

**CITY OF LAKEWAY CITY COUNCIL MEETING**  
**Action minutes of Regular Session**  
**Monday, November 16, 2015 at 6:30 p.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

**AGENDA**

1. **Establish Quorum and Call to Order** - Present: Mayor Bain, Councilmember Bertram, Councilmember Cox, Councilmember Haley, Councilmember Massa, Mayor Pro Tem Powell and Councilmember Taylor.
2. **Pledge of Allegiance.**
3. **Financial Report.**
  - Staff report by Jim Nelson, Assistant City Treasurer.
4. **Citizens Participation** – No one spoke.
5. **Resolution:** Requesting membership in the Central Texas Clean Air Coalition, an organization of the Capital area Council of Governments.
  - Staff report from City Manager Steve Jones.
  - Presentation by Fred Blood, Clean Air Coalition.
  - Public hearing – Greg Holloway, 207 Explorer, stated support for voluntary measures, but not for any mandated action.
  - Council discussion/action – Councilmember Taylor moved to approved the resolution. Councilmember Haley seconded and the motion passed by unanimous vote.
6. **Special Use Permit: Medical Use.** Consider a request from Serene Hills Partners, LP, the owner of the property located at 5329 Serene Hills Drive (Serene Hills Commercial East Subdivision), for approval of a Special Use Permit for an ambulatory surgery center.
  - Staff report by Deputy City Manager Chessie Zimmerman.
  - Public hearing – No one spoke.
    - Council discussion/action – Councilmember Cox moved to approve the special use permit. Councilmember Massa seconded and the motion passed by unanimous vote.
7. **Special Use Permit: Kennel Facility.** Consider a request from JLJS, LP, the owner of the property located at 1113 RR 620 North, for approval of a Special Use Permit for a kennel and dog day care facility.
  - Staff report by Deputy City Manager Chessie Zimmerman.
  - Public hearing – No one spoke.
  - Council discussion/action – Mayor Pro Tem Powell moved to approve the special

use permit with the contingency that a right turn in and right turn out only be added to the driveway on RR 620. Councilmember Haley seconded and the motion passed by unanimous vote.

8. **Code Amendments: Short-Term Rental Use.** Consider proposed amendments to Article 6.05 (“Short-Term Rental Use”) of Chapter 6 (“Business Regulations”) and Article 30.05 (“Special Use Permits”) of Chapter 30 (Zoning”), Lakeway Municipal Code, to create a special use permit for short-term rental use.

- Staff report by Deputy City Manager Chessie Zimmerman.
- Public hearing

Susan Pruet, 40 Casa Verde, spoke in support.

Cynthia Rivet, 217 Corinthian, spoke in opposition.

Mike Albrecht, 1205 Brooks Hollow, spoke in support.

Mary Jacoby, 113 Lohmans Crossing, spoke in support.

Dan Hall, 410 Seawind, stated the city is not staffed to enforce regulations.

Tony DellAbate, 408 Seawind, spoke in opposition.

Jean Henigan, 719 Mariner, stated the issue is compliance and enforcement.

Russ Eitel, 208 Corinthian, comments on file.

Gene Atwell, 709 Cutlass, spoke in support of enforcement of regulations for nuisance properties.

Lee Matthews, 213 Nevelwood Court – stated the issue is zoning, and a commercial business should not operate in an R1, residential neighborhood.

- Council discussion/action – The council discussed whether or not to allow short-term rentals, whether or not to regulate and what regulations to consider adopting. Councilmember Massa moved to table the item until the December 21<sup>st</sup> council meeting. Councilmember Haley seconded and the motion passed by unanimous vote.

9. **Preliminary Plan Revision: Lakeway Highlands Phase 1.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of the property located west of Rough Hollow subdivision and east of Bee Creek Road, for approval of a revision to the previously approved Preliminary Plan for Lakeway Highlands Phase 1 subdivision. **Consideration of this item has been postponed to the December 21, 2015, meeting.**

10. **Final Plat: Highlands Phase 3, Sections 1, 2, and 3.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 66 acres of land located west of Bee Creek Road between Highlands Boulevard and Bee Creek Road, for approval of final plats to hereinafter to be known as Lakeway Highlands Phase 3, Sections 1, 2 and 3. **Consideration of this item has been postponed to the December**

21, 2015, meeting.

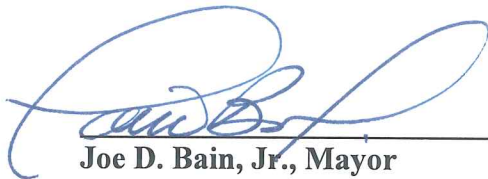
**CONSENT AGENDA: All items may be approved by one Council vote. Members of the Council may pull items from the consent agenda for discussion.**

11. **Approve Minutes:** Regular Council Meeting of October 19, 2015.
12. **Approve Minutes:** Special Council Meeting of October 23, 2015.
13. **Approve Minutes:** Special Council Meeting of November 2, 2015.
14. **Fee Ordinance Amendment:** Approve an amendment to the Fee Ordinance pertaining to application, review, permits and other fees.
15. **Contract: 2016 Hamilton Greenbelt/Canyonlands Restroom Project.** Reject all bid(s) received and rebid the project.  
Councilmember Cox pulled item 14. Councilmember Taylor moved to approve the consent agenda. Councilmember Haley seconded and the motion passed by unanimous vote. Councilmember Cox moved to approve item 14. Councilmember Taylor seconded and the motion passed by unanimous vote.

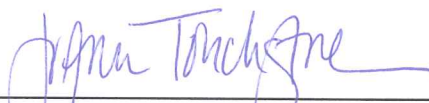
**END CONSENT AGENDA**

16. **Adjourn** – Meeting adjourned at 8:58 p.m.

Signed this the 22nd day of December, 2015.

  
Joe D. Bain, Jr., Mayor



  
Jo Ann Touchstone, City Secretary