

**City of Lockhart
Planning and Zoning Commission
February 27, 2019**

MINUTES

Members Present: Philip Ruiz, Philip McBride, Marcos Villalobos, Paul Rodriguez, Manuel Oliva, Rick Arnic

Members Absent: Christina Black

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the January 23, 2019, meeting.

Commissioner Rodriguez moved to approve the January 23, 2019 minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.

Commissioner Oliva arrived at 7:03 p.m.

4. SUP-19-04. Hold a PUBLIC HEARING and consider a request by Austin Ida Russell, on behalf of Premier Dental, for a Specific Use Permit to allow a nine-foot tall Medium Profile Sign on Lot 5, Block 2, 20 West Subdivision, Section 2, zoned CMB Commercial Medium Business District and located at 701 State Park Road (FM 20).

Mr. Gibson explained that the dental office on the subject property is under new ownership. The applicant proposed to increase the height of the existing six-foot tall low profile sign by three feet, which would make it a medium profile sign. Medium profile signs in the CLB district require approval of a specific use permit. He presented maps and photos of the property and surrounding area. Mr. Gibson noted that medium profile signs can be up to 20 feet tall, and suggested that, if desired, the Commission could limit the possible height of the sign by placing a condition on the specific use permit that it cannot exceed nine feet.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

Susanne McCully, of 682 Mockingbird Cove in Spring Branch, stated that she is the Chief Operating Officer of Premier Dental Centers. She said that originally the dental office was a single provider practice, but now there would multiple practitioners including a surgeon, dental hygienist, and the dentist. The additional three-feet of sign height is needed to accommodate their names. She mentioned that a structural engineer was hired to make sure the foundation of the sign was capable of carrying the additional weight and wind load of the three-foot high metal cabinet that would be added at the top.

Commissioner Rodriguez asked if they are a corporation, and whether or not they could later decide to increase the size of the sign again.

Ms. McCully said they are not a corporation, but they do have eight offices and one lab. She explained that they do not plan to have additional signage.

Chair Ruiz asked why it was so necessary to add to the existing low-profile sign.

Ms. McCully said that it was important for the hygienist's name to be displayed for her former patients at a different dentist's office to make it easier for them to find the new location where she practices.

Chair Ruiz asked if there were any other speakers and, seeing none, he closed the public hearing.

Mr. Gibson said he had noticed that it's common for dental offices have the providers listed on their signs.

Commissioner Rodriguez moved to approve SUP-19-04 subject to the medium profile sign not exceeding nine feet in height. Commissioner Villalobos seconded, and the motion passed by a vote of 4-2 with Chair Ruiz and Commissioner McBride against.

5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.


Mr. Gibson said the next Commission meeting date is March 13th, but it was possible that there wouldn't be any items requiring Commission action, in which case the meeting could be cancelled.

6. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:38 p.m.

Approved: 3-27-2019
(date)


Christine Banda, Recording Secretary


Phil Ruiz-Chairman