Hodges
 - Applicant Chris Elder was present.
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Nichols to recommend approval of the request for a Special Use Permit to allow for a short-term rental use and to open the floor to discussion. The motion was seconded by Commissioner Kotrady. Motion carried by a vote of 6-0.**

9) **Sign Variance: 2303 RR 620 South.** Consider a request from Lakeside Graphics for approval of a variance to Section 26.04.005 pertaining to building signage.

- Staff report and presentation by Charlotte Hodges.
- Business owner, McKenzie Reddon, was present to answer questions.
- Public Hearing: No one spoke.
- Commission Discussion/Action - **A motion was made by Commissioner Point to approve the request for a building sign variance as presented and to open the floor to discussion. The motion was seconded by Commissioner Kotrady. Motion was opposed by Commissioners Nichols and Olson. Motion carried by a vote of 4-2.**

10) Adjourn.

- Motion to adjourn by **Commissioner Point and seconded by Commissioner Olson. Motion carried by a vote of 6-0.**
- Chairman Dave Taylor adjourned the meeting at 11:29 a.m.

Minutes approved on November 6, 2019, by a vote of 6-0.



Erin Carr, BDS Manager