

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

**WEDNESDAY, FEBRUARY 1, 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, January 11, 2011, Regular.***

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

**3) *Permanent Sign: Vista Oaks. A request from Emeritus Senior Living for approval of modifications to the existing monument sign located at 1604 Lohmans Crossing Road (Vista Oaks Assisted Living).***

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

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

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

**4) *Permanent Sign: Fairlake. A request from SBP Ventures for approval of a monument sign to be located at 1301 Lakeway Drive (Fairlake Condominiums).***

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

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

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

- 5) **Permanent Sign: Bella Montagna.** *A request from the Bella Montagna Home Owners Association for approval of a monument sign to be located at the intersection of Bella Montagna Circle and RR 620 South.*

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

No one spoke at the public hearing.

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

- 6) **Permanent Sign: Jack Brown Cleaners.** *A request from Jack Brown Cleaners for approval of a multi-tenant sign to be located at 1508 RR 620 South.*

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

No one spoke at the public hearing.

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

- 7) **Permanent Sign: Snap Fitness 24-7.** *A request from Snap Fitness 24-7 for approval of a building sign to be located at 2501 RR 620 South (Real Del Lago).*

Burke presented the agenda item. Staff recommended approval.

Robert McDonald, representing the sign maker, explained that the sign could not be placed on the front of the building, but rather needed to be located on the south side of the building.

No one spoke at the public hearing.

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

- 8) **Sign Variance: Lake Travis Independent School District.** *A request from the Lake Travis Independent School District for approval of a variance to allow signs touting the school district's "exemplary" status to remain in place at the schools inside the city limits even though the Code of Ordinances makes no provision for them.*

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

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

**Point asked if approval of the variance would set a precedent for other informational signage. Burke responded that it would not because subsequent variance requests would have to stand on their own merits based on the particular circumstances of each individual case.**

**Wright expressed concerns about long-term maintenance of the sign. Burke noted that the Code of Ordinances required signs to be maintained. Wright suggested that the school district be required to return to the Commission periodically to have the variance renewed.**

**Ford asked how long the sign could remain in place if the school district lost its “exemplary” status. Burke suggested that 30 days would be adequate time to have the signs removed.**

**Wright made a motion to approve the requested variance with the following two conditions:**

- 1. If the school district fails to maintain the “exemplary” status, the signs must be removed no later than 30 days after learning of the new status.**
- 2. The approval is valid for one year, which means that a representative of the school district will need to appear before the Commission in February of 2013 to renew the approval.**

**Scanlon seconded the motion, and it passed by a vote of 6-1, with Point opposed (because he did not want to require the school district to return in a year to have the variance renewed).**

- 9) Zoning Change: Lago Acres.** A request from Donald Evans, Thomas Paine, and Walter Paine, the owner of approximately 13.868 acres located at 901 Hurst Creek Road (Tracts B, C, D & E of Lago Acres, plus 2.871 acres), for approval of a change in zoning of the property from R-1 (Single Family Residential) to R-6 (Single Family Residential – Rural).

**Burke presented the agenda item. Staff recommended disapproval primarily due to concerns about the potential for future development and incompatibility with nearby residential lots.**

**Peter Cesaro, representing the applicant, stated that the owners had no plans to develop the property and that they wanted to keep the rural feel of the property.**

No one spoke at the public hearing.

Ford stated that he did not see any problems resulting from the current zoning of R-1. Point disagreed noting that the property had been in the owners' families for years outside the city limits.

Burke asked Cesaro why his clients needed the R-6 zoning. Cesaro responded that they wanted to take advantage of the leniency provided for in the R-6 zoning, such as having a clothes line or parking a trailer. He added that the owners had no plans to develop the property. Burke asked if the owners actually intended to do something that was prohibited under the current R-1 zoning. Cesaro responded that his clients felt that the R-6 was a better fit for the property.

Brown stated that the property should remain R-1 in order to protect the other R-1 properties in the area. Point countered that it would be unnecessary regulation on people who have owned lakefront property for generations. Wright agreed with Point and suggested that the property was very similar to the North Brooks Hollow neighborhood which had been given R-6 zoning.

Bertram stated that there was no compelling reason to change the zoning from R-1 to R-6.

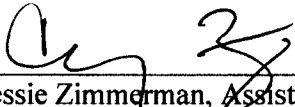
Scanlon made a motion to recommend disapproval of the requested zoning change. Ford seconded the motion, and it passed by a vote of 5-2, with Point and Wright opposed.

- 10) *Special Use Permit: 203 Tavish Trail. A request from Lennar Homes, the owner of the property located at 203 Tavish Trail (Rough Hollow Section 2, Block C, Lot 18), for approval of a Special Use Permit to have a sales trailer on the property.*

This agenda item was withdrawn prior to the meeting.

- 11) *Adjourn.*

The meeting was adjourned at 10:00 A.M. by Haley.

  
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Chessie Zimmerman, Assistant City Manager