

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
June 6, 2018 9:15 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order. Present:** Commissioners Bruce Harris, Don Goff, Jack Ford, Don Kotrady and Dave Point.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** 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.*

- 4) **Approval of Minutes:** May 2, 2018, Regular Meeting.

END CONSENT AGENDA

Motion to approve by Commissioner Kotrady and seconded by Commissioner Ford. Motion carried by a vote of 5-0.

- 5) **ZAPCO Appointments to Comprehensive Plan Steering Committee**
 - Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke.
 - Determination: **Motion to nominate Don Kotrady and Dave Taylor to the steering committee made by Commissioner Harris. The motion was seconded by Commissioner Goff. Motion carried by a vote of 5-0.**
- 6) **The Oaks PUD – Fast Food Definition – Interpretation for Jason’s Deli**
 - Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant Chessie Zimmerman was present.
 - Determination: **Motion by Commissioner Harris that Jason’s Deli should not be defined as a Fast Food restaurant. The motion was seconded by Commissioner Ford. Motion carried by a vote of 5-0.**
- 7) **Variance Request – Lake Travis Elementary School #7:** Consider a request from Malone/Wheeler, Inc., representing Lake Travis ISD, the owner of the property located at 4219 Bee Creek Road, for a variance of Section 28.09.017(g) of the Lakeway Municipal Code to allow for the use of artificial turf.
 - Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant was not present.
 - Determination: **Motion to approve by Commissioner Goff. The motion was seconded by Commissioner Kotrady. Motion carried by a vote of 5-0.**

- 8) **Variance Request – Belmont Village:** Consider a request from Belmont Village the owner of the property located at 107 Bella Montagna Circle, for a variance of Section 28.09.017(g) of the Lakeway Municipal Code to allow for the use of artificial turf.
- Staff report and presentation by Ray Miller.
 - Public Hearing: No one spoke. Applicant Mark Maclaine was present.
 - Determination: **Motion to approve by Commissioner Ford with conditions. The motion was seconded by Commissioner Kotrady. Motion carried by a vote of 5-0.**
- 9) **Variance Requests:** Consider a request from Planning Concepts, the agent for the owner of approximately 19.81 acres of land situated within the City of Lakeway’s Extra-Territorial Jurisdiction (ETJ) and physically located at 19618 and 19726 Bee Creek Tavern Road, for variances to amount maximum amount of impervious cover within the City of Lakeway’s ETJ and the calculation of net site area for a proposed Bee Creek Resort.
- Staff report and presentation by Ray Miller.
 - Public Hearing: Paul Stevensen, Bob Stubbs and Sissy Shugrue spoke in opposition to the request. Dean Leeper expressed his opposition as well as stating his concerns related to the impact of increased traffic on the road. Bill Cobb stated his concerns about the proposed development and Anthony Garcia discussed wildlife concerns. Jason Crabtree spoke about the vision for the property.
 - Applicant Mark Priestner was present.
 - Variance Determination-1 (exceed the maximum amount of impervious cover): **Motion to approve the variance request by Commissioner Ford. The motion was seconded by Commissioner Goff. Motion carried by a vote of 5-0.**
 - Variance Determination-2 (net site area calculation proposal): **Motion to deny the variance request by Commissioner Kotrady. The motion was seconded by Commissioner Ford. Commissioner Harris opposed the request. Motion carried by a vote of 4-1.**
- 10) **Zoning Request:** A request from Dominic and Tisha Moulinet, the owners of approximately 3.466 acres of land located at 15096 and 15099 Strader Circle, for a change in Zoning Classification from R-1 (Single-Family Residential) to R-6 (Single-Family Rural Residential)
- 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 Harris. The motion was seconded by Commissioner Ford. Motion carried by a vote of 5-0.**

11) Final Plat: The Overlook at Lakeway Subdivision: Consider a request from KGBE, the agent for the owner of approximately 9.1 acres of land located northwest of Flintrock Road and west of Ranch Road 620 for approval of a Final Plat to be known as The Overlook at Lakeway Subdivision.

- 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 Kotrady. The motion was seconded by Commissioner Goff. Motion carried by a vote of 5-0.**

12) Sign Ordinance – Amendments: Consider proposed amendment to Chapter 26 (Signs) Lakeway Municipal Code pertaining to permitted signs within the City of Lakeway and its Extraterritorial Jurisdiction (ETJ).

- Staff report and presentation by Ray Miller.
- Public Hearing: Ron Massa spoke about commercial signage.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Goff with conditions. The motion was seconded by Commissioner Harris. Motion carried by a vote of 5-0.**

13) Adjourn.

Hearing no further discussion, Commissioner Point adjourned the meeting at 11:17 am.

Minutes approved on July 11, 2018, by a vote of 7-0.



Erin Carr, Interim BDS Director