

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
October 12, 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 Scott Olson, Austin Gibb, Nick Boyle, Judy Donahue, Mary Lynn Gibbs, Dan Vardell and Chairman Chris Forton.

Also present: 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:** September 13, 2021, Regular Meeting.

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

END CONSENT AGENDA

- 6) **Building and Monument Signs: 1602 RR 620 N.** Consider a request from Texas Custom Signs, agent for the owner The Learning Experience Academy of Early Education, for a building sign and shared monument for their new commercial building located at 1602 RR 620 N.

- 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 Olson to approve** the request for a building sign and shared monument sign for The Learning Experience Academy of Early Education located at 1602 RR 620 North. **The motion was seconded by Commissioner Boyle. Motion carried** by a vote of 7-0.

- 7) **Variance – Building Sign: 101 Medical Pkwy.** Consider a variance request from Lee Jackson, agent for the new tenant, Premier Family Physicians, for a building sign for the new commercial building located at 101 Medical Pkwy.
- Staff report and presentation by Erin Carr
 - Applicants Lee Jackson and Scott McCullough were present
 - Public Hearing: No one spoke.
 - Commission discussion/action – **A motion was made by Commissioner Olson to approve** the request for a building sign and sign variance for Premier Family Physicians located at 101 Medical Parkway. **The motion was seconded by Commissioner Vardell. Motion carried** by a vote of 7-0.
- 8) **Final Plat: 4211 Bob Wire Road** A request from Julie Peeler, the owner of approximately 14.802 acres of land located at 4211 Bob Wire Road (Las Terrazas, Block A, Lots 1-11) which is situated approximately 0.2 miles west of the intersection of Bob Wire Road and Auger Lane, for approval of a Final Plat.
- 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 Gibbs to recommend approval** of a Final Plat for the 14.802 acres of land located at located at 4211 Bob Wire Road **to City Council. The motion was seconded by Commissioner Gibb. Motion carried** by a vote of 7-0.
- 9) **Annexation: 17301 Flint Rock Rd.** A request from Eastside Landings Development, LLC, the agent for the owner of approximately 43.88 acres of land located at 17301 Flint Rock Road north of Serene Hills for annexation into the city limits.
- 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 Gibbs to recommend approval** of an Annexation request for the 43.88 acres of land located at 17301 Flint Rock Road **to City Council. The motion was seconded by Commissioner Olson. Motion carried** by a vote of 7-0.
- 10) **Zoning: 17301 Flint Rock Rd.** A request from Eastside Landings Development, LLC, the agent for the owner of approximately 43.88 acres of land located at 17301 Flint Rock Road north of Serene Hills for Single Family Residential (R-1 and R-3) zoning.
- 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 Vardell to recommend approval** of Single Family Residential (R-1 and R-3) zoning for the 43.88 acres of land located at 17301 Flint Rock Road **to City Council. The motion was seconded by Commissioner Boyle. Motion carried** by a vote of 7-0.

11) Amendment – Future Land Use Map. An amendment to the City of Lakeway’s Future Land Use Map (FLUM).

- Staff report and presentation by Erin Carr
- Public Hearing: No one spoke.
- Commission discussion/action:
 - Motion 1 – 1801 and 1829 Lohmans Crossing Road: **A motion was made by Commissioner Olson to recommend City Council approve** the amendment to the Future Land Use Map for 1801 and 1829 Lohmans Crossing Road from Residential, Commercial and Governmental, Utility and Institutional to Mixed Use. **The motion was seconded by Commissioner Boyle. Motion carried** by a vote of 7-0.
 - Motion 2 – 2811 RR 620 South: **A motion was made by Commissioner Olson to recommend City Council approve** the amendment to the Future Land Use Map for 2811 RR 620 South from Recreational and Open Space to Mixed Use. **The motion was seconded by Commissioner Donahue. The motion was opposed by Commissioner Gibb. Motion carried** by a vote of 6-1.
 - Motion 3 – 3502-3609 Wild Cherry Drive and 3604-3606 Peak Lookout Drive: **A motion was made by Commissioner Gibb to recommend City Council approve** the amendment to the Future Land Use Map for 3502-3609 Wild Cherry Drive and 3604-3606 Peak Lookout Drive from Residential to Commercial. **The motion was seconded by Commissioner Boyle. Motion carried** by a vote of 7-0.
 - Motion 4 – 17301 Flint Rock Road: **A motion was made by Commissioner Olson to recommend City Council approve** the amendment to the Future Land Use Map by adding the newly annexed and residentially zoned property located at 17301 Flint Rock Road. **The motion was seconded by Commissioner Gibbs. Motion carried** by a vote of 7-0.

12) Zoning Change: 3602 Wild Cherry. A request from VEI Consulting Engineers, the agent for Americo Properties LLC, the owner of approximately 1 acre of land located land located at 3602 Wild Cherry Drive adjacent to Baylor Scott & White Medical Center, for approval of a zoning change from R-1 (Single Family Residential) to C-1, (Commercial).

- Staff report and presentation by Erin Carr
- Applicant Todd Fletcher was present
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Boyle to recommend approval** of a zoning change from R-1 (Single Family Residential) to C-1, (Commercial) for the property located at 3602 Wild Cherry **to City Council. The motion was seconded by Commissioner Donahue. Motion carried** by a vote of 7-0.

❖ The commission took a short break from 10:23 am to 10:33 am.

13) Zoning Change: The Square on Lohmans. A request from Carlson, Brigance and Doering, Inc., the agent for the owners of approximately 69 acres of land situated west and northeast of the Lakeway Police Facility for approval of a zoning change from Single-Family Residential (R-1* and R-3), Office Retail (C-1) and Government, Utility, Institutional (GUI) to Planned Unit Development (PUD).

- Staff report and presentation by Erin Carr
- Applicant Bill Hayes was present
- Public Hearing: Ron Baltruzak spoke in opposition to any proposed cut-through from Rolling Green Drive.
- Commission discussion/action – **A motion was made by Commissioner Olson to recommend approval** of a zoning change from Single-Family Residential (R-1* and R-3), Office Retail (C-1) and Government, Utility, Institutional (GUI) to Planned Unit Development (PUD) for the property located west and northeast of the Lakeway Police Facility **to City Council** with the following **conditions**:
 - Require a minimum of 50% sidewalk shade coverage (awnings)
 - Prohibit on street parking in R-1* and R-3 zoned areas
 - Require a SUP of commercial entities for the usage of their rooftop as a venue
 - City Council to determine a date certain for the start and completion of Main Street and Lohmans Spur Require

The motion was seconded by Commissioner Gibbs. The motion was **opposed by Commissioners Gibb and Vardell.** **Motion carried** by a vote of **5-2.**

❖ The commission took a short break during item 13 from 1:02 pm to 1:09 pm.

14) Preliminary Plan Amendment and Consolidation: Lakeway Highlands and Rough Hollow. A request from Carlson, Brigance and Doering, the agent for RH Lakeway Development, LTD, the owner of approximately 1555 acres of land located in the Lakeway Highlands Subdivision, for approval to revise and consolidate the preliminary plans for Phases 1, 2 and 3 of Lakeway Highlands/Rough Hollow Development.

- Staff report and presentation by Erin Carr
- Applicant was not present.
- Public Hearing: Jerri Brown was presented to speak about the fragility of water quality in the area.
- ❖ Commission discussion/action – **A motion was made by Commissioner Vardell to recommend approval** of a Preliminary Plan Amendment and Consolidation for Phases 1, 2 and 3 of Lakeway Highlands and Rough Hollow Development **to City Council.** **The motion was seconded by Commissioner Olson.** The motion was **opposed by Commissioner Donahue.** **Motion carried** by a vote of **5-1.** (Prior to the motions on Agenda Item 14, Commission Member Austin Gibb had to leave).

15) Adjourn.

- Motion to adjourn **by Commissioner Olson, seconded by Commissioner Vardell.**
Motion carried by a vote of **6-0**.
- Chairman Chris Forton adjourned the meeting at 1:58 p .m.

Minutes approved on November 8, 2021, by a vote of 6-0.



Erin Carr, BDS Director