

**CITY OF LAKEWAY**  
**MINUTES**  
**ZONING AND PLANNING COMMISSION**  
**REGULAR MEETING**

**WEDNESDAY, JUNE 6, 2012 AT 9:10 A.M.**

**ZAPCO Members Present:** Commissioners Dwight Haley, Phil Brown, Polly Scanlon, Mick Wright, Jack Ford and Bridget Bertram were present. Commissioner Dave Point was absent.

**Also Present:** Steve Jones, City Manager; Chessie Blanchard, Assistant City Manager; Paul Duncan, City Engineer; Kristina Dorrheim, Administrative Assistant.

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

**The meeting was called to order at 9:11 A.M by Dwight Haley, chairman. Haley noted that there was a quorum.**

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

**Brown asked for clarification and noted a correction concerning the Holiday Inn Express sign application. Wright moved to approve the minutes as modified. Brown seconded the motion, and it passed by a vote of 6-0.**

**3) *Permanent Sign: Holiday Inn Express. A request from BST, LLC, the owner of the property located at 1602 RR 620 North (Bella Terra, Lot 2A), for reconsideration of a revision to an existing sign permit.***

**Blanchard presented the agenda item. Staff recommended approval.**

**Janet Wright, City of Lakeway Arts and Beautification Committee, spoke in opposition to the request during the public hearing.**

**Ford moved to approve the revision as presented. Bertram seconded the motion, and it passed by a vote of 4-2, with Brown and Wright opposing.**

**4) *Permanent Sign: ReMax Center. A request from Rick Sirles, the owner of the property located at 1021 RR 620 South, and Eddie Buckles, Jr., for approval of a new tenant panel in an existing nonconforming multitenant sign.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the sign as requested. Ford seconded the motion, and it passed by a vote of 6-0.**

- 5) *Permanent Sign: AMW European Auto Repair. A request from Doug Strubar, the owner of the property located at 401 RR 620 North, for approval of a building sign.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the sign as requested. Ford seconded the motion, and it passed by a vote of 6-0.**

**Commissioner Wright left the meeting at 9:54.**

- 6) *Permanent Sign: Starbucks. A request from Inland Development, the owner and developer of the property located at 2410 RR 620 South, for approval of a multitenant monument sign panel.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Ford moved to approve the sign as requested. Scanlon seconded the motion, and it passed by a vote of 5-0.**

- 7) *Permanent Sign: Starbucks. A request from Inland Development, the owner and developer of the property located at 2410 RR 620 South, for approval of building signs.***

**The agenda item was presented by Blanchard. Staff recommended approval of the lettered sign facing RR 620, but not of the logo sign on the south side of the building.**

**No one spoke at the public hearing.**

**Bertram moved to approve only the lettered sign facing RR 620. Ford seconded the motion, and it passed by a vote of 5-0.**

- 8) **Permanent Sign: Starbucks.** *A request from Inland Development, the owner and developer of the property located at 2410 RR 620 South, for approval of traffic control signs.*

**Blanchard presented the agenda item. Staff recommended approval of three traffic control signs: two with the words “Drive Thru” and an arrow, and one with the words “Exit Only” and “Thank You”.**

**No one spoke at the public hearing.**

**Scanlon moved to approve the three signs as recommended. Ford seconded the motion, and it passed by a vote of 5-0.**

- 9) **Special Use Permit: 116 Perpetuation Drive.** *A request from Prominence Homes – Vistas LLC, the owner of the property located at 116 Perpetuation Drive (Vistas at Lakeway, Lot 1), for approval of a Special Use Permit to have a model home on the property.*

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the Special Use Permit. Bertram seconded the motion, and it passed by a vote of 5-0.**

- 10) **Model Home Sign: 116 Perpetuation Drive.** *A request from Prominence Homes – Vistas LLC, the owner of the property located at 116 Perpetuation Drive (Vistas at Lakeway, Lot 1), for approval of a model home sign on the property.*

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the sign as requested. Ford seconded the motion, and it passed by a vote of 5-0.**

- 11) **Special Use Permit: 501 Bella Montagna Circle.** *A request from Monterey Homes, the owner of the property located at 501 Bella Montagna Circle (Round Mountain Estates 2, Lot 87), for approval of a Special Use Permit to have a model home on the property.*

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the Special Use Permit. Ford seconded the motion, and it passed by a vote of 5-0.**

- 12) *Model Home Sign: 501 Bella Montagna Circle.* A request from Monterey Homes, the owner of the property located at 501 Bella Montagna Circle (Round Mountain Estates 2, Lot 87), for approval of a model home sign on the property.**

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the sign as requested. Ford seconded the motion, and it passed by a vote of 5-0.**

- 13) *Special Use Permit: 208 Tavish Trail.* A request from Grand Haven Homes, the owner of the property located at 208 Tavish Trail (Lakeway Highlands Phase 1 Section 2, Block A, Lot 83), for approval of a Special Use Permit to have a model home on the property.**

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the Special Use Permit. Bertram seconded the motion, and it passed by a vote of 5-0.**

- 14) *Model Home Sign: 208 Tavish Trail.* A request from Grand Haven Homes, the owner of the property located at 208 Tavish Trail (Lakeway Highlands Phase 1 Section 2, Block A, Lot 83), for approval of a model home sign on the property.**

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Bertram moved to approve the sign with language limited to the builder's name, the word "Model", and contact information as allowed by ordinance. Scanlon seconded the motion, and it passed by a vote of 5-0.**

- 15) *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 two aircraft hangar buildings to be located on the west side of the property.**

**The agenda item was presented by Blanchard. Staff recommended approval.**

**Steve Zbranek, 909 Lakeway Drive, Cindy Currier, 109 Blue Jay Drive, and Sue Potter, consultant, spoke during the public hearing.**

**Scanlon moved to recommend approval of the Special Use Permit. Bertram seconded the motion, and it passed by a vote of 5-0.**

- 16) 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 3.67 acres on the east side of the property from "AV (Aviation)" zoning to "R-1\* (Single-family Residential)."*

**The agenda item was presented by Blanchard. Staff recommended approval.**

**Kim Molloy, 121 Blue Jay Drive, and Cindy Currier, 109 Blue Jay Drive, spoke during the public hearing. Both speakers expressed concern about allowing residential construction in the proposed location because of existing flight paths and proximity to the Lakeway Airpark runway.**

**Scanlon moved to recommend approval of the zoning change as requested. Brown seconded the motion, and it passed by a vote of 5-0.**

- 17) 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 7.44 acres on the east side of the property into 8 residential lots, 2 new and 1 existing aviation lots, associated water quality and detention, and right-of-way dedication.*

**The agenda item was presented by Blanchard. Staff recommended approval. Blanchard noted that minor corrections to the Plan had been agreed to and would be complete prior to the city council's review of the Plan.**

**Steve Zbranek, 909 Lakeway Drive, and Sue Potter, consultant, spoke during the public hearing.**

**Scanlon moved to recommend approval of the Preliminary Plan with the noted corrections. Ford seconded the motion, and it passed by a vote of 5-0.**

- 18) Variance: Estates of Flintrock.** *A request from R2 Development Properties, Ltd., the owner of approximately 40.537 acres located south of Flint Rock Road and east of Navajo Trail, for approval of a variance of the Code of Ordinances to have lots within the property with less than the minimum street frontage required by Code.*

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to approve the variance as requested. Ford seconded the motion, and it passed by a vote of 5-0.**

- 19) *Preliminary Plan: Estates of Flintrock. A request from R2 Development Properties, Ltd., the owner of approximately 40.537 acres located south of Flint Rock Road and east of Navajo Trail, for approval of a proposed Preliminary Plan for the property.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Ford moved to recommend approval of the Preliminary Plan as presented. Scanlon seconded the motion, and it passed by a vote of 5-0.**

- 20) *Annexation: Lakeway Highlands Phase 2 Section 2. A request from Las Ventanas Land Partners, Ltd., the owner of approximately 32.707 acres of land located north of Highlands Boulevard and west of Peninsula Way, adjacent to Sections 5 and 6, for annexation of the property.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to recommend approval of the requested annexation. Ford seconded the motion, and it passed by a vote of 5-0.**

- 21) *Original Zoning: Lakeway Highlands Phase 2 Section 2. A request from Las Ventanas Land Partners, Ltd., the owner of approximately 32.707 acres of land located north of Highlands Boulevard and west of Peninsula Way, adjacent to Sections 5 and 6, for original zoning of R-3 (Single-family Residential – Zero Lot Line - Modified) for the property.***

**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Ford moved to recommend approval of the zoning as requested. Scanlon seconded the motion, and it passed by a vote of 5-0.**

**22) Zoning Change: Lakeway Highlands Phase 2 Section 2.** *A request from Las Ventanas Land Partners, Ltd., the owner of approximately 6.377 acres of land located north of Highlands Boulevard and west of Peninsula Way, for a change of zoning from GUI (Government, Utility and Institutional) to R-3 (Single-family Residential – Zero Lot Line - Modified) for the property.*

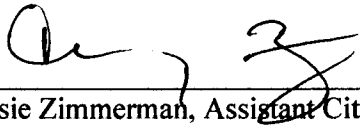
**The agenda item was presented by Blanchard. Staff recommended approval.**

**No one spoke during the public hearing.**

**Scanlon moved to recommend approval of the zoning change as requested. Ford seconded the motion, and it passed by a vote of 5-0.**

**23) Adjourn.**

**The meeting was adjourned at 10:56 A.M. by Haley.**



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Chessie Zimmerman, Assistant City Manager