

CITY OF LAKEWAY

**MINUTES
ZONING AND PLANNING COMMISSION
REGULAR MEETING**

WEDNESDAY, NOVEMBER 7, 2012, AT 9:10 AM

ZAPCO Members Present: Commissioners Dwight Haley, Bridget Bertram, Phil Brown, Don Kotrady, Ron Massa, Dave Point, and Jack Ford were present.

Also Present: Bruce Harris, City Council Liaison; Steve Jones, City Manager; Chessie Zimmerman, Assistant City Manager; Paul Duncan, City Engineer; Troy Anderson, BDS Manager; Kristina Dorrheim, Administrative Assistant.

1) *Call to Order: Dwight Haley, Chair.*

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

2) *Approval of Minutes: Wednesday, September 5, 2012, Regular and Wednesday, October 3, 2012, Regular.*

Point moved to approve the September 5, Regular meeting minutes. Ford seconded the motion and it carried by a vote of 7-0.

Point moved to approve the October 3, Regular meeting minutes. Massa seconded the motion and it carried by a vote of 7-0.

3) *Permanent Sign: Lakeway Church. Consider a request from Lakeway Church, the owner of property located at 2203 Lakeway Boulevard, for approval of a new monument sign.*

Anderson presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Commissioners discussed encroachment and landscaping issues. Doug Land, Lakeway Church Representative, was available for questions.

Point moved to approve the request with required landscaping as presented. Bertram seconded the motion and it carried by a vote of 7-0.

4) *Permanent Sign: Lakeway Church.* Consider a request from Lakeway Church, the owner of property located at 2203 Lakeway Boulevard, for approval of a new monument sign.

Anderson presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Commissioners discussed placement of the sign. Doug Land, Lakeway Church Representative, was available for questions.

Massa moved to approve the request as presented. Point seconded the motion and it carried by a vote of 7-0.

5) *Annexation: Lakeway Highlands GUI/GB Tract.* Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 3.16 acres of land located north of Highlands Boulevard at the terminus of Peninsula Way, for annexation of the subject property.

Zimmerman presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Commissioners and Assistant City Manager discussed the annexation and placement of propane tank.

Kotrady moved to recommend approval to City Council as presented. Point seconded the motion and it carried by a vote of 7-0.

6) *Zoning Request: Lakeway Highlands GUI Tract.* Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 2.08 acres of land located north of Highlands Boulevard at the terminus of Peninsula Way, for GUI zoning of the subject property.

Zimmerman presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Point moved to recommend approval to City Council as presented. Massa seconded the motion and it carried by a vote of 7-0.

7) *Zoning Request: Lakeway Highlands GB Tract.* Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 1.08 acres of land located north of Highlands Boulevard at the terminus of Peninsula Way, for GB zoning of the subject property.

Zimmerman presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Commissioners and Assistant City Manager discussed taxability.

Ford moved to recommend approval to City Council as presented. Point seconded the motion and it carried by a vote of 7-0.

8) *Discussion: Limitations of Legal Nonconforming Signs.* Hear a presentation and discuss relocation, reconstruction or removal of nonconforming signs.

Anderson presented the agenda item for discussion.

Commissioner Bertram asked for examples and Anderson replied that bill boards were the most common. There was discussion about maintenance, removal by City or owner and the expenses involved.

No action was taken by the Commission.

9) *Discussion: Moving Billboards.* Hear a presentation and discuss signs on vehicles where the primary purpose of the vehicle is the display of the sign.


Anderson presented the agenda item for discussion.

Commissioners discussed advertising on parked vehicles that essentially do not move therefore creating a sign. Commissioner Ford and Sue Collyer-Potter, consultant, representing Shades Restaurant, had a dialogue about the Shades truck. Potter said Shades leased office space from Sail & Ski so the advertising was considered on premises. Commissioner Haley spoke about the hospital signs and Assistant City Manager Zimmerman expected the hospital to come back with a new request for the signs. Ford asked about placing reflectors for hydrants and City Manager Jones mentioned that he would bring up the topic with the Fire Department and the Water Districts.

No action was taken by the Commission.

10) Adjourn.

The meeting was adjourned at 10:10 AM by Haley.



Chessie Zimmerman, Assistant City Manager