

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
November 9, 2020 9:00 a.m. via Videoconference
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

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

Also present via videoconference: City Council Representative, Sanjeev Kumar and alternate Zapco member, Betty Haley.

- 2) **Pledge of Allegiance.**

3) **Citizens Participation for items not on the agenda.**

- No one spoke.

- 4) **Citizens Participation for the consent agenda.**

- 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.*

- 5) **Approval of Minutes:** October 13, 2020, Regular Meeting.

- 6) **2021 ZAPCO Meeting Dates:** Approve proposed dates for 2021 ZAPCO Meeting.

- Determination: **Motion to approve the consent agenda as written made by Commissioner Point and seconded by Commissioner Harris. Motion carried by a vote of 7-0.**

END CONSENT AGENDA

Citizen Participation on posted agenda items occurred via telephone or video call.

- 7) **Final Plat: Lakeway Estates.** Consider a request from Perales Engineering, LLC, the agent for the owner of approximately 46 acres located west of Serene Hills Court, for approval of a Final Plat for Lakeway Estates.

- Staff report and presentation by Erin Carr
- Applicant: Jerry Perales joined via video call along with Property Owner Aaron Rasty who joined the meeting via video telephone.
- Public Hearing: Chris Castaldini and Bryan McCarty joined the meeting via telephone and spoke in opposition to the request via telephone. David Walden (via telephone) expressed that the number of homes, noise and public roads were some of the reasons for his opposition to the request; Tim Sullivan, Chairman of the Architectural Board, spoke in opposition to the request via telephone.

- Commission discussion/action – **A motion was made by Commissioner Olson to recommend approval** of a Final Plat for the property known at Lakeway Estates **to City Council. The motion was seconded by Commissioner Point. Commissioner Harris was opposed to the request. Motion carried** by a vote of **6-1**.
- 8) Final Plat: Lakeway Highlands Phase 2, Section 7.** Consider a request from Carlson, Brigance & Doering, Inc. on behalf of RH Lakeway Development LTD., owner of approximately 53.555 acres of land located northwest of Highlands Boulevard and south of Baldovino Skyway, for approval of a Final Plat for Lakeway Highlands Phase 2, Section 7.
- Staff report and presentation by Erin Carr
 - Applicant’s Representative, Ryan Harden was present (via telephone). Also present, RH Lakeway Development representative, Bill Hayes (via video call)
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Kotrady to recommend approval** of a Final Plat for the 53.555 acres of land located northwest of Highlands Boulevard and south of Baldovino Skyway **to City Council. The motion was seconded by Commissioner Forton. Motion carried** by a vote of **7-0**.
- 9) Special Use Permit: 1010 RR 620 South, Suite 102.** A request from Owen Orthodontic Center, the agent for the owner of the property located at 1010 RR 620 South, Suite 102 (Entrance at Lakeway, Lot 2) for a Special Use Permit to allow for an Orthodontic Practice to operate at this location.
- Staff report and presentation by Erin Carr
 - Applicant’s Representative James Gaitlin present joined the meeting via telephone. Also present, Orthodontic Practice Owner, Brandon Owen, DDS (via telephone)
 - Public Hearing: No one spoke
 - Commission discussion/action – **A motion was made by Commissioner Point to recommend approval** of a Special Use Permit to allow an Orthodontic Practice to operate at 1010 RR 620 South, Suite 102 **to City Council. The motion was seconded by Commissioner Forton. Motion carried** by a vote of **7-0**.
- 10) Special Use Permit: 412 Sailmaster, Unit A.** A request from Petya Hristov, the owner of the property located at 412 Sailmaster, Unit A (Lohmans Crossing Estates, Section 1, Block B, Lot 42) for a Special Use Permit to allow for a short-term rental use at this location.
- Staff report and presentation by Erin Carr
 - Applicant Petya Hristov joined via video telephone.
 - Public Hearing: No one spoke
 - Commission discussion/action – **A motion was made by Commissioner Forton to recommend approval** of a Special Use Permit to allow for a short-term rental use at 412 Sailmaster, Unit A **to City Council provided that the approval only applies to unit A. The motion was seconded by Commissioner Olson. Motion carried** by a vote of **7-0**.

11) Sign Variance– 4219 Bee Creek Road. A request from Malone Wheeler on behalf of Lake Travis Independent School District, the owner of Rough Hollow Elementary School located at 4219 Bee Creek Road, for approval of sign variance to allow a new electronic marquee sign.

- Staff report and presentation by Erin Carr.
- Applicant’s Representative, Danny Martin joined via video call. Also present via telephone, LTISD Director of Facilities & Construction, Robert Winovitch and Architect, Chuck Fields.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Olson to approve the request** for a sign variance to allow a 41.8 square foot electronic marquee sign for Rough Hollow Elementary School located at 4219 Bee Creek Road. **The motion was seconded by Commissioner Forton. Motion carried by a vote of 7-0.**

12) Sign Variance– 1701 Lohmans Crossing. A request from Malone Wheeler on behalf of Lake Travis Independent School District, the owner of Lakeway Elementary School located at 1701 Lohmans Crossing Road, for approval of sign variance to allow a new electronic marquee sign.

- Staff report and presentation by Erin Carr.
- Applicant’s Representative, Danny Martin joined via video call. Also present via telephone, LTISD Director of Facilities & Construction, Robert Winovitch and Architect, Chuck Fields.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Forton to approve the request** for a sign variance to allow a 41.8 square foot electronic marquee sign for Lakeway Elementary School located at 1701 Lohmans Crossing. **The motion was seconded by Commissioner Olson. Motion carried by a vote of 7-0.**

❖ The commission took a short break from 10:26 am to 10:33 am.

13) Ordinance Amendment: PUD (Planned Unit Development) District. An amendment revising the City of Lakeway Code of Ordinances, Section 30.03.021 PUD (Planned Unit Development) district.

- Staff report and presentation by Erin Carr
- Public Hearing: No one spoke
- Commission discussion/action – **A motion was made by Commissioner Nichols to recommend that the proposed amendment** to the City of Lakeway Code of Ordinances, revising Section 30.03.021 PUD (Planned Unit Development) district **be postponed until the meeting in December. The motion was seconded by Commissioner Point. Motion carried by a vote of 7-0.**

- Due to other obligations, City Council Representative, Sanjeev Kumar had to leave the meeting at 10:57 am.

14) Ordinance Amendment: The Oaks at Lakeway. A Third Amendment to the Oaks Planned Unit Development, Ordinance No. 2014-01-21-01, amending Section 3.9 (21) Connectivity and Circulation.

- Staff report and presentation by Erin Carr
- Public Hearing: No one spoke
- Commission discussion/action – **A motion was made by Commissioner Harris to recommend approval** of a third amendment to the Oaks Planned Unit Development, Ordinance No. 2014-01-21-01, amending Section 3.9 (21) Connectivity and Circulation **to City Council. The motion was seconded by Commissioner Forton. Motion carried by a vote of 7-0.**

15) Adjourn.

- Motion to adjourn **by Commissioner Forton, seconded by Commissioner Point. Motion carried** by a vote of 7-0.
- Chairman Dave Taylor adjourned the meeting at 11:37 a.m.

Minutes approved on December 14, 2020, by a vote of 7-0.



Erin Carr, BDS Interim Director