

CITY OF LAKEWAY CITY COUNCIL MEETING
Action Minutes of Regular Session
Monday, September 17, 2012, 6:30 p.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **Establish Quorum and Call to Order.** Present: Mayor Dave DeOme, Mayor Pro Tem Joe Bain and Councilmembers Dee Ann Burns-Farrell, Bruce Harris, Dave Taylor, Alan Tye, and Dennis Wallace.

2. **Pledge of Allegiance** was led by Mayor DeOme.

Mayor DeOme began the meeting by introducing the new director of the building and development services department, Troy Anderson.

3. **Citizens Participation** – As a lap swimmer who uses the Swim Center pool every day, Jessica Evans, 507 Tartan, spoke in praise of the cleanliness and general operation of the facility. Ms. Evans was also pleased to announce that a new youth swim team would be using the pool year round and hoped that the lap pool hours would be extended if possible.

4. **Financial Report.**

- Staff report by Al Tyson, City Treasurer.

5. **Proclamation.** Mayor DeOme proclaimed October 2, 2012, as National Night Out in Lakeway.

6. **Proclamation.** Mayor DeOme proclaimed September 19, 2012, as “Texting and Driving – It Can Wait Day” in Lakeway.

7. **Appointment of City Attorney:** Consider a resolution appointing Alan Bojorquez as City Attorney for the City of Lakeway.

- Staff report by Steve Jones, City Manager.
- Citizen participation/public hearing – No one spoke.
- Council discussion/action – **Councilmember Dee Ann Burns-Farrell moved to approve the appointment of Alan Bojorquez as City Attorney. Councilmember Tye seconded the motion, and it passed by unanimous vote, approved 7-0.**

8. **Fiscal Year 2013 Budget.** Consider adopting Fiscal Year 2013 Budget.

- Staff report by Steve Jones, City Manager.
- Citizen participation/public hearing – No one spoke.
- Council discussion/action – **After the Mayor and Councilmembers thanked staff for their efforts with the budget and reduction of the tax rate, Councilmember Tye moved to approve Ordinance No. 2012-09-17-01, adopting the FY2013 Budget. Mayor Pro Tem Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**

9. **Property Tax Rate for 2012.** Consider adopting 2012 Property Tax Rate.

- Staff report by Steve Jones, City Manager.
- Citizen participation/public hearing – No one spoke.

- Council discussion/action – **Mayor Pro Tem Bain moved to approve Ordinance No, 2012-09-17-02, adopting the 2012 Property Tax Rate. Councilmember Tye seconded the motion, and it passed by unanimous vote, approved 7-0.**
10. **Special Use Permit: Honey Creek Office Building.** A request from James Urie, the owner of the property located at 3211 RR 620 South, for approval of a Special Use Permit to allow medical offices on the property.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Burns-Farrell moved to approve a Special Use Permit to allow medical offices at 3211 RR 620 South, as requested by James Urie, the owner of the property. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**
 11. **Special Use Permit: Weed Corley Fish Funeral Home.** A request from Leanne Dupay representing Weed Corley Fish Funeral Home, the owner of the property located at 411 RR 620 South, for approval of a Special Use Permit to operate an Event Center on the property.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – Applicant Leanne Dupay responded to various questions from councilmembers, specifically about closing time of 11 p.m. as a potential disturbance to area neighbors.
 - Council discussion/action – **Mayor Pro Tem Bain moved to approve a Special Use Permit to operate an Event Center at 411 RR 620 South, as requested by Leanne Dupay representing Weed Corley Fish Funeral Home, the owner of the property, with the condition that the Special Use Permit be limited to one year for a clearer evaluation of the 11 p.m. closing time. Councilmember Tye seconded the motion, and it passed by unanimous vote, approved 7-0.**
 12. **Special Use Permit: Lakeway Texaco.** A request from Village Service Station, Inc., the owner of the property located at 2200 Lakeway Boulevard, and Lakeway Texaco, for approval of a Special Use Permit to operate a full service automotive repair and gas station with automatic car wash on the property.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Burns-Farrell moved to approve a Special Use Permit at 2200 Lakeway Boulevard to operate a full service automotive repair and gas station with automatic car wash, as requested by Village Service Station, Inc., the owner of the property, and Lakeway Texaco. Councilmember Tye seconded the motion, and it passed by unanimous vote, approved 7-0.**
 13. **Preliminary Plan: Serene Hills.** A request from Serene Hills, Ltd., the owner of a portion of the property located at 17500 West SH 71 (Serene Hills Subdivision), for approval of a revision to an existing Preliminary Plan. **THIS ITEM HAS BEEN POSTPONED.**

14. **Preliminary Plan: Serene Hills Commercial East.** A request from Durhman and Bassett Realty, the owner of 8.99 acres located at 17500 West SH 71 (Serene Hills Subdivision, Phase 1B, Commercial Lot 600), for approval of a revision to an existing Preliminary Plan.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Mayor Pro Tem Bain moved to approve a request from Durhman and Bassett Realty, the owner of 8.99 acres located at 17500 West SH 71 (Serene Hills Subdivision, Phase 1B, Commercial Lot 600), for approval of a revision to an existing Preliminary Plan. Councilmember Taylor seconded the motion, and it passed by unanimous vote, approved 7-0.**

15. **Final Plat: Serene Hills Commercial East.** A request from Durhman and Bassett Realty, the owner of 8.99 acres located at 17500 West SH 71 (Serene Hills Subdivision, Phase 1B, Commercial Lot 600), for approval of a Final Plat of the property to include five commercial lots.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Tye moved to approve a request from Durhman and Bassett Realty, the owner of 8.99 acres located at 17500 West SH 71 (Serene Hills Subdivision, Phase 1B, Commercial Lot 600), for approval of a Final Plat of the property to include five commercial lots. Mayor Pro Tem Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**

16. **Final Plat: Lakeway Airpark South.** A request from East El Paso Medical Group, the owner of the property located at 2910 Lakeway Boulevard, for approval of a Final Plat of the property to include 8 residential lots, 3 aviation lots, and associated water quality/detention and right of way.
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Taylor moved to approve a request from East El Paso Medical Group, the owner of the property located at 2910 Lakeway Boulevard, for approval of a Final Plat of the property to include 8 residential lots, 3 aviation lots, and associated water quality/detention and right of way. Mayor Pro Tem Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**

17. **Annexation: Lakeway Highlands Commercial Lot.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for annexation of the property. (This is the second of the two required public hearings.)
 - Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Burns-Farrell moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for annexation of the property. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**

18. **Original Zoning: Lakeway Highlands Commercial Lot.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for original zoning of C-1 (Commercial – Office/Retail) for the property.
- Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Mayor Pro Tem Bain moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for original zoning of C-1 (Commercial – Office/Retail) for the property. Councilmember Tye seconded the motion, and it passed by unanimous vote, approved 7-0.**
19. **Zoning Change: Lakeway Highlands Commercial Lot.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately .02 acres of land located south of Highlands Boulevard and west of Highlands Village Drive, for approval of a change in zoning from GUI (Government/Utility/Institutional) to C-1 (Commercial – Office/Retail) for the property.
- Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Burns-Farrell moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately .02 acres of land located south of Highlands Boulevard and west of Highlands Village Drive, for approval of a change in zoning from GUI (Government/Utility/Institutional) to C-1 (Commercial – Office/Retail) for the property. Mayor Pro Tem Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**
20. **Preliminary Plan: Lakeway Highlands.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for approval of a revision to an existing Preliminary Plan.
- Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Burns-Farrell moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, for approval of a revision to an existing Preliminary Plan. Mayor Pro Tem Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**
21. **Final Plat: Lakeway Highlands Commercial Lot.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive for approval of a Final Plat of the property to include one commercial lot.
- Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Tye moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located**

south of Highlands Boulevard and west of Highlands Village Drive, for approval of a Final Plat of the property to include one commercial lot. Mayor Pro Tem Bain seconded the motion, and it passed by unanimous vote, approved, 7-0.

- 22. Special Use Permit: Lupine Lane.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, and Lupine Lane, LLC, for approval of a Special Use Permit to allow a childcare facility on the property.
- Staff report by Chessie Blanchard-Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Tye moved to approve a Special Use Permit to allow a childcare facility on one acre of land located south of Highlands Boulevard and west of Highlands Village Drive, as requested by Las Ventanas Land Partners, Ltd., the owner of the property, and Lupine Lane, LLC. Councilmember Burns-Farrell seconded the motion, and it passed by unanimous vote, approved 7-0.**

CONSENT AGENDA: All items may be approved by one Council vote. Members of the Council may pull items from the consent agenda for discussion.

- 23. FY2012 Budget Amendment:** Consider an ordinance approving Amendment No. 3 to the City's Fiscal Year 2012 Budget.
- 24. Approve Resolution:** Appointment to Boards and Commissions.
- Ron Massa, Zoning and Planning Commission, Member
 - Don Kotrady, Zoning and Planning Commission, Member
 - Laurie Higginbotham, Board of Ethics, Member
- 25. Approve Resolution:** Appointment to Emergency Preparedness Committee.
- Don Stevenson, Chairman
 - Ken DeBower, Member
 - Bob Kirmse, Member
 - Charlie Neuenschwander, Member
- 26. Approve Minutes:** Regular Council Meeting of August 20, 2012
- 27. Approve Minutes:** Special Council Meeting of August 27, 2012.

END CONSENT AGENDA

Mayor Pro Tem Bain moved to approve Consent Agenda items 23-27 as listed. Councilmember Burns-Farrell seconded the motion, and it passed by unanimous vote, approved 7-0. Mayor DeOme noted that Allan Hitchcock's name was inadvertently left off the list of members of the Emergency Preparedness Committee on item 25 but that his name appeared on the resolution enclosed in the council packets.

Councilmember Tye thanked Officer Eric Barto for his efforts at the police department's "Public Safety Day".

Meeting adjourned at 7:50 p.m.

David P. DeOme
David P. DeOme, Mayor

Donna Boyle
Donna Boyle, City Secretary

