

**CITY OF LAKEWAY CITY COUNCIL MEETING**  
**Action Minutes of Regular Session**  
**Tuesday, January 21, 2014, 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 Phil Brown, Dee Ann Burns, Bruce Harris, and Jim Powell. Absent: Councilmember Joe Bain.
2. **Pledge of Allegiance.**
3. **Citizens Participation** – No one spoke.
4. **Financial Report.**
  - Staff report by Al Tyson, City Treasurer.
5. **Presentation: Certificate of Appreciation.** Mayor Dave DeOme presented a certificate of appreciation to the Lakeway Municipal Utility District for their assistance with the City's Firewise Fuel Reduction program. General Manager Earl Foster accepted the certificate on behalf of the MUD.
6. **Arts Committee Project: Lakeway in Motion.**
  - Committee report by Fred Newton, Arts Committee Chairman.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action – After a few councilmembers expressed some reservations regarding a long term plan for purchasing and placement of kinetic sculptures throughout the City, **Mayor Pro Tem Taylor moved to approve the Arts Committee request for two new kinetic sculptures along Lohmans Crossing near the Lake Travis Community Library but not to approve the implementation of a long term acquisition program of such sculptures. Councilmember Powell seconded the motion, and it passed by unanimous vote, approved 6-0.**
7. **Pedestrian Trail Improvement Project: Lakeway Boulevard East.** Discuss and consider the Lakeway Boulevard East Pedestrian Trail Improvement Project and authorize city staff to obtain plans, specifications, and bid documents. **This item was postponed.**
  - Staff report by Steve Jones, City Manager.
  - Citizen participation/public hearing.
  - Council discussion/action.
8. **Zoning Change: Oaks at Lakeway.** Consider a request from Stratus Lakeway Center, LLC, the owner of approximately 88.1 acres of land located at the intersection of Ranch Road 620 and Glen Heather Drive, for approval of a zoning change from C-1 (Office/Retail), C-2 (Commercial/Light Industrial), AG (Agricultural) and R-6 (Single-Family Residential – Rural) to PUD (Planned Unit Development).
  - Staff report by Chessie Zimmerman, Deputy City Manager.

- Citizen participation/public hearing – Ken Sovey, 107 Kite Street, stated that he supports commercial development, but he has concerns about future water usage and supply as well as increased traffic in the area.
- Council discussion/action – Melissa Neslund of Bury & Partners, Inc., the site plan contractor, gave a presentation of the project and was available for questions. Councilmembers had several questions and comments regarding building heights and structure, street layout, signage, and special requirements for grocery store appearance. **Councilmember Harris moved to approve a request from Stratus Lakeway Center, LLC, the owner of approximately 88.1 acres of land located at the intersection of Ranch Road 620 and Glen Heather Drive, for approval of a zoning change from C-1 (Office/Retail), C-2 (Commercial/Light Industrial), AG (Agricultural) and R-6 (Single-Family Residential – Rural) to PUD (Planned Unit Development). Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 6-0.**

At 7:44 p.m., Mayor DeOme called for a five minute break. The meeting resumed at 7:50 p.m.

**Items 9-12 were postponed from the December 16, 2013 Regular City Council Meeting.** Mayor DeOme stated that items 9-11 would be discussed simultaneously but voted on individually, after staff reports and a presentation by Terry Bray of Graves, Dougherty, Hearon and Moody, PC, the law firm representing Lexus of Austin.

- 9. 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 – No one spoke.
  - Council discussion/action – **Mayor Pro Tem Taylor moved to approve a request from Graves, 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). Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 6-0.**
- 10. 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 – No one spoke.
  - Council discussion/action – **Councilmember Burns moved to approve a request from Graves, 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. Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 6-0.**

**11. 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 – No one spoke.
- Council discussion/action – **Mayor Pro Tem Taylor moved to approve a request from Graves, 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. Councilmember Burns seconded the motion, and it passed by unanimous vote, approved 6-0.**

**12. Final Plat: 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 Troy Anderson, Director of Building and Development Services.
- Citizen participation/public hearing – Jacquie Banks, 2201 Lakeway Boulevard, stated that although it may not be germane to this agenda item, she would like to have more doctors affiliated with the hospital.
- Council discussion/action – Once councilmembers received assurance that they would have the opportunity to approve the individual pads before construction, **Councilmember Powell 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. Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 6-0.**

**13. Special Use Permit: Sun Auto Service.** Consider a request from KBGE, the agent for the owner of approximately 1.8 acres located at 1206 Ranch Road 620 North, for approval of a Special Use Permit for auto service station.

- Staff report by Troy Anderson, Director of Building and Development Services.
- Citizen participation/public hearing – No one spoke.
- Council discussion/action – Jennifer Garcia of KBGE was present to answer questions from councilmembers regarding the services Sun Auto would provide to the public. **Councilmember Harris moved to approve a request from KBGE, the agent for the owner of approximately 1.8 acres located at 1206 Ranch Road 620 North, for approval of a Special Use Permit for auto service station. Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 6-0.**

**14. Annexation Study.** Presentation of an update to the 2010 annexation study, identifying areas in the City's ETJ that are recommended for annexation.

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing – Larry Williams, 1139 Challenger, the owner of some of the land on Bee Creek Road at SH 71, stated that he has not yet received notification from the City of possible annexation and asked about the possible zoning if annexed. Danny Martin, 119 Coldwater Lane, stated that the properties in that area do not have utilities and requested a timeline of the annexation process and future zoning.
- Council discussion/action – Council discussion focused on Area #2: Bee Creek Road @ SH71 of the 2010 Annexation Study Update, with questions about the number of owners on the tract of land, the grandfathering of land use, and the timeframe involved with the annexation process. Council agreed that staff should complete the analysis, talk with the property owners, and prepare additional documents for presentation to council at some time in the near future.

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

**15. Approve adjustments to Fee Ordinance Amendment, regarding items inadvertently deleted in the appendix.**


**16. Approve Minutes: Regular Council Meeting of December 16, 2013.**

**END CONSENT AGENDA**

**Councilmember Burns moved to approve Consent Agenda items 15 and 16 as listed. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 6-0.**

**Councilmember Harris expressed how pleased he is over the accomplishment of the Lexus and the Oaks projects, and he thanked staff for their efforts. Councilmember Burns announced that the scrapbooks and videos of the Golden Anniversary events would soon be available for viewing and thanked all those who gave their support.**

**Meeting adjourned at 8:50 p.m.**

  
**David P. DeOme, Mayor**

  
**Donna Boyle, City Secretary**

