

CITY OF LAKEWAY
MINUTES
ZONING AND PLANNING COMMISSION
REGULAR MEETING

WEDNESDAY, MAY 2, 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 were present.

Also Present: Dennis Wallace, City Council Liaison; 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 9:10 A.M by Dwight Haley, chairman. Haley noted that there was a quorum.

2) *Approval of Minutes: Wednesday, April March 4, 2012, Regular.*

Brown noted a correction and then Ford moved to approve the minutes as modified. Scanlon seconded the motion, and it passed by a vote of 7-0.

3) *Permanent Sign: Lakeway Towne Centre I. A request from Lakeway Plaza Partners, the owner of the property located at 2410 RR 620 South, for approval of a multitenant monument sign.*

Blanchard presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

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

4) *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 approval of a revision to an existing sign permit.*

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

Janet Wright spoke against the request during the public hearing. She stated that she believes relocating the Holiday Inn sign will obscure the Lakeway sculpture located on the south end of the lot.

Brown moved to disapprove the requested relocation. Wright seconded the motion, and it passed by a vote of 7-0.

- 5) *Permanent Sign: Serene Hills. A request from Hunter Interests, the owner and developer of a 400-acre subdivision located on State Highway 71, for approval of monument signs to be located throughout the subdivision.*

The agenda item was presented by Blanchard. Staff recommended approval. DeeDee Ritzinger, A3 Design, represented the applicant.

Robert Cummins, 17012 Flint Rock Road, spoke at the public hearing. He opposed the proposed sign at the intersection of Flint Rock Road and Serene Hills Drive.

Blanchard explained that the applicant is entitled to a certain amount of signage per the ordinance and provided examples of other similar signage in Lakeway. Commissioner Wright commented that only one sign is needed at the intersection of Flint Rock Road and Serene Hills Drive.

Wright moved to approve the proposed signs and sign plan, limiting the applicant to one sign at Flint Rock Road and Serene Hills Drive. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 6) *Permanent Sign: Serene Hills. A request from Hunter Interests, the owner and developer of a 400-acre subdivision located on State Highway 71, for approval of monument signage identifying neighborhoods within the subdivision.*

The agenda item was presented by Blanchard. Staff recommended approval. DeeDee Ritzinger, A3 Design, represented the applicant.

No one spoke at the public hearing.

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

- 7) *Temporary Sign: Serene Hills. A request from Hunter Interests, the owner and developer of a 400-acre subdivision located on State Highway 71, for approval of project development signs.*

The agenda item was presented by Blanchard. Staff recommended approval. DeeDee Ritzinger, A3 Design, represented the applicant.

No one spoke at the public hearing.

Wright commented that directional language should be added to the sign proposed for the corner of Bee Creek Road and SH 71, and then Ford moved to approve the proposed signs. Wright seconded the motion, and it passed by a vote of 7-0.

Chairman Haley announced his intent to take up items 12, 13, and 14, in order to have those cases heard prior to the commission recessing into executive session.

- 12) Zoning Change: 15100 Gebron Drive.** A request from SAN-GEB, Ltd., the owner of approximately 2.373 acres located at 15100 Gebron Drive, for approval of a change in zoning of the property from R-6 (Single Family Residential – Rural) to C-1 (Office/Retail).

Blanchard presented the agenda item. Staff recommended disapproval.

Terry Irion, attorney, represented the applicant in a presentation to the Commission.

No one spoke at the public hearing.

Ford moved to recommend disapproval of the requested rezoning. Scanlon seconded the motion, and it passed by a vote of 7-0.

- 13) Special Use Permit: 101 Maddy Way.** *A request from Wilshire Homes/MHI Inc., the owner of the property located at 101 Maddy Way (Lakeway Highlands Phase 1, Section 3, Block D, Lot 1), for approval of a Special Use Permit to have a model home on the property.*

Blanchard presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

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

- 14) Model Home Sign: 101 Maddy Way.** *A request from Wilshire Homes/MHI Inc., the owner of the property located at 101 Maddy Way (Lakeway Highlands Phase 1, Section 3, Block D, Lot 1), for approval of a model home sign on the property.*

Blanchard presented the agenda item. Staff recommended approval.

No one spoke at the public hearing.

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

At 10:32 AM, Chairman Haley announced that the Commission would take a five-minute break and then reconvene in executive session in order to consult with the city attorney.

At 10:53 Chairman Haley reconvened the meeting in open session. Commissioners Brown and Wright excused themselves following the executive session. Chairman Haley announced that no action was taken during executive session and proceeded to item 8.

- 8) *Replat: Fox Creek Estates.* A request from Garry Baker, the owner of the property located at 17008 Flint Rock Road, for approval of the Resubdivision of Lot 4, Block "A", Fox Creek Estates, into two lots.**

Blanchard presented the agenda item. Staff recommended approval.

Janet Hobbs, AIBD, Hobbs Ink/Custom Home Design, represented the applicant in a presentation to the Commission.

Mike Meyer, 17204 Flint Rock Road, Don Woodard, 17110 Flint Rock Road, and Robert Cummins, 17012 Flint Rock Road, spoke in opposition to the proposed replat during the public hearing.

Point made a motion to recommend approval of the proposed replat. Ford seconded the motion, and it passed by a vote of 5-0.

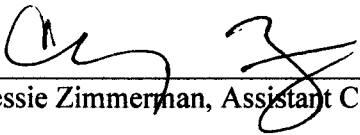
- 9) *Variance: Estates of Flintrock.* A request from R2 Development Properties, Ltd., the owner of approximately 40.537 acres located south of Flint Rock Road and east of Navajo Trail for approval of a variance of the Code of Ordinances to have lots within the property with less than the minimum street frontage required by Code. **This item was postponed to the June 6th meeting.****

- 10) *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. **This item was postponed to the June 6th meeting.****

11) *Special Use Permit: Assisted Living.* *A request from LMV-AL, LLC, for approval of a Special Use Permit to operate an assisted living facility at the Lakeway Medical Village campus located at 3000 RR 620 South. This item was postponed to the June 6th meeting.*

15) *Adjourn.*

The meeting was adjourned at 11:08 A.M. by Haley.



Chessie Zimmerman, Assistant City Manager