

CITY OF LAKEWAY CITY COUNCIL MEETING
Action Minutes of Regular Session
Monday, November 18, 2013, 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 Dave Taylor and Councilmembers Joe Bain, Phil Brown, Dee Ann Burns, Bruce Harris, and Jim Powell.

2. **Pledge of Allegiance.**

After the pledge, Mayor DeOme asked for a moment of silence to remember long-time resident and dedicated volunteer, Bill Chandler, who passed away on Saturday, November 16, 2013.

3. **Citizens Participation** – Hal Hirsch, 524 Flamingo Boulevard, thanked councilmembers for the extended hours at the swim center and assured them that swimmers are using the pool during these times. As previously directed by Mayor DeOme, anyone wishing to comment on agenda item 6, which, to his understanding, had been withdrawn by the applicant, was given the opportunity to speak at this time. John Riley, 614 Rolling Green, thanked staff for adding clarification in the ordinance regarding future use of the facility involved with the Special Use Permit in item 6. Jud Wyatt, applicant of the Special Use Permit, stated that he had not formally withdrawn his request, so the mayor put item 6 back on the agenda.

4. **Financial Report.**

- Staff report by Al Tyson, City Treasurer.

5. **Presentation: Scenic City Certification Program.** Girard Kinney AIA, Owner/Principal, Kinney and Associates, discussed the certification program, application process, and benefits of the designation.

6. **Special Use Permit: Assisted Living Facility.** Consider a request from Grace Services, LLC, the agent for the owner of approximately 1.3 acres of land located at 1501 Lohmans Crossing Road, for approval of a special use permit for assisted living facility.

- Staff report by Troy Anderson, Director of Building and Development Services.
- Citizen participation/public hearing – Jud Wyatt, 1818 Lakeway Boulevard, President of Grace Services and applicant of the Special Use Permit, stated that he intends to withdraw his request for a Special Use Permit and wanted to explain why. Mayor DeOme explained that because this agenda item involves only the approval process of the Special Use Permit, discussion of the withdrawal could not be heard at this time.
- Council discussion/action – There was no discussion/no action.

7. **Annexation: Highlands Phase 2 Section 4 R3 and GB Tracts.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 33.0 acres of land located

east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for annexation of the subject property. (This is the second of the two required public hearings.)

- Staff report by Troy Anderson, Director of Building and Development Services.
- Citizen participation – No one spoke.
- Council discussion/action – **Councilmember Burns moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately 33.0 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for annexation of the subject property. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**

8. **Zoning Request: Highlands Phase 2 Section 4 R-3 Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 21.2 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of R-3 Single-Family Residential zoning of the subject property.

- Staff report by Troy Anderson, Director of Building and Development Services.
- Citizen participation – No one spoke.
- Council discussion/action – **Councilmember Powell moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately 21.2 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of R-3 Single-Family Residential zoning of the subject property. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**

9. **Zoning Request: Highlands Phase 2 Section 4 GB Tract.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 11.8 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of GB Greenbelt zoning of the subject property.

- Staff report by Troy Anderson, Director of Building and Development Services.
- Citizen participation/public hearing – No one spoke.
- Council discussion/action – **Councilmember Burns moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately 11.8 acres of land located east of Highlands Boulevard between Peninsula Way and Bee Creek Road, for approval of GB Greenbelt zoning of the subject property. Councilmember Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**

10. **Preliminary Plan Revision: Lakeway Medical Village.** Consider a request from KGP Holdings, the agent for the owner of approximately 65.9 acres of land located at 3000 Ranch Road 620 South, for approval of a revised preliminary plan of the subject property.

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing – Jim Schwendinger, 230 Loganberry, suggested the possibility of integrating the Flint Rock Road Improvement Project with further development of the medical center.
- Council discussion/action – After councilmembers established that important features of the original plan were included in the revision, **Councilmember Harris moved to approve a request from KGP Holdings, the agent for the owner of approximately**

65.9 acres of land located at 3000 Ranch Road 620 South, for approval of a revised preliminary plan of the subject property, with the condition that the impervious cover restrictions are met. Councilmember Bain seconded the motion, and it passed by unanimous vote, approved 7-0.

- 11. Preliminary Plan Revision: Estates of Flintrock.** Consider a request from R2 Development Properties, the owner of approximately 40.5 acres of land located at 16201 Flint Rock Road, for approval of a revised preliminary plan of the subject property.
 - Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – After some discussion regarding the increase in the number of lots, **Councilmember Bain moved to approve a request from R2 Development Properties, the owner of approximately 40.5 acres of land located at 16201 Flint Rock Road, for approval of a revised preliminary plan of the subject property. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**

- 12. Code Amendment: Building.** Consider an amendment to Appendix A, Lakeway Code of Ordinances, pertaining to building permit fees.
 - Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – After discussion of the new fee structure and how it will help the City recover some of the expenses required by the building permit process, **Mayor Pro Tem Taylor moved to approve an amendment to Appendix A, Lakeway Code of Ordinances, pertaining to building permit fees. Councilmember Burns seconded the motion, and it passed by unanimous vote, approved 7-0.**

Items 13-16 are postponed to the December 16, 2013 Regular City Council Meeting.

- 13. Plat Vacation: Jazz and Gym Subdivision.** Consider a request from Larry Niemann, Trustee of approximately 4.0 acres of land located at 15506 Clara Van Trail, for approval of a plat vacation of the subject property.
 - Staff report by Chessie Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing.
 - Council discussion/action.

- 14. Zoning Change: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 20.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a zoning change from C-1 (Office/Retail) to C-4 (Auto Sales and Service).
 - Staff report by Chessie Zimmerman, Deputy City Manager.
 - Citizen participation/public hearing.
 - Council discussion/action.

- 15. Preliminary Plan: Lexus of Lakeway.** Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 44.0 acres of land located at the

northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a preliminary plan of the subject property.

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing.
- Council discussion/action.

16. Final Plat: Lexus of Lakeway. Consider a request from Dougherty, Hearon and Moody, PC, on behalf of the owner of approximately 25.2 acres of land located at the northwest corner of Ranch Road 620 South and Clara Van Trail, for approval of a final plat of the subject property.

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing.
- Council discussion/action.

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

17. Approve Quarterly Investment Report: Investment Report for Fourth Quarter Fiscal Year 2013, submitted by Julie Oakley, Finance Director.

18. Approve Ordinance: Creating the position of Lakeway City Marshal.

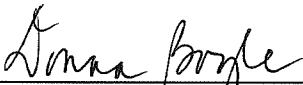
19. Approve Minutes: Regular Council Meeting of October 21, 2013.

END CONSENT AGENDA

Councilmember Bain moved to approve Consent Agenda items 17-19 as listed. Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 7-0.

Councilmember Burns commented on the success of Lakeway Golden Anniversary Gala and thanked all those involved with the event.

Meeting adjourned at 7:49 p.m.



Donna Boyle, City Secretary





Dave Taylor, Mayor Pro Tem