

**CITY OF LAKEWAY**

**MINUTES**

**ZONING AND PLANNING COMMISSION**

**REGULAR MEETING**

**WEDNESDAY, FEBRUARY 6, 2013, AT 9:10 AM**

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

**ZAPCO Members Absent:** Don Kotrady.

**Also Present:** Bruce Harris, City Council Liaison; Steve Jones, City Manager; Chessie Zimmerman, Assistant City Manager; Paul Duncan, City Engineer; Troy Anderson, BDS Manager; Wendy Askey, Administrative Assistant; Kevin Scott, Permit Technician.

*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, December 5, 2012, Regular and Wednesday, January 9, 2013, Regular.*

Massa moved to approve the December 5, Regular meeting minutes. Ford seconded the motion and it carried by a vote of 6-0.

Point moved to approve the January 9, Regular meeting minutes. Massa seconded the motion and it carried by a vote of 6-0.

*3) Variance Renewal: Lake Travis Independent School District. Consider renewal of a previously approved variance request to allow signs touting the school district's "exemplary" status.*

Anderson presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Jim Ratcliff, LTISD, spoke to the type of testing and frequency.

Point moved to approve for a 2 year renewal. Bertram seconded the motion and it failed by a vote of 2-4 (Ford, Haley, Massa, Brown opposed).

Ford moved to approve for a 1 year renewal as presented by staff. Massa seconded the motion and carried by a vote of 4-2. (Point, Bertram opposed).

4) **Permanent Sign: Service King.** Consider a request from Lewis Sign, the agent for the owner of property located at 1403 Ranch Road 620 North, for approval of a new freestanding/monument sign.

Anderson presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Commissioner Ford asked for the specific location of the sign.

Ann Lewis, Lewis Sign, spoke to the location of the sign but could not answer Ford with certainty.

Commissioner Point expressed concern about the three stacks ontop of the roof. He stated it did not look attractive.

Massa moved to approve the request as presented. Ford seconded the motion and it carried by a vote of 6-0.

5) **Permanent Sign: Service King.** Consider a request from Lewis Sign, the agent for the owner of property located at 1403 Ranch Road 620 North, for approval of a new wall/building sign.

Anderson presented the agenda item. Staff recommended approval.

No one spoke during the public hearing.

Point moved to approve the request as presented. Massa seconded the motion and it carried by a vote of 6-0.

6) **Special Use Permit: Model Home.** Consider a request from Centerra Homes, the owner of Lot 243, Block C Rough Hollow Section 10, located at 102 Aruba Court, for approval of a model home to be constructed and operated as a real estate sales office.

Anderson presented the agenda item. Staff recommended approval.

No applicant representative present.

No one spoke during the public hearing.

Massa moved to approve the request as presented. Point seconded the motion and it carried by a vote of 6-0.

7) **Special Use Permit: Model Home.** Consider a request from The Brohn Group, LLC, the owner of Lot 79, The Serene Hills, Phase 2E Subdivision, located at 109 Crestone Stream Drive, for approval of a model home to be constructed and operated as a real estate sales office.

Anderson presented the agenda item. Staff recommended approval.

Applicant representative present.

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

**Point moved to approve the request as presented. Brown seconded the motion and it carried by a vote of 6-0.**

**8) *Special Use Permit: Schlotzsky's/Cinnabon/Carvel.* Consider a request from JAR Deli, LLC, the agent for the owner of property located at 1206 Ranch Road 620 North, for approval of a drive-through.**

**Anderson presented the agenda item. Staff recommended approval and further to be recommended to City Council.**

**Applicant representative present.**

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

**Ford moved to approve the request as presented with recommendation to City Council. Massa seconded the motion and it carried by a vote of 6-0.**

**9) *Final Plat: Serene Hills Phase 3E.* Consider a request from Serene Hills, Ltd., the owner of approximately 12.304 acres of land located east of Serene Hills Drive between Flint Rock Road and West State Highway 71, for approval of a final plat of the subject property to hereinafter be known as Serene Hills Phase 3E.**

**Anderson presented the agenda item. Staff recommended approval and further to be recommended to City Council.**

**Applicant representative not present.**

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

**Point moved to approve the request as presented with recommendation to City Council. Massa seconded the motion and it carried by a vote of 6-0.**

**10) *Preliminary Plan: Abercorn School Expansion / Cardinal Hills Office Park.* Consider a request from Abercorn International School & Redbird Investors, Ltd. the owners of approximately 6.486 acres of land located at 521 Ranch Road 620 South, for approval of a preliminary plan of the subject property.**

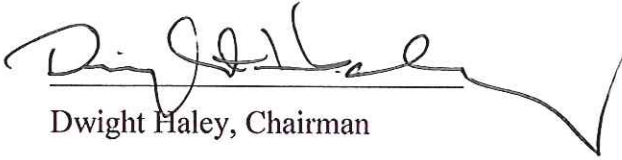
**This item was postponed at Staff's request.**

**11) *Final Plat: Abercorn School Expansion / Cardinal Hills Office Park.* Consider a request from Abercorn International School & Redbird Investors, Ltd. the owners of approximately 5.935 acres of land located at 521 Ranch Road 620 South, for approval of a final plat of the subject property.**


**This item was postponed at Staff's request.**

*12) Adjourn.*

**The meeting was adjourned at 10:01 AM by Haley.**



Dwight Haley, Chairman



Troy Anderson, Building & Development Services Manager