

CITY OF LAKEWAY
MINUTES
ZONING AND PLANNING COMMISSION
REGULAR MEETING

WEDNESDAY, MARCH 7, 2012 AT 9:10 A.M.

ZAPCO Members Present: Commissioners Dwight Haley, Phil Brown, Polly Scanlon, Mick Wright, Dave Point, Jack Ford and Bridget Bertram.

Also Present: Dennis Wallace, City Council Liaison; Steve Jones, City Manager; Chessie Blanchard, Assistant City Manager; Shannon Burke, Director of Building & Development Services; Paul Duncan, City Engineer; Kristina Dorrheim, Administrative Assistant.

1) *Call to Order: Chairman Dwight Haley.*

The meeting was called to order at 9:10 A.M by Chairman Dwight Haley. Haley noted that there was a quorum.

2) *Approval of Minutes: Wednesday, February 01, 2012, Regular.*

Brown moved to approve the minutes as submitted. Ford seconded the motion, and it passed by a vote of 7-0.

3) *Approval of Minutes: Friday, February 10, 2012, Regular.*

Scanlon moved to approve the minutes as submitted. Ford seconded the motion, and it passed by a vote of 7-0.

4) *Permanent Signs: Real del Lago. A request from Craig O's, Snap Fitness 24-7, and Edward Jones for approval of building signs to be located at 2501 RR 620 South.*

Burke presented the agenda item. Staff recommended approval.

Robert McDonald of FSG Signs explained how the signs would be arranged.

No one spoke at the public hearing.

Scanlon made a motion to approve the proposed signs. Ford seconded the motion, and it passed by a vote of 7-0.

- 5) **Permanent Sign: Vista Ridge.** *A request from Burke Real Estate for approval of a new multitenant sign to replace the existing monument sign located at 2303 RR 620 South.*

The agenda item was presented by Burke. Staff recommended approval.

Anne Lewis of Lewis Signs explained the need for more tenant exposure.

No one spoke at the public hearing.

Scanlon moved to approve the proposed sign. Wright seconded the motion, and it passed by a vote of 7-0.

- 6) **Permanent Signs: Independent Bank.** *A request from Independent Bank for approval of modifications to the existing monument sign and the existing building sign, and the addition of traffic control signs to the site located at 3209 RR 620 South.*

The agenda item was presented by Burke. Staff recommended approval but noted that the colors on the monument sign might be too large to be considered accent colors.

Richard Brown with Chandler Signs stated that the proposed changes were for consistency with the branding of other Independent Bank locations.

No one spoke at the public hearing.

Scanlon moved to approve the proposed signs. Ford seconded the motion, and it passed by a vote of 6-0. (Bertram was absent for the vote.)

- 7) **Sign Variance: Holiday Inn Express.** *A request from BST, LLC, the owner of the property located at 15707 Oak Grove Blvd (Bella Terra, lot 1), for approval of a variance to have an off-premise monument sign for the Holiday Inn Express currently under construction at the property.*

The agenda item was presented by Burke. Staff recommended approval.

Tushar Patel, representing the owner of the property, stated that the variance would reduce clutter by having one sign instead of two.

No one spoke at the public hearing.

Point asked what would happen if the future restaurant wanted a separate sign. Burke responded that that would not be allowed because it would be a condition of the variance approval.

Ford moved to approve the requested variance and the proposed sign. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 8) **Sign Variance: Holiday Inn Express.** *A request from BST, LLC, the owner of the property located at 15707 Oak Grove Blvd (Bella Terra, Lot 1), for approval of a variance to have building signage that exceeds the maximum size allowed by Code for the Holiday Inn Express currently under construction at the property.*

The agenda item was presented by Burke. Staff recommended approval.

Tushar Patel, representing the owner of the property, stated that the variance would make the signs more visible and make them look more appropriate for the size of the building.

No one spoke at the public hearing.

Bertram asked why the signage needed to be so large when it was obvious from the road that the hotel was there. Patel responded that it would help with visibility at night.

Wright asked if this would be the largest sign in Lakeway. Burke responded that the new hospital and the Hampton Inn had larger signage.

Scanlon moved to approve the requested variance and the proposed signs. Bertram seconded the motion, and it passed by a vote of 7-0.

- 9) **Special Use Permit: 413 Bonaire Court.** *A request from Scott Felder Homes, the owner of the property located at 413 Bonaire Court (Rough Hollow, Section 2, Block A, Lot 2), for approval of a Special Use Permit to have a model home on the property.*

Burke presented the agenda item. Staff recommended approval.

Bill Hayes from Scott Felder Homes was present to answer questions.

No one spoke at the public hearing.

Scanlon made a motion to approve the requested Special Use Permit. Point seconded the motion, and it passed by a vote of 7-0.

- 10) **Model Home Sign: 413 Bonaire Court.** *A request from Scott Felder Homes, the owner of the property located at 413 Bonaire Court (Rough Hollow, Section 2, Block A, Lot 2), for approval of a model home sign on the property.*

Burke presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

Scanlon made a motion to approve the proposed sign. Ford seconded the motion, and it passed by a vote of 7-0.

- 11) *Special Use Permit: 201 Tavish Trail. A request from Lennar Homes, the owner of the property located at 201 Tavish Trail (Lakeway Highlands, Phase 1, Section 2, Block C, Lot 1), for approval of a Special Use Permit to have a model home on the property.***

Burke presented the agenda item. Staff recommended approval.

Tom Klemke from Lennar Homes was present to answer questions.

No one spoke at the public hearing.

Point made a motion to approve the requested Special Use Permit. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 12) *Model Home Sign: 201 Tavish Trail. A request from Lennar Homes, the owner of the property located at 201 Tavish Trail (Lakeway Highlands, Phase 1, Section 2, Block C, Lot 1), for approval of a model home sign on the property.***

Burke presented the agenda item. Staff recommended disapproval because the sign was not code compliant.

Tom Klemke from Lennar Homes stated that they simply wanted to have their phone number up in advance of the home being built.

No one spoke at the public hearing.

Ford made a motion to disapprove the proposed sign. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 13) *Annexation: Lakeway Highlands Section 7A. A request from Las Ventanas Land Partners, Ltd., the owner of approximately 32.033 acres located north of Highlands Boulevard and east of Peninsula Way for annexation of the property.***

Burke presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

Scanlon made a motion to recommend approval of the requested annexation. Bertram seconded the motion, and it passed by a vote of 7-0.

- 14) *Original Zoning: Lakeway Highlands Section 7A.*** *A request from Las Ventanas Land Partners, Ltd., the owner of approximately 32.033 acres located north of Highlands Boulevard and east of Peninsula Way for original zoning of R-3 (Single Family Residential) for the property.*

Burke presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

Ford made a motion to recommend approval of the requested zoning. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 15) *Final Plat: Lakeway Highlands Section 7A.*** *A request from Las Ventanas Land Partners, Ltd., the owner of approximately 32.033 acres located north of Highlands Boulevard and east of Peninsula Way for approval of the final plat of the property.*

This item was postponed prior to the meeting.

- 16) *Zoning Code Amendment: C-1, C-2 and MMC.*** *A proposed amendment to the Zoning chapter of the Lakeway Code of Ordinances to clarify permitted uses and special uses within certain non-residential zoning districts and other matters pertaining thereto.*

Burke presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

Scanlon made a motion to recommend approval of the proposed amendment. Ford seconded the motion, and it passed by a vote of 7-0.

- 17) *Zoning Change: 3230 RR 620 South.*** *A request from Phin-Ker Ventures, LLC, the owner of approximately 12.698 acres located at 3230 RR 620 South, for approval of a change in zoning of the property from C-1 (Office/Retail) to MMC (Major Medical Center).*

Burke presented the agenda item. Staff recommended approval.

Sue Potter, representing the owner, requested the zoning to accommodate a restaurant, hotel and independent living facility.

No one spoke at the public hearing.

Wright wanted to make sure that an addiction rehabilitation facility would require a Special Use Permit if proposed for this area. Staff confirmed that it would. Bertram asked why MMC would generate less traffic than C-1. Burke stated that the independent living would not generate as many vehicle trips as a commercial retail center.

Point made a motion to recommend approval of the requested zoning change. Ford seconded the motion, and it passed by a vote of 5-2, with Bertram and Brown opposed.

18) **Special Use Permit: Lakeway Airpark South.** A request from East El Paso Medical Group, the owner of the property located at 2910 Lakeway Boulevard (Lakeway Airpark South, Lot 1), for approval of a Special Use Permit to construct, maintain and use five aircraft hangar buildings to be located on the west side of the property.

This item was postponed prior to the meeting.

19) **Zoning Change: Lakeway Airpark South.** A request from East El Paso Medical Group, the owner of the property located at 2910 Lakeway Boulevard (Lakeway Airpark South, Lot 1), for approval of a change in zoning for approximately 2.6 acres on the east side of the property from "AV (Aviation)" zoning to "R-1 (Single Family)."

This item was postponed prior to the meeting.

20) **Preliminary Plan: Lakeway Airpark South.** A request from East El Paso Medical Group, the owner of the property located at 2910 Lakeway Boulevard (Lakeway Airpark South, Lot 1), for approval of a preliminary plan that includes the subdivision of approximately 2.6 acres on the east side of the property into 5 residential lots.

This item was postponed prior to the meeting.

21) **Adjourn.**

The meeting was adjourned at 10:35 A.M. by Haley.



Chessie Zimmerman, Assistant City Manager