

**CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**January 11, 2021 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, Dave Point, Don Kotrady (was a non-participating member), Bruce Harris, Carolyn Nichols, Chris Forton, Scott Olson and Betty Haley.

Also present via videoconference: City Council Representative, Sanjeev Kumar.

- 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:** December 14, 2020, Regular Meeting.

**Approval of Minutes:** December 21, 2020, Special Meeting.

- Determination: **Motion to approve consent agenda by Commissioner Point and seconded by Commissioner Haley. Motion carried** by a vote of 7-0.

**END CONSENT AGENDA**

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

- 6) **Short Term Rental: 102 World of Tennis Square.** Consider a request from Paul and Janie Nitz, the owners of the property located at 102 World of Tennis for a Special Use Permit to allow for a short-term rental use at this location.

- Staff report and presentation by Erin Carr
- Applicant Janie Nitz joined the meeting via video call.
- 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 a short-term rental to operate at 102 World of Tennis **to City Council. The motion was seconded by Commissioner Haley. Motion carried** by a vote of 7-0.

- 7) **Special Use Permit: 1010 RR 620 S, Suite 100.** Consider a request from Hill Country Hyperbaric and Wound Care LLC, the agent for the owner of the property located at 1010 RR 620 South, Suite 100 for a Special Use Permit to allow for a Hyperbaric and Wound Care Practice to operate at this location.

- Staff report and presentation by Erin Carr

- Applicant was not present.
  - 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 for a Hyperbaric and Wound Care Practice to operate at 1010 RR 620 S, Suite 100 to **City Council**. **The motion was seconded by Commissioner Forton. Motion carried** by a vote of 7-0.
- 8) **Special Use Permit: 1010 RR 620 S, Suite 107.** Consider a request from Hill Country Health PLLC, the agent for the owner of the property located at 1010 RR 620 South, Suite 107 (Entrance at Lakeway, Lot 2) for a Special Use Permit to allow for an Adult Primary Care Physician’s Office to operate at this location.
- Staff report and presentation by Erin Carr
  - Applicant was not present.
  - 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 an Adult Primary Care Physician’s Office to operate at 1010 RR 620 S, Suite 107 to **City Council**. **The motion was seconded by Commissioner Harris. Motion carried** by a vote of 7-0.
- 9) **Annexation Request: Tomichi Trail.** Consider a request from RH Lakeway Development, LTD, owner of approximately 11.034 acres of land located east of Crosswinds Drive and west of Tomichi Trail for annexation into the city limits.
- Staff report and presentation by Erin Carr
  - Applicant Bill Hayes joined the meeting via video call.
  - Public Hearing: **Jerri Brown** and **Guy Rowland** both joined the meeting by telephone and expressed drainage concerns. **Christi Muse** joined the meeting by telephone and stated that she believes that the property should be left in its natural state and should not be annexed or developed. **Josh Baltz** participated via video call and expressed his opposition to the request. **Alexa Walker** joined the meeting by telephone and expressed her opposition to the request. **Tim Bearden** also expressed his opposition to the request and stated that he wants the area to remain natural.
  - Commission discussion/action – **A motion was made by Commissioner Harris to recommend approval** of the request for the 11.034 acres of land located east of Crosswinds Drive and west of Tomichi Trail to be annexed into city limits to **City Council**. **The motion was seconded by Commissioner Forton. Motion carried** by a vote of 7-0.
- 10) **Zoning Request: Tomichi Trail/Lakeway Highlands Park.** Consider a zoning request from RH Lakeway Development, LTD, owner of approximately 11.034 acres of land located east of Crosswinds Drive and west of Tomichi Trail with Parkland (P-1) zoning.
- Staff report and presentation by Erin Carr
  - Applicant Bill Hayes joined the meeting via video call.
  - Public Hearing: **Jerri Brown** joined via telephone and expressed opposition to the request; she wants both this Zoning Request and the Annexation request (item 9) to be tabled until answers to key concerns can be provided.

- **Christi Muse** joined the meeting by telephone and questioned whether parkland will be developed or left in its natural state; she believes that answers to these questions need to be provided before the property is zoned. **Josh Baltz** participated via video call and wants to know the impact on drainage. **Alexa Walker** joined by telephone and asked that no action be taken on the request at this time. **Tim Bearden** stated that he wants the water quality examined before a decision is made. **Guy Rowland** joined via telephone and wants the item tabled.
- Commission discussion/action – **A motion was made by Commissioner Olson to recommend approval** of the zoning request for the 11.034 acres of land located east of Crosswinds Drive and west of Tomichi Trail with Parkland (P-1) zoning **to City Council. The motion was seconded by Commissioner Forton. Motion carried** by a vote of 7-0.

❖ The commission took a short break from 10:48 am to 11:00 am.

**11) Variance: 4700 Blacksmith Cove.** Consider a request from William Evans, the owner of approximately 5.67 acres of land located at 4700 Blacksmith Cove (Travis Settlement, Section 4, Lot 255) for approval of a variance to Section 28.04.004 of the Lakeway Code of Ordinances pertaining to dimensional regulations of lots.

- Staff report and presentation by Erin Carr
- Applicant, William Evans joined via telephone.
- Public Hearing: **Ian Norton** joined via video call and expressed concerns related to the reduction in driveway width.
- Commission discussion/action – **A motion was made by Commissioner Nichols to approve** the request for a variance to Section 28.04.004 of the Lakeway Code of Ordinances pertaining to dimensional regulations of lots for the property located at 4700 Blacksmith Cove (Travis Settlement, Section 4, Lot 255). **The motion was seconded by Commissioner Harris. The motion was opposed by Commissioner Forton. Motion carried** by a vote of 6-1.

**12) Re-Plat: 4700 Blacksmith Cove.** Consider a request from William Evans, the owner of approximately 5.67 acres of land located at 4700 Blacksmith Cove (Travis Settlement, Section 4, Lot 255) for approval of a re-plat.

- Staff report and presentation by Erin Carr
- Applicant, William Evans joined via telephone.
- Public Hearing: **Ian Norton** joined via video call; he spoke to the minimum lot sizes for properties with water wells.
- Commission discussion/action – **A motion was made by Commissioner Nichols to recommend approval** of the Re-Plat request for the 5.67 acres of land located at 4700 Blacksmith Cove (Travis Settlement, Section 4, Lot 255) **to City Council. The motion was seconded by Commissioner Harris. Motion carried** by a vote of 7-0.

**13) Variance: Directional and Monument Signs.** Consider a request from WLE, LLC, agent for the owner Legend Communities, for monument and directional signs for Rough Hollow, Phase 3 Sections 3 and 4.

- Staff report and presentation by Erin Carr

- Applicant's Representative, Bill Hayes joined via video call.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Harris to approve** the request for sign variances (monument and directional signs) for Rough Hollow, Phase 3, Sections 3 and 4. **The motion was seconded by Commissioner Forton. Motion carried** by a vote of 7-0.

**14) Adjourn.**

- Motion to adjourn **by Commissioner Harris, seconded by Commissioner Forton. Motion carried** by a vote of 7-0.
- Chairman Dave Taylor adjourned the meeting at 11:51 a.m.

Minutes approved on February 8, 2021, by a vote of 7-0.

  
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Erin Carr, BDS Director