

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
May 3, 2017, 9:10 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order.** Present: Commissioners Steve Smith, Don Goff, Dave Point, Bruce Harris and Chairman Dave Taylor.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** There were no speakers.

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.*

- 4) **Approval of Minutes:** Wednesday, April 5, 2017, Regular.

END CONSENT AGENDA

Motion to approve by Commissioner Point and seconded by Commissioner Harris.
Motion carried by a vote of 5-0.

- 5) **Permanent Signs: Lakeway Regional Medical Center.** Consider a request from Lewis Signs, representing the owner of the property located at 200 Medical Parkway for approval of new building signage for a medical office building.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant not present.
 - Determination: **Motion to approve by Commissioner Smith and seconded by Commissioner Goff. Motion carried by a vote of 5-0.**
- 6) **Special Use Permit: Short Term Rental.** Consider a request from Dr. Steven Klayman, the owner of the property located at 103 Triton Court (Lakeway Section 20, Lot 2139) for approval of a Special Use Permit to allow for a short-term rental use at this location.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: Stephen Wright and Blythe Wright, 101 Triton Court, both spoke in opposition of the request. Nancy Dietrich, 819 Mariner, spoke in general opposition to Short Term Rentals. Applicant's partner, Tommy Hayden present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and seconded by Commissioner Point. Motion carried by a vote of 5-0.**

- 7) **Special Use Permit: Short Term Rental.** Consider a request from John and Lou Black, the owner of the property located at 817 Mariner (Lakeway Section 6, Lot 758) for approval of a Special Use Permit to allow for a short-term rental use at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: Sandy Futterman, 811 Mariner, questioned the restrictions on short term rentals vs. the Founding Fathers vision of a resort community. Nancy Dietrich, 819 Mariner, spoke in opposition of the request. Jolie Tinsman, 815 Mariner, also spoke in opposition and brought up the issue that use is prohibited by the deed restrictions in Section 6. Russ Eitel, 208 Corinthian, spoke in support of the request. Applicant was not present.
 - **Motion to table the request until receipt of legal opinion on deed restriction issue by Commissioner Point and seconded by Commissioner Goff. Motion carried by a vote of 5-0.**
- 8) **Preliminary Plan: Whippoorwill Business Park.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 2.2 acres located along Whippoorwill Street between Pheasant Lane and Nightingale Lane for approval of the preliminary plan for Whippoorwill Business Park.
- Staff report and presentation by Ray Miller.
 - Public Hearing: Craig Straube, 201 RR 620 South, questioned the extent of the improvements. Applicant Brendan McEntee of Carlson, Brigance and Doering was present to answer any questions.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and seconded by Commissioner Point. Motion carried by a vote of 5-0.**
- 9) **Special Use Permit: Model Home.** Consider a request by JH Tuscan Village, the agent for the owner of the property located at 106 Bella Toscana, (Tuscan Village Lofts, Building A, Unit 3108) for approval of a Special Use Permit for a Model Home to be operated at this location.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant not present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Harris and seconded by Commissioner Point. Motion carried by a vote of 5-0.**
- 10) **Final Plat: Lakeway Highlands, Phase 1, Section 8F.** A request from Carlson, Brigance and Doering, the agent for the owner of approximately 8.326 acres of land located north of Highlands Boulevard on the east side of Schickel Terrace, for approval of a final plat to hereinafter to be known as Lakeway Highlands Phase 1, Section 8F.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant was not present.
 - Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Goff. Motion carried by a vote of 5-0.**

11) Re- Plat: Lakeway Highlands, Phase 1, Section 8C. A request from Carlson, Brigance and Doering, the agent for the owner of approximately 10.109 acres of land located northwest of Highlands Boulevard on the east side of Peninsula Way, for approval of a re-plat of lots 31-35, Block A, Lakeway Highlands, Phase 1, Section 8C.

- Staff report and presentation by Ray Miller.
- Public Hearing: No one spoke. Applicant Brendan McEntee of Carlson, Brigance and Doering was present.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Goff and seconded by Commissioner Harrisf. Motion carried by a vote of 4-0.**


12) Planned Unit Development: Tuscan Village #5. Consider a request from JH Tuscan Village, LP, the owner of approximately 42.6 acres of land located at 111 Medici Avenue, for approval of an amendment to the Planned Unit Development (PUD) Ordinance.

- *This item was withdrawn by the applicant.*

13) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 10:26 am.

Minutes approved on May 3, 2017, by a vote of 5-0.



Ray Miller, Jr., BDS Director