

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
Wednesday, April 2, 2014, 9:10 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **Establish Quorum and Call to Order.** Present: Commissioners Jack Ford, Jean Hennagin, Ron Massa, Dave Point, Bridgett Bertram and Chairperson Dwight Haley. Also present: Steve Jones, City Manager; Chessie Zimmerman, Assistant City Manager; Dave Taylor, City Council Liaison; Troy Anderson, BDS Director and Paul Duncan, City Engineer. Commissioner Don Kotrady was not present.

CONSENT AGENDA: All items may be approved by one Commission vote. Members of the Commission may pull items from the consent agenda for discussion.

2. **Approval of Minutes:** Wednesday, March 5, 2014, Regular.

END CONSENT AGENDA

Commissioner Ron Massa moved to approve Consent Agenda. Commissioner Jack Ford seconded the motion, and by a vote of 6-0 the motion carried unanimously.

3. **Comprehensive Plan Amendment: Future Land Use Plan.** Consider an amendment to the City's Comprehensive Plan, specifically the Future Land Use Plan, pertaining to the Ranch Road 620 Corridor.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Citizen participation/public hearing – Jerry Lott spoke in opposition.
 - Commission discussion/action - **After discussion, Commissioner Jack Ford made a motion to approve the request. Commissioner Dave Point seconded the motion and by a vote of 6-0 the motion carried unanimously.**
4. **Zoning Change: 309 Ranch Road 620 North.** Consider a request from Ricky Jenkins, the agent for the owner of the property located at 309 RR 620 North, for a zoning change from C-1 (Office/Retail) to C-2 (Commercial/Light Industrial).
 - Staff report by Troy Anderson, BDS Director. Staff recommended disapproval.
 - Applicant representative Ricky Jenkins made a presentation. Jerry Lot, owner made a presentation.
 - Citizen participation/public hearing – Ginger Mitchell spoke in favor. Jerry Winnett spoke in favor. Mary Hickey spoke in favor. Danny Martin spoke in favor. Jim Williams spoke in favor. Bill Aydam spoke in favor. William spoke in favor and also on behalf of the Hale family.
 - Commission discussion/action - **After discussion, Commissioner Dave Point made a motion to deny the zoning change. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**

9. **Zoning Request: Lakeway Highlands Phase 3 Sections 1, 2, 3.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 65.8 acres of land west of Highlands Boulevard between Bee Creek Road and Peninsula Way, for approval of R-3 (Single-Family Residential - Zero Lot Line-Modified) zoning of the subject property.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Applicant representative, Doug Rummel was present to answer questions but did not make a presentation.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **After discussion, Commissioner Jean Hennagin made a motion to approve the request. Commissioner Jack Ford seconded the motion and by a vote of 6-0 the motion carried unanimously.**

10. **Preliminary Plan Revision: Serene Hills.** Consider a request from MBC Engineers, the agent for the owner of approximately 456.6 acres of land located at 17500 West SH 71, for approval of a revision to the preliminary plan for the Serene Hills subdivision.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Applicant representative Matt Hiles was present to answer questions but did not make a presentation.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **After discussion, Commissioner Bridgett Bertram made a motion to approve the request. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**

11. **Final Plat: Serene Hills, Phase 2W.** Consider a request from Longaro and Clarke, L.P., the agent for the owner of approximately 45.8 acres of land located west of Serene Hills Drive between Flint Rock Road and West State Highway 71, for approval of a final plat to hereinafter be known as Serene Hills, Phase 2W.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Applicant representative was not present.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **After discussion, Commissioner Bridgett Bertram made a motion to approve the request. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**

12. **Permanent Sign: UFCU Center.** Consider a request from Custom Sign Creations, the agent for the owner of the property located at 1213 Ranch Road 620 South, for approval of a new multi-tenant monument sign.
 - Staff report by Troy Anderson, BDS Director. Staff recommended approval.
 - Applicant representative Andy of Custom Sign Creations made a presentation. Brent Walton of UFCU made a presentation.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action - **After discussion, Commissioner Bridget Bertram made a motion to approve the request with modifications subject to staff approval. Commissioner Ron Massa seconded the motion and by a vote of 6-0 the motion carried unanimously.**