

**AGENDA**  
**ZONING AND PLANNING COMMISSION OF THE**  
**CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS WILL**  
**MEET IN REGULAR SESSION ON MONDAY, SEPTEMBER 13, 2021**  
**CITY HALL**  
**1102 LOHMANS CROSSING ROAD, LAKEWAY, TX 78734**  
**9:00 AM**

**THIS MEETING WILL BE HELD IN PERSON**

Individuals who do not plan to attend the meeting, but wish to submit comments during the public hearings and citizen participation at the meeting may submit a comment before 3:00 p.m. Friday, Sept 10, 2021 to [erincarr@lakeway-tx.gov](mailto:erincarr@lakeway-tx.gov) and provide the item you wish to comment on, your name and address. All submitted comments will be sent to the Commissioners and will be acknowledged during the meeting.

Those who do plan to attend the meeting in-person are encouraged to pre-register to speak via the city's same online public comment form. The form can be found here:

<https://lakeway-tx.civicweb.net/Portal/CitizenEngagement.aspx>

Persons may also register to speak at the meeting. Pre-registering is encouraged to help facilitate a contactless process in light of COVID safety measures.

Each person speaking at the meeting shall be allotted three minutes to comment. A person registered to speak may not yield their time to another citizen.

As always, you may watch the meeting using the city's live stream at:

<https://www.lakeway-tx.gov/1062/Videos---Meetings-Events>.

- 1) Call to Order.
- 2) Pledge of Allegiance.
- 3) Citizens Participation for items not on this agenda.
- 4) Citizens Participation for the consent agenda.

**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.*

- 5) **Approval of Minutes:** Monday, August 9, 2021, Regular ZAPCO Meeting

## REGULAR AGENDA

- 6) **Signs Variance – Monument and Directional Sign: 3311 RR 620 S.** Consider a request from Custom Sign Creations, agent for the owner P Terry's, for a monument and directional sign placement to accommodate the future 620 widening project.
  - Staff report and presentation
  - Public Hearing
  - Determination
- 7) **Cut and Fill Variance: 20120 HWY 71 W.** Consider a request from HWY 71 Investments LLC., the owner of approximately 3.05 acres of land located at 20120 W. State HWY 71 in the City of Lakeway's extraterritorial jurisdiction, for approval of a variance to Section 28.09.013 of the Lakeway Code of Ordinances regarding cut and fill requirements during land development.
  - Staff report and presentation
  - Public Hearing
  - Determination
- 8) **Final Plat: HWY 71 and Serene Hills Dr.** Consider a request from Kimley-Horn and Associates, on behalf of HEB Grocery Company LP, the owner of approximately 21.18 acres of land located at the northwest corner of the intersection at Highway 71 and Serene Hills Drive, for approval of a final plat for the subject property.
  - Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 9) **Special Use Permit: 1310 RR 620 S, Suite C-7.** Consider a request from Emily Pearl Quick, the agent for the owner of the property located at 1310 Ranch Road 620 South, for approval of a Special Use Permit to operate a beauty salon providing esthetician services in Suite C-7.
  - Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 10) **Special Use Permit: 1913 RR 620 S, Suite 101.** Consider a request from First United Bank and Trust Company, the owner of the property located at 1913 Ranch Road 620 South, for approval of a Special Use Permit to operate a dental office in Suite 101.
  - Staff report and presentation
  - Public Hearing
  - Recommendation to City Council

**11) Preliminary Plan: Hillsong.** Consider a request from Carlson, Brigance and Doering, the agent for Hillsong Development LLC, the owner of approximately 22.859 acres and 3.09 acres of land located at the intersection of Flint Rock Road and Wild Cherry Drive and addressed as 15617 Flintrock Road, for approval of the Preliminary Plan for a development to be known as Hillsong.

- Staff report and presentation
- Public Hearing
- Recommendation to City Council

**12) Annexation Request: 17301 Flintrock Rd.** Consider a request from Legacy DCS, the agent for the owner of approximately 43.88 acres of land located at the intersection of Flintrock Road and Serene Hills Drive and addressed as 17301 Flintrock Road, for annexation into the city limits.

- Staff report and presentation
- Public Hearing
- Recommendation to City Council

**13) Zoning Request: 17301 Flintrock Rd.** Consider a request from Legacy DCS, the agent for the owner of approximately 43.88 acres of land located at the intersection of Flintrock Road and Serene Hills Drive and addressed as 17301 Flintrock Road, for single family (R-1 and R-3) zoning.

- Staff report and presentation
- Public Hearing
- Recommendation to City Council

**14) Replat: 19531 Lakehurst Loop.** Consider a request from WGI Inc., on behalf of the owners of approximately 3.55 acres of land located at the intersection of Lakehurst Loop and Lakehurst Road, in the extraterritorial jurisdiction of the City of Lakeway, for approval of a replat for the property addressed as 19531 Lakehurst Loop.

- Staff report and presentation
- Public Hearing
- Recommendation to City Council

**15) Adjourn.**

**ATTEST:** Attested to this the 7<sup>th</sup> day of September, 2021.



Erin Carr, Building and Development Services Director

**CERTIFICATE:** I certify that the above notice of Meeting was posted on the bulletin board of the Lakeway City Hall on this the 7<sup>th</sup> day of September, 2021.

  
Sally Buckovinsky, Building and Development Services Plans Examiner III

THE CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF ABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT THE CITY SECRETARY AT 512-314-7506 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

The Zoning and Planning Commission may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information).

A quorum of the Lakeway City Council may attend this meeting in their individual, personal capacities, and might discuss items posted on the agenda as separate, private citizens (not as a collective group). No City Council deliberations or decisions will occur at this gathering.