

**AGENDA**  
**ZONING AND PLANNING COMMISSION OF THE**  
**CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS WILL**  
**MEET IN REGULAR SESSION ON MONDAY, NOVEMBER 8, 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, November 5, 2021, 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:** Tuesday, October 12, 2021, Regular ZAPCO Meeting
- 6) **Approval of Schedule:** Meeting dates for ZAPCO 2022

## REGULAR AGENDA

- 7) **Home Occupation – Daycare: 702 Vanguard.** Consider a request from Bianca King, the owner of the property located at 702 Vanguard (Lakeway Section 7, Lot 762), for approval of a home occupation permit allowing a day care to be operated at this location.
- Staff report and presentation
  - Public Hearing
  - Determination
- 8) **Special Use Permit – Portable Buildings: 4219 Bee Creek Rd.** Consider a request from Lake Travis ISD, the owner of the property located at 4219 Bee Creek Road, for approval of a Special Use Permit to place two portable buildings on site to be used as educational facilities.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 9) **Special Use Permit – Bakery & Drive Through: 1310 RR 620 S. Suite A-1.** Consider a request from Finery and Cake LLC, 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 bakery and retail shop with a drive through in Suite A-1.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 10) **Final Plat: 19531 Lakehurst Loop.** Consider a request from WGI Inc. on behalf of the owners of approximately 30.99 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 Final Plat for the property addressed as 19531 Lakehurst Loop.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 11) **Zoning Request: Nightingale Project.** Consider a request from Conine Residential Group, on behalf of JNY LLC, owner of approximately 3.853 acres of land located at 309 Ranch Road 620 North (Holly Lane Subdivision, Lot 1, Block A) and on behalf of William and Mary Kay Pope, owners of approximately 3.81 acres of land located at 15404 and 15400 Nightingale Lane (Holly Lane Subdivision, Lots 2 and 3, Block A) for approval of a change to the Future Land Use Map (FLUM), approval of a reduction in size requirement for a PUD (Planned Unit Development) district, and a zoning change from C-1 (Office/Retail) and AG (Agricultural) to PUD (Planned Unit Development).
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council

**12) Adjourn.**

**ATTEST:** Attested to this the 2nd day of November, 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 2nd day of November, 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.