

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
September 13, 2021 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order. Commission Members Present:** Commissioners Austin Gibb, Nick Boyle, Judy Donahue, Mary Lynn Gibbs, Dan Vardell, Alternate member Don Kotrady and Chairman Chris Forton.

Also present: City Council Representative, Sanjeev Kumar.

- 2) **Pledge of Allegiance.**

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

- Sean Garretson, Karen Jarossi and Clint Strickland spoke about the need for workhouse housing.

- 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:** August 9, 2021, Regular Meeting.

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

END CONSENT AGENDA

- 6) **Sign Variance – Monument and Directional Sign: 3311 RR 620 S.** Consider a request from Custom Sign Creations, agent for the owner P Terry's, for a monument and directional sign placement to accommodate the future 620 widening project.
- Staff report and presentation by Erin Carr
 - Applicant Maggie Star from Custom Sign Creations was present. Monty, a P Terry's representative was also present.
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Vardell to approve** the request for monument and directional signage, including a variance for the property located at 3311 RR 620 South. **The motion was seconded by Commissioner Donahue. Motion carried** by a vote of 7-0.

- 7) **Cut and Fill Variance: 20120 HWY 71 W.** Consider a request from HWY 71 Investments LLC., the owner of approximately 3.05 acres of land located at 20120 W. State HWY 71 in the City of Lakeway's extraterritorial jurisdiction, for approval of a variance to Section 28.09.013 of the Lakeway Code of Ordinances regarding cut and fill requirements during land development.
- Staff report and presentation by Erin Carr
 - Applicant Todd Dailey and Project Engineer Joel Black were present
 - Public Hearing: Jonathan Kaplan and Kevin Estrella both spoke in opposition to the request.
 - Commission discussion/action – **A motion was made by Commissioner Boyle to approve** the request for a cut and fill variance for the property located at 3311 RR 620 South. **The motion was seconded by Commissioner Vardell. Motion carried** by a vote of 7-0.
- 8) **Final Plat: HWY 71 and Serene Hills Dr.** Consider a request from Kimley-Horn and Associates, on behalf of HEB Grocery Company LP, the owner of approximately 21.18 acres of land located at the northwest corner of the intersection at Highway 71 and Serene Hills Drive, for approval of a final plat for the subject property.
- Staff report and presentation by Erin Carr
 - Applicant Thomas Lombardi was present
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Vardell to recommend approval** of a Final Plat for the 21.18 acres of land located at the northwest corner of the intersection at Highway 71 and Serene Hills Drive **to City Council. The motion was seconded by Commissioner Gibbs. Motion carried** by a vote of 7-0.
- 9) **Special Use Permit: 1310 RR 620 S, Suite C-7.** Consider a request from Emily Pearl Quick, the agent for the owner of the property located at 1310 Ranch Road 620 South, for approval of a Special Use Permit to operate a beauty salon providing esthetician services in Suite C-7.
- Staff report and presentation by Erin Carr
 - Applicant, Emily Pearl Quick was present. Also present Daniel Quick.
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Gibbs to recommend approval** of a Special Use Permit to allow for a bank to operate a beauty salon providing esthetician services in Suite C-7 at 1310 RR 620 South **to City Council. The motion was seconded by Commissioner Gibb. Motion carried** by a vote of 7-0.

10) Special Use Permit: 1913 RR 620 S, Suite 101. Consider a request from First United Bank and Trust Company, the owner of the property located at 1913 Ranch Road 620 South, for approval of a Special Use Permit to operate a dental office in Suite 101.

- Staff report and presentation by Erin Carr
- Applicant's Representative, John Leslie with Med-Tech was present
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Gibb to recommend approval** of a Special Use Permit to operate a dental office in Suite 101 at 1913 RR 620 South **to City Council. The motion was seconded by Commissioner Vardell. Motion carried** by a vote of 7-0.

11) Preliminary Plan: Hillsong. Consider a request from Carlson, Brigance and Doering, the agent for Hillsong Development LLC, the owner of approximately 22.859 acres and 3.09 acres of land located at the intersection of Flint Rock Road and Wild Cherry Drive and addressed as 15617 Flintrock Road, for approval of the Preliminary Plan for a development to be known as Hillsong.

- Staff report and presentation by Erin Carr
- Applicant, James Cognetti with Carlson, Brigance and Doering was present. Also present Paul Austin Kidd with Legacy DCS was present.
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Kotrady to recommend approval** of a Preliminary Plan addressed as 15617 Flintrock Road at the intersection of Flint Rock Road and Wild Cherry Drive **to City Council on the condition** that additional consideration be given to the right-in, right-out design at Flint Rock Road. **The motion was seconded by Commissioner Gibb. Motion carried** by a vote of 7-0.

12) Annexation Request: 17301 Flintrock Rd. Consider a request from Legacy DCS, the agent for the owner of approximately 43.88 acres of land located at the intersection of Flintrock Road and Serene Hills Drive and addressed as 17301 Flintrock Road, for annexation into the city limits.

- *This item was withdrawn at the request of the applicant. The request was be placed on the October regularly scheduled meeting.*

13) Zoning Request: 17301 Flintrock Rd. Consider a request from Legacy DCS, the agent for the owner of approximately 43.88 acres of land located at the intersection of Flintrock Road and Serene Hills Drive and addressed as 17301 Flintrock Road, for single family (R-1 and R-3) zoning.

- *This item was withdrawn at the request of the applicant. The request was be placed on the October regularly scheduled meeting.*

14) Replat: 19531 Lakehurst Loop. Consider a request from WGI Inc., on behalf of the owners of approximately 3.55 acres of land located at the intersection of Lakehurst Loop and Lakehurst Road, in the extraterritorial jurisdiction of the City of Lakeway, for approval of a replat for the property addressed as 19531 Lakehurst Loop.

- Staff report and presentation by Erin Carr
- Applicant was not present
- Public Hearing: Thomas Owusu was present to gather additional information.
- Commission discussion/action – **A motion was made by Commissioner Gibb to recommend approval** of a replat for the property addressed as 19531 Lakehurst Loop located at the intersection of Lakeway Loop and Lakehurst Road **to City Council. The motion was seconded by Commissioner Donahue. Motion carried** by a vote of 7-0.

15) Adjourn.

- Motion to adjourn **by Commissioner Gibbs, seconded by Commissioner Gibb. Motion carried** by a vote of 7-0.
- Chairman Chris Forton adjourned the meeting at 11:04 a .m.

Minutes approved on October 12, 2021, by a vote of 7-0.



Erin Carr, BDS Director