

CITY OF LAKEWAY CITY COUNCIL MEETING
Action minutes of Regular Session
Monday, December 21, 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 Don Goff, Assistant City Treasurer.
4. **Citizens Participation –**

Mike Albrecht, 1205 Brooks Hollow Road, inquired whether or not the city can ask developers to use solar energy in future developments.

Kaveh Gharib, 812 Challenger, stated support for lowering the speed limit on Challenger to 25 mph.

Robin Davis, 412 Lakeway Drive, spoke regarding Deer Management program.

Rita Cross, 116 Schooner Drive, spoke regarding Deer Management program.

Pam Bilderback, 723 Rolling Green, spoke regarding Deer Management program.

Karen Bradford, 936 Vanguard, spoke regarding Deer Management program, comments on file.

Michael Conley, 4210 Lakeway Boulevard, spoke regarding Deer Management program.

Sandy Futterman, 811 Mariner, spoke regarding Deer Management program.

5. **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.
 - Staff report by Deputy City Manager Chessie Zimmerman.

- Public hearing – No one spoke.
- Council discussion/action – Councilmember Haley moved to table the item until the January 19, 2016 meeting. Councilmember Massa seconded and the motion passed by unanimous vote.

6. **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

Bryan Adams, World of Tennis, stated support for allowing STR in Condominium zoning.

Robert Farr, 1010 Challenger, stated support for proposed regulations and a total occupancy allowance.

Linda Nesmith, 220 Corinthian, stated concern for the nuisances created from STRs.

Ashley Bryan, 231 Corinthian, stated concern for the nuisances created from STRs.

Richard Alan, resident, comments on file in email to council.

Mike Albrecht, 1205 Brooks Hollow Road, stated the number of nights proposed is too restrictive and stated support for hosted versus unhosted properties.

Chuck Goodman, 1009 Corsaire Cove, stated concern for nuisances, as an STR has been licensed next door to his property.

Mark Walker, 623 Sunfish, stated support for STR and stated the 90 day restriction is too restrictive.

Gene Atwell, 709 Cutlass, stated the city is unable to enforce regulations.

Russ Pietel, 208 Corinthian, stated the 90 day restriction hurts everyone.

- Council discussion/action – Councilmember Taylor moved to approve 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”) based upon submitted draft and points read and listed by Deputy City Manager Chessie Zimmerman, which are:
 - Current licenses will be grandfathered
 - Licenses that expire may reapply for a Special Use Permit valid for an

additional two years

- City will require valid proof of insurance for all permit holders
- City will require inspections for code compliance during an application review
- The total number of permits issued will be limited to the current number of license holders. As licenses expire and applicants reapply or new applications are received the 1000 foot proximity rule will apply with the exception of condominiums.
- City will require truthful advertising stating maximum occupancy of two adults per bedroom
- Initial permits are valid for one year, renewals are valid for two years
- City will require minimum stay of two nights with no maximum

Councilmember Haley seconded and the motion passed by unanimous vote.

7. **Special Use Permit:** Consider a request from Professional StruCivil Engineers, the agent for the owner of the property located at 15507 Stroup Circle for approval of a Special Use Permit for a building contractor. *Consideration of this item has been postponed to the January 19, 2016 meeting.*
8. **Resolution:** Consenting to the annexation by Lakeway Municipal Utility District of an additional 22.416 Acres (+/-) of land located at 1931 Lohmans Crossing into the District.
 - Staff report by Deputy City Manager Chessie Zimmerman.
 - Public hearing – No one spoke.
 - Council discussion/action – Councilmember Massa moved to approve the annexation of 22.416 acres of land into the boundaries of the Lakeway Municipal Utility District as requested. Councilmember Haley seconded and the motion passed by unanimous vote.

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

9. **Approve Minutes:** Regular Council Meeting of November 16, 2015.
10. **Resolution:** Appointment of David P. DeOme as City Treasurer.
11. **Contract: 2016 Landscaping Services.** Award the 2016 Landscaping Services contract


to the successful bidder, Abescape Landscaping, LLC, and authorize the City Manager to execute a contract.

Councilmember Massa moved to approve the consent agenda. Councilmember Cox seconded and the motion passed by unanimous vote.

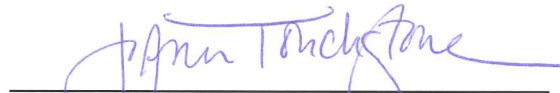
END CONSENT AGENDA

12. **Adjourn** – Meeting adjourned at 8:41 p.m.

Signed this the 22 day of January, 2016.



Joe D. Bain, Jr., Mayor



Jo Ann Touchstone, City Secretary