

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING

Action Minutes of Regular Session

September 5, 2018 9:15 a.m.

Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order. Present:** Commissioners Don Kotrady, Dave Point, Louis Mastrangelo, Chris Forton, Carolyn Nichols, Bruce Harris and Chairman Dave Taylor.
- 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:** August 1, 2018, Regular Meeting.

END CONSENT AGENDA

Motion to approve by Commissioner Point and seconded by Commissioner Kotrady. Motion carried by a vote of 6-0. Commissioner Nichols abstained (*was not present at meeting in August*).

- 5) **Zoning Change – Bee Creek Road.** Consider a request from 360 Professional Services, Inc., the agent for the owner of approximately 1.24 acres of land located on Bee Creek Road situated north of the private drive for 4932 Bee Creek Road, for a zoning change from AG from AG (Agricultural) to C-1 (Commercial - Office/Retail).
 - Staff report and presentation by Erin Carr.
 - Public Hearing: No one spoke. Applicant Scott Foster of 360 Professional Services was present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Kotrady and seconded by Commissioner Forton. Motion carried by a vote of 7-0.**
- 6) **Special Use Permit – Bee Creek Road.** Consider a request from 360 Professional Services, Inc., the agent for the owner of approximately 1.24 acres of land located on Bee Creek Road situated north of the private drive for 4932 Bee Creek Road, for a Special Use Permit to operate a daycare facility.
 - Staff report and presentation by Erin Carr.
 - Public Hearing: No one spoke. Applicant Scott Foster of 360 Professional Services was present.
 - Recommendation to City Council: **Motion to recommend approval with conditions made by Commissioner Point and seconded by Commissioner Harris. Motion carried by a vote of 7-0.**

- 7) **Special Use Permit – Blue Sprig.** Consider a request from Blue Sprig Pediatrics, Inc., the tenant of the property at 107 Ranch Road 620 South, Suite 300, for approval of a Special Use Permit to operate a medical office for autism therapy.
- Staff report and presentation by Erin Carr.
 - Public Hearing: No one spoke. Applicant Dan Beuerlein was present.
 - Recommendation to City Council: **Motion to recommend approval with conditions made by Commissioner Harris and seconded by Commissioner Forton. Motion carried by a vote of 7-0.**
- 8) **Special Use Permit – PureWash.** Consider a request from Masterplan, the agent for the owner of approximately 1.0742 acres of land located at 100 Birrell Street, for approval of a Special Use Permit to operate a carwash.
- Staff report and presentation by Erin Carr.
 - Public Hearing: Annette Brown voiced concerns about the impact on traffic. Applicant Karen Wunsch was present along with Shelley Mitchell from Pape Dawson Engineers.
 - Recommendation to City Council: **Motion to recommend approval with conditions made by Commissioner Harris and seconded by Commissioner Point. Motion carried by a vote of 6-1. Commissioner Mastrangelo opposed the motion.**
- 9) **Preliminary Plan Revision – Lake Travis Transitional Medical Center.** Consider a request from Masterplan, the agent for the owner of approximately 1.0742 acres of land located at 100 Birrell Street, for a revision to the Lake Travis Transitional Medical Center preliminary plan.
- Staff report and presentation by Erin Carr.
 - Public Hearing: No one spoke. Shelley Mitchell from Pape Dawson Engineers was present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Harris and seconded by Commissioner Forton. Motion carried by a vote of 7-0.**
- 10) **Final Plat – Highlands Phase 2, Section 6 Re-plat.** Consider a request from Carlson, Brigance & Doering, Inc., the agent for the owner of 2.999 acres of land, for a re-plat of lots 1, 2 and 5, block D, Lakeway Highlands Phase 2, Section 6.
- Staff report and presentation by Erin Carr.
 - Public Hearing: No one spoke. Christine Methvin from Carlson, Brigance & Doering was present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Point and seconded by Commissioner Kotrady. Motion carried by a vote of 7-0.**

11) Final Plat – Bee Creek Elementary Subdivision. Consider a request from Malone Wheeler, Inc., the agent for the owner, Lake Travis Independent School District, of approximately 12.21 acres of land located at 4219 Bee Creek Road, for a final plat approval of Bee Creek Elementary Subdivision.

- Staff report and presentation by Erin Carr.
- Public Hearing: Gayle Lyons expressed concerns about the project. Applicant Danny Martin from Malone Wheeler was present
- Recommendation to City Council: **Motion to recommend approval made by Commissioner Harris and seconded by Commissioner Point. Motion carried by a vote of 7-0.**

12) Special Use Permit – Short Term Rental – 199 World of Tennis Square. Consider a request from Timothy Self, the owner of the property at 199 World of Tennis Square (Lakeway World of Tennis Condominiums, BLD 16, UNT A-159), for approval of a Special Use Permit to allow for a short-term rental use to operate at this location.

- Staff report and presentation by Erin Carr.
- Public Hearing: No one spoke. Applicant was not present.
- Recommendation to City Council: **Motion to recommend approval by Commissioner Point and seconded by Commissioner Harris. Motion carried by a vote of 6-1. Commissioner Mastrangelo opposed the motion.**

13) Sign Plan: Baylor Scott & White Institute for Rehabilitation. Consider a request from SSC Signs and Lighting, representing the owner of the property located at 2000 Medical Drive, for approval of a sign plan providing for permanent signage.

- Staff report and presentation by Erin Carr.
- Public Hearing: No one spoke. Applicant was not present.
- Determination: **Motion to approve sign with conditions by Commissioner Point. The motion was seconded by Commissioner Kotrady. Motion carried by a vote of 7-0.**

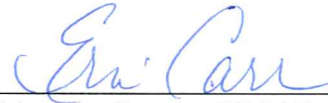
14) Permanent Building Sign: Farmers Insurance. Consider a request from FSG Signs, representing the owner of the property located at 5329 Serene Hills Drive, for approval of permanent building signage.

- Staff report and presentation by Erin Carr.
- Public Hearing: No one spoke. Tim Jacobs from FSG Signs was present
- Determination: **Motion to approve signs by Commissioner Harris. The motion was seconded by Commissioner Mastrangelo. Motion carried by a vote of 7-0.**

15) Adjourn.

- Motion to adjourn by **Commissioner Harris** and seconded by **Commissioner Kotrady**.
- Chairman Taylor adjourned the meeting at 11:49 am.

Minutes approved on October 3rd, 2018, by a vote of 6-0.



Erin Carr, Interim BDS Director