

CITY OF LAKEWAY CITY COUNCIL MEETING
Action Minutes of Regular Session
Monday, April 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 Joe Bain, Phil Brown, Dee Ann Burns, Bruce Harris, and Jim Powell.
2. **Pledge of Allegiance.**
3. **Citizens Participation** – Jerry Hietpas, a board member Lakeway Municipal Utility District, spoke on the topic of governance.
4. **Financial Report.**
 - Staff report by Al Tyson, City Treasurer.
5. **Proclamation: National Hospital Week 2014.** Mayor Dave DeOme proclaimed the week of May 11-17, 2014 as National Hospital Week in Lakeway. Joyce Grove Hein, Chief Executive Director of the Lakeway Regional Medical Center, accepted the proclamation and thanked the mayor for the acknowledgment.
6. **Comprehensive Plan Amendment: Future Land Use Plan.** Consider an amendment to the City's Comprehensive Plan, specifically the Future Land Use Plan, pertaining to the Ranch Road 620 Corridor.
 - Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation – Tom Buckle, representing the applicant of items 7 & 8, requested that this item be delayed. Danny Martin, resident and engineer, expressed that the dividing line for the zoning changes along RR 620 be situated at Clara Van Trail. Jerry Lott, property owner of 309 RR 620 N, stated that he does not think the dividing line for the zoning changes is positioned appropriately. Ginger Mitchell, 8 Bowling Lane, stated that she prefers a mixed use approach to continue in this area. Bill Aydam, 707 Hurst Creek Road, cautioned city council about potential consequences regarding where the dividing line is drawn.
 - Council discussion/action – After council gave their views on the amendment's impact on future development, **Mayor Pro Tem Taylor moved to approve an amendment to the City's Comprehensive Plan, specifically the Future Land Use Plan, pertaining to the Ranch Road 620 Corridor. Councilmember Burns seconded the motion, and it passed by a vote of 6-1, with Councilmember Harris opposing.**
7. **Zoning Change: 309 Ranch Road 620 North.** Consider a request from Ricky Jenkins, the agent for the owner of the property located at 309 RR 620 North, for a zoning change from C-1 (Office/Retail) to C-2 (Commercial/Light Industrial).
 - Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation – Ricky Jenkins, applicant, gave a slide presentation of his proposed project, a self-storage facility. Tom Buckle, a representative of the applicant,

stated that he does not see opposition to the storage project but a conflict with the comprehensive plan amendment. Danny Martin, engineer of the project, told council that he would answer any questions regarding the engineering aspects of the project. Jerry Lott, property owner, informed council that he has talked to surrounding residents and they are all in favor of the project. Ginger Mitchell, Lakeway property owner, supports the project and C-2 zoning. Realtor Mary Hickey, 535 Ladin Lane, expressed the need for this type of facility in the area and supports the zoning change. Jerry Winnett, 3930 Pawnee Pass, spoke in support the project.

- Council discussion/action – With some guidance from City Attorney Alan Bojorquez, councilmembers gave their position on the project. **Councilmember Powell moved to approve a request from Ricky Jenkins, the agent for the owner of the property located at 309 RR 620 North, for a zoning change from C-1 (Office/Retail) to C-2 (Commercial/Light Industrial). Councilmember Harris seconded the motion, but it was defeated by a vote of 4-3; while Councilmembers Brown, Harris, and Powell supported the zoning change request, Mayor DeOme, Mayor Pro Tem Taylor, and Councilmembers Bain and Burns opposed the zoning change request.**
8. **Special Use Permit: Self-Storage Facility.** Consider request from Ricky Jenkins, the agent for the owner of the property located at 309 Ranch Road 620 North, for approval of a Special Use Permit to operate a self-storage facility at this location.
- Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing.
 - Council discussion/action – No action was required on this item since item 7 was not approved.
9. **Re-Plat: Lochan Ora Subdivision.** Consider a request from Axiom Engineers, Inc., the agent for the owner of approximately 21.4 acres of land located at 700 Hurst Creek Road, for approval of a re-plat of lots 1-15, Lochan Ora Subdivision.
- Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing – Bill Aydam, 707 Hurst Creek Road, requested that city staff investigate drainage issues at the site.
 - Council discussion/action – **Councilmember Bain moved to approve a request from Axiom Engineers, Inc., the agent for the owner of approximately 21.4 acres of land located at 700 Hurst Creek Road, for approval of a re-plat of lots 1-15, Lochan Ora Subdivision with the stipulation that the drainage issues as cited tonight be addressed first. Councilmember Burns seconded the motion, and it passed by unanimous vote, approved 7-0.**
10. **Annexation: 318 acres northwest of Bee Creek Road and SH 71.** Consider annexation of approximately 318.2 acres of land located immediately north and west of State Highway 71 and Bee Creek Road.
- Staff Report by Chessie Zimmerman, Deputy City Manager.

- Citizen participation – Michele Lynch, attorney representing A G & M located in the annexed area, stated that the business will continue to be located there and would like to fit in with the regulations.
 - Council discussion/action – **Councilmember Burns moved to approve annexation of approximately 318.2 acres of land located immediately north and west of State Highway 71 and Bee Creek Road. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**
11. **Resolution: City Logos.** Discuss and consider approving a resolution adopting a policy providing guidelines and standards for the use of the city logos.
- Staff Report by Steve Jones, City Manager.
 - Citizen participation – No one spoke.
 - Council discussion/action – **Councilmember Bain moved to approve a resolution adopting a policy providing guidelines and standards for the use of the city logos. Mayor Pro Tem Taylor seconded the motion, and it passed by unanimous vote, approved 7-0.**
12. **Agreement: Central Texas Water Coalition.** Discuss and consider approving an agreement with the Central Texas Water Coalition promoting Lakeway’s economic and tourism interests in Lake Travis.
- Staff Report by Steve Jones, City Manager.
 - Citizen participation – Bill Aydam, Treasurer of the Central Texas Water Coalition and founding board member, thanked city council for their support.
 - Council discussion/action – After council expressed their support for the efforts of the CTWC, **Councilmember Burns moved to approve an agreement with the Central Texas Water Coalition promoting Lakeway’s economic and tourism interests in Lake Travis. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**
13. **Annexation: Lakeway Highlands Phase 3 Sections 1, 2 & 3.** A request from Las Ventanas Land Partners, Ltd., the owner of approximately 65.8 acres of land located west of Highlands Boulevard between Bee Creek Road and Peninsula Way, for annexation of the subject property. (This is the second of two required public hearings.)
- Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Mayor Pro Tem Taylor moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately 65.8 acres of land located west of Highlands Boulevard between Bee Creek Road and Peninsula Way, for annexation of the subject property. Councilmember Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**
14. **Zoning Request: Lakeway Highlands Phase 3 Sections 1, 2, 3.** Consider a request from Las Ventanas Land Partners, Ltd., the owner of approximately 65.8 acres of land west of Highlands Boulevard between Bee Creek Road and Peninsula Way, for approval of R-3 (Single-Family Residential - Zero Lot Line-Modified) 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 Bain moved to approve a request from Las Ventanas Land Partners, Ltd., the owner of approximately 65.8 acres of land west of Highlands Boulevard between Bee Creek Road and Peninsula Way, for approval of R-3 (Single-Family Residential - Zero Lot Line-Modified) zoning of the subject property. Councilmember Powell seconded the motion, and it passed by unanimous vote, approved 7-0.**
15. **Preliminary Plan Revision: Serene Hills.** Consider a request from MBC Engineers, the agent for the owner of approximately 456.6 acres of land located at 17500 West SH 71, for approval of a revision to the preliminary plan for the Serene Hills subdivision.
- 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 MBC Engineers, the agent for the owner of approximately 456.6 acres of land located at 17500 West SH 71, for approval of a revision to the preliminary plan for the Serene Hills subdivision. Councilmember Harris seconded the motion, and it passed by unanimous vote, approved 7-0.**
16. **Final Plat: Serene Hills, Phase 2W.** Consider a request from Longaro and Clarke, L.P., the agent for the owner of approximately 45.8 acres of land located west of Serene Hills Drive between Flint Rock Road and West State Highway 71, for approval of a final plat to hereinafter be known as Serene Hills, Phase 2W.
- Staff report by Troy Anderson, Director of Building and Development Services.
 - Citizen participation/public hearing – No one spoke.
 - Council discussion/action – **Councilmember Harris moved to approve a request from Longaro and Clarke, L.P., the agent for the owner of approximately 45.8 acres of land located west of Serene Hills Drive between Flint Rock Road and West State Highway 71, for approval of a final plat to hereinafter be known as Serene Hills, Phase 2W. Councilmember Burns seconded the motion, and it passed by unanimous vote, approved 7-0.**
17. **Discussion: Reducing hours permitted for construction activity.** Discuss amending the Code of Ordinances with regard to the hours permitted for construction activity.
- Citizen participation/public hearing – Caroline Henry, 102 Glen Heather Court in the Vistas, spoke in favor of reducing the hours of construction activity.
 - Council discussion/action – **Mayor Pro Tem is proposing a change to the hours permitted for construction activity, from 7 a.m. – 9 p.m. to 7 a.m. – 7 p.m. during the months of April-October. After some discussion, staff was directed to interview contractors to find out how such a change might impact the overall length of a construction project.**

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

18. **Approve Interlocal Agreement:** Approve Interlocal Agreement for Texas Fleet Fuel.
19. **Approve Quarterly Investment Report:** Investment Report for Second Quarter Fiscal Year 2014, submitted by Julie Oakley, Finance Director.
20. **Approve Resolution:** Appointment to the Zoning and Planning Commission.
 - Ron Massa, Chairman
21. **Approve Resolution:** Appointment to the Zoning and Planning Commission.
 - Keith Trecker, Member
22. **Approve Minutes:** Regular Council Meeting of March 17, 2014.
23. **Approve Minutes:** Special Council Meeting of March 24, 2014.
24. **Approve Minutes:** Special Council Meeting of March 31, 2014.

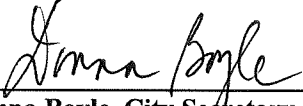
END CONSENT AGENDA

**Councilmember Burns moved to approve the Consent Agenda items as listed.
Councilmember Bain seconded the motion, and it passed by unanimous vote, approved 7-0.**


Mayor Pro Tem Taylor extended an invitation to the Wildfire Community Preparedness Day on May 3, 2014 from 9 a.m. – 1p.m. in the Lake Travis Elementary School parking lot, 15303 Kollmeyer Drive, on RM 620 in Lakeway.

Councilmember Burns expressed her appreciation for serving on the city council over the past six years.

Meeting adjourned at 8:50 p.m.


Donna Boyle, City Secretary




David P. DeOme, Mayor