

**NOTICE IS HEREBY GIVEN THAT THE  
ZONING AND PLANNING COMMISSION OF THE  
CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS WILL  
MEET IN REGULAR SESSION ON WEDNESDAY,  
NOVEMBER 6, 2013, AT 9:10 AM IN THE CITY HALL,  
1102 LOHMANS CROSSING ROAD, CITY OF LAKEWAY**

**AGENDA**

**1) Call to Order:**

**CONSENT AGENDA** - *All matters listed under the Consent Agenda are considered to be routine by the Zoning & Planning Commission (Commission) and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda by action of the Commission and will be considered separately.*

**2) Approval of Minutes:** Wednesday, October 6, 2013, Regular.

**REGULAR AGENDA**

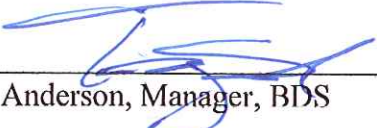
- 3) Annexation: Highlands Phase 2 Section 4.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 33.0 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for annexation of the subject property.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 4) Zoning Request: Highlands Phase 2 Section 4 R-3 Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 21.2 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of R-3 Single-Family Residential zoning of the subject property.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council
- 5) Zoning Request: Highlands Phase 2 Section 4 GB Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 11.8 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of GB Greenbelt zoning of the subject property.
- Staff report and presentation
  - Public Hearing
  - Recommendation to City Council

- 6) **Plat Vacation: Jazz and Gym Subdivision.** Consider a request from Larry Niemann, Trustee of approximately 4.0 acres of land located at 15506 Clara Van Trail, for approval of a plat vacation of the subject property.
- Staff Report and Presentation
    - Staff requests that this item be postponed to the December 4, 2013 regularly scheduled meeting of the Commission.
  - Public Hearing
  - Recommendation to City Council
- 7) **Zoning Change: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 20.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a zoning change from C-1 (Office/Retail) to C-4 (Auto Sales and Service).
- Staff report and presentation
    - Staff requests that this item be postponed to the December 4, 2013 regularly scheduled meeting of the Commission.
  - Public Hearing
  - Recommendation to City Council
- 8) **Preliminary Plan: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 44.0 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a preliminary plan of the subject property.
- Staff report and presentation
    - Staff requests that this item be postponed to the December 4, 2013 regularly scheduled meeting of the Commission.
  - Public Hearing
  - Recommendation to City Council
- 9) **Final Plat: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 25.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a final plat of the subject property.
- Staff report and presentation
    - Staff requests that this item be postponed to the December 4, 2013 regularly scheduled meeting of the Commission.
  - Public Hearing
  - Recommendation to City Council

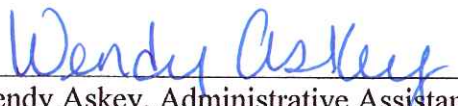
- 10) **Cut and Fill Variance: Highlands Phase 2 Section 3.** A request from CBD, Inc., on behalf of the owner of approximately 11.6 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of a variance to cut and fill limitations.
  - Staff report
  - Public Hearing
  - Determination
  
- 11) **Cut and Fill Variance: Rough Hollow Section 3, Lot 1.** A request from CBD, Inc., on behalf of the owner of approximately 19.3 acres of land located at 100 Rough Hollow Drive, for approval of a variance to cut and fill limitations.
  - Staff report
  - Public Hearing
  - Determination
  
- 12) **Preliminary Plan Revision: Lakeway Medical Village.** Consider a request from KGP Holdings, the agent for the owner of approximately 65.9 acres of land located at 3000 Ranch Road 620 South, for approval of a revised preliminary plan of the subject property.
  - Staff report
  - Public Hearing
  - Recommendation to City Council
  
- 13) **Preliminary Plan Revision: Estates of Flintrock.** Consider a request from R2 Development Properties, the owner of approximately 40.5 acres of land located at 16201 Flint Rock Road, for approval of a revised preliminary plan of the subject property.
  - Staff report
  - Public Hearing
  - Recommendation to City Council
  
- 14) **Site Development Permit Extension: Lakewood Park.** Consider a request from Vinson Wood, the owner of approximately 6.0 acres of land located at the northeast corner of Ranch Road 620 North and Debba Drive for approval of a site development permit extension.
  - Staff report
  - Public Hearing
  - Determination

- 15) **Sign Plan Revision: Serene Hills.** Consider a request from Hunter Interests, the owner and developer of approximately 400 acres of land located at the intersection of State Highway 71 and Serene Hills Drive, for approval of a revision to a sign plan for the subject property.
- Staff report
  - Public Hearing
  - Determination
- 16) **2014 ZAPCO Meeting Dates:** Receive direction and approval of the proposed dates for next year's ZAPCO meetings.
- Staff report
  - Determination
- 17) **Adjourn.**

ATTEST: Attested to this the 1<sup>st</sup> day of November, 2013.

  
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Troy Anderson, Manager, BDS

**CERTIFICATE:** I certify that the above notice of Meeting was posted on the bulletin board of the Lakeway City Hall on this the 1 day of November, 2013.

  
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Wendy Askey, Administrative Assistant

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

The Zoning and Planning Commission may go into closed session at any time when permitted by Chapters 418 or 551, Texas Government Code or Section 321.3022 of the Texas Tax Code. Before going into closed session a quorum of the Zoning and Planning Commission must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.

A quorum of the Lakeway City Councilmembers may attend this meeting and may discuss the items posted on this agenda.