

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Regular Session
April 3, 2019 9:15 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order. Present:** Commissioners Dave Taylor, Don Kotrady, Dave Point, Chris Forton, Scott Olson and Betty Haley.
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** Tom Kilgore questioned whether the applicant submitting a ZAPCO item should be the owner or an owner's representative and noted that a quorum of the Lakeway City Council was in attendance.

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:** March 6, 2019, Regular Meeting.
 - Determination: **Motion to approve minutes as written by Commissioner Forton and seconded by Commissioner Kotrady. Motion carried by a vote of 6-0.**

END CONSENT AGENDA

- 5) **Annexation Request.** A request from Carlson, Brigance & Doering, Inc., on behalf of RH Lakeway Development LTD., owner of approx. 33.061 acres of land located south of the Crosswind Drive and Hornsby Lane intersection for annexation into the City of Lakeway with proposed zoning of R-1 (Single-Family Residential).
 - *This item was postponed until the meeting on May 1, 2019.*
- 6) **Final Plat.** A request from Carlson, Brigance & Doering, Inc., on behalf of RH Lakeway Development LTD., owner of approx. 33.061 acres of land located south of the Crosswind Dr. and Hornsby Ln. intersection for approval of Final Plat- Lakeway Highlands Ph. 3, Sec. 6B.
 - *This item was postponed until the meeting on May 1, 2019.*
- 7) **Special Use Permit – 607 RR 620 North.** A request from Lake Travis ISD, for a Special Use Permit allowing for portable buildings at Lake Travis Educational Development Center located at 607 RR 620 N.
 - Staff report and presentation by Charlotte Hodges.
 - Public Hearing: No one spoke. Applicant's Representative, Robert Winovitch, was present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Point and seconded by Commissioner Forton for a duration of 5-years. Motion carried by a vote of 6-0.**

- 8) **Special Use Permit (Short Term Rental) – 219 Corinthian.** A request from John Reger, owner of 219 Corinthian Drive for a Special Use Permit to operate a Short Term Rental.
- Staff report and presentation by Charlotte Hodges.
 - Public Hearing: Greg Winborn spoke in support of the request. Applicants John and Anna Reger were present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Forton and seconded by Commissioner Point. Motion carried by a vote of 6-0.**
- 9) **Special Use Permit (Short Term Rental) – 1300 Sparrow Lane.** A request from Little La Jolla LLC., owner of 1300 Sparrow Lane for a Special Use Permit to operate a Short Term Rental.
- Staff report and presentation by Charlotte Hodges.
 - Public Hearing: No one spoke. Applicants Ken Hargrove and Stephanie McIntyre were present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Point and seconded by Commissioner Forton. Motion carried by a vote of 6-0.**
- ◆ At 9:49 am, pursuant to Section 551.071 of the Texas Government Code, the Commission adjourned into an executive session for consultation with the City Attorney and reconvened in open session at 10:04 am. No action was taken during the executive session.
- 10) **Special Use Permit – 1203 RR 620 North.** A request from Quick Trip Corp., on behalf of the owner of approx. 2 acres of land located at the southeast intersection of RR 620 and Debba Drive, Lakeway, TX for a Special Use Permit to allow for a convenience store.
- Staff report and presentation by Charlotte Hodges.
 - Public Hearing: Sanjeev Kumar spoke in support of the request but shared concerns about the impact on traffic. Applicant's Representative, Robert Costello was present.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Forton and seconded by Commissioner Kotrady. Motion carried by a vote of 6-0.**
- 11) **Special Use Permit – 4900 Bee Creek Road.** A request from Bee Creek Stables LP., owner of 17.505 acres of land located at 4900 Bee Creek Road, Lakeway, TX for a Special Use Permit to allow for medical office use.
- Staff report and presentation by Charlotte Hodges.
 - Applicant was not present.
 - Public Hearing: Julie Reichert asked for clarification on whether the Special Use Permit would apply to all 17 acres.
 - Recommendation to City Council: **Motion to recommend approval made by Commissioner Kotrady and seconded by Commissioner Olson. Motion carried by a vote of 6-0.**

12) PUD Amendment – A request from Carlson, Brigance & Doering, Inc., on behalf of Lakeway M.U.D., owner of 17.431 acres of land located off of Lohmans Crossing Road west of Lohmans Spur for an amendment to Tuscan Village Planned Unit Development (PUD) regarding a change in land use from office/retail to storage unit for Parcel F, 1.486 acres.

- Staff report and presentation by Charlotte Hodges.
- Applicant’s Representative, Bill Hayes, was present.
- Public Hearing: Rachel Lynn Kathy Jenkins and Julie Reichert spoke in opposition of the request. Dallas Richard asked for the request to be denied and voiced traffic impact concerns. Gretchen Vance and Sanjeev Kumar pointed out that storage facilities should not be located on Lohmans Crossing and that the Comprehensive Plan states that storage facilities should be located north on RR 620. John Hoopingartner expressed that changes to the PUD are concerning and Tom Kilgore the request was not in concert with the Comprehensive Plan and addressed the commission by stating that they should follow the rules in the City Charter.
- Recommendation to City Council: **Motion to recommend approval made by Commissioner Forton and seconded by Commissioner Kotrady. The motion was failed by a vote of 6-0.**

13) Variance Request. A request from Lake Travis ISD for a variance to Sec. 28.09.017 to allow for the installation of artificial turf on the existing playground at Lake Travis Elementary School located at 15303 Kollmeyer Drive.

- Staff report and presentation by Charlotte Hodges.
- Applicant’s Representative, Robert Winovitch, was present. Sean Friend of Cunningham Allen, Inc. was also present
- Public Hearing: Peter McCabe spoke about concerns that the turf material could be a health hazard. Kathy Allen expressed drainage and health concerns.
- Determination: **Commissioner Point made a motion to approve the request. Commissioner Forton seconded the motion. Motion carried by a vote of 6-0.**

14) Sign Variance –2303 RR 620 South, Suite 170. A request from Fastsigns, on behalf of the owner of Brazilian Jiu Jitsu located at 2303 Ranch Road 620 S, Unit 170 for a variance to Sec. 26.04.003 (c) regarding building signage.

- Staff report and presentation by Charlotte Hodges.
- Applicant was not present.
- Public Hearing: No one spoke.
- Determination: **Commissioner Forton made a motion to approve the request. Commissioner Olson seconded the motion. The motion was unanimously opposed. By a vote of 6-0 the motion failed.**

15) Adjourn.

- Motion to adjourn **by Commissioner Forton and seconded by Commissioner Haley.**
- Chairman Dave Taylor adjourned the meeting at 12:10 pm.

Minutes approved on May 1, 2019, by a vote of 7-0.


Charlotte Hodges, BDS Director