

**CITY OF LAKEWAY CITY COUNCIL MEETING**  
**Action minutes of Regular Session**  
**Monday, September 19, 2016 at 6:30 p.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**  
**AGENDA**

1. **Establish Quorum and Call to Order** - Present: Mayor Joe Bain, Mayor Pro Tem Haley, Councilmember Bertram, Councilmember Hennagin, Councilmember Massa, Councilmember Powell and Councilmember Trecker.
2. **Pledge of Allegiance.**
3. **Financial Report.**
  - Staff report by David P. DeOme, City Treasurer.
4. **Fiscal Year 2017 Budget.** Consider adopting an ordinance adopting Fiscal Year 2017 Budget.
  - Staff report by Steve Jones, City Manager.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action – Councilmember Massa moved to approve the ordinance adopting the budget as presented. Councilmember Haley seconded and the motion passed by unanimous vote.
5. **Ad Valorem tax rate for 2016:** Consider adopting an ordinance adopting Ad Valorem tax rate for 2016.
  - Staff report by Steve Jones, City Manager.
  - Citizen participation/public hearing - No one spoke.
  - Council discussion/action – Councilmember Trecker moved to approve the ordinance adopting the 2016 tax rate of \$0.1612, of which \$0.1345 is for the purpose of funding the City's maintenance and operations (M&O) and \$ 0.0267 for the payment of principal and interest (I&S) on the City's debt. Councilmember Haley seconded the motion. Mayor Bain called for a record vote and the motion passed unanimously with all members voting Aye.
6. **Special Use Permit: Childcare Facility.** Consider a request from Champions, TX, representing the owner of 2105 RR 620 South, Suite 201, for approval of a Special Use Permit to operate a childcare facility at this location.
  - Staff report by Ray Miller, Building & Development Services Director.
  - Citizen participation/public hearing – Owner present and available for questions.
  - Council discussion/action – Councilmember Hennagin moved to approve the request for a special use permit. Councilmember Haley seconded and the motion passed by unanimous vote.

7. **Special Use Permit: Medical Practice.** Consider a request from Julie Reardon, MD, representing the owner of 1313 RR 620 South, Suite 203, for approval of a Special Use Permit to operate a medical practice at this location.
  - Staff report by Ray Miller, Building & Development Services Director.
  - Citizen participation/public hearing - No one spoke.
  - Council discussion/action – Councilmember Powell moved to approve the request for a special use permit. Councilmember Massa seconded and the motion passed by unanimous vote.
  
8. **Preliminary Plan: Lakewood Park.** Consider a request from Vince Wood, the owner of approximately 6.0 acres located at the northeast corner of Ranch Road 620 North and Debba Drive, for approval of a preliminary plan for the subject property.
  - Staff report by Chessie Zimmerman, Deputy City Manager.
  - Citizen participation/public hearing – Mr. Vince Wood, present and available for questions.
  - Council discussion/action – Councilmember Trecker moved to approve the preliminary plan. Councilmember Haley seconded and the motion passed by unanimous vote.
  
9. **Zoning Change: 15700 Stewart Road.** A request from Tres and Paige Davis, the owners of approximately 2 acres of land along Stewart Road located west of Ranch Road 620 South, for a zoning change from R-1 (Single-family Residential) to R-6 (Single-family Residential-Rural).
  - Staff report by Chessie Zimmerman, Deputy City Manager.
  - Citizen participation/public hearing - No one spoke.
  - Council discussion/action – Councilmember Bertram moved to approve the request for zoning change. Councilmember Haley seconded and the motion passed by unanimous vote.
  
10. **Annexation Requests: Lakeway Highlands.** Consider requests from Carlson, Brigance and Doering, on behalf of the owner, for annexation of the following properties:
  - A. Phase 2, Section 8. Approximately 9.3 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
  - B. Phase 2, Section 8. Approximately 1.08 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
  - C. Phase 2, Section 9. Approximately 7.4 acres of land located east of Bee Creek Road;
  - D. Phase 2, Section 6. Approximately 17 acres of land located south of Highlands Boulevard; and
  - E. Phase 2, Section 7. Approximately 34.4 acres of land located south of Highlands Boulevard.
  - Staff report by Chessie Zimmerman, Deputy City Manager.
  - Citizen participation/public hearing - No one spoke.

- Council discussion/action – Councilmember Haley moved to approve the requests for annexation. Councilmember Massa seconded and the motion passed by unanimous vote.

**11. Zoning Requests: Lakeway Highlands.** Consider requests from Carlson, Brigance and Doering, on behalf of the owner, for zoning of the following properties:

- Phase 2, Section 8. R-5 (Condominium) zoning for approximately 9.3 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
  - Phase 2, Section 8. R-5 (Condominium) zoning for approximately 1.08 acres of land located near the southeast corner of the Bee Creek Road and Highlands Boulevard intersection;
  - Phase 2, Section 9. C-1 (Office/retail) zoning for approximately 7.4 acres of land and 4.7 acres of land located east of Bee Creek Road (*this request has been withdrawn due to an error in notification*);
  - Phase 2, Section 6. R-3 (Single-family residential) zoning for approximately 17 acres of land located south of Highlands Boulevard;
  - Phase 2, Section 7. R-1 (Single-family residential) zoning for approximately 34.4 acres of land located south of Highlands Boulevard; and
  - Phase 2, Section 7. Zoning change from GUI (Governmental, utility and institutional) to R-1 (Single-family residential) for approximately 11.6 acres of land located south of Highlands Boulevard.
    - Staff report by Chessie Zimmerman, Deputy City Manager.
    - Citizen participation/public hearing - No one spoke.
- Council discussion/action - Councilmember Haley moved to approve the requests for zoning. Councilmember Trecker seconded and the motion passed by unanimous vote.

**12. Final Plat: Highlands Phase 1 Section 8C.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 62.46 acres of land located north of Highlands Boulevard and west of Peninsula Way, for approval of a final plat to hereinafter to be known as Lakeway Highlands Phase 1 Section 8C. *This item was postponed from the August 15, 2016, regular City Council meeting.*

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing - No one spoke.
- Council discussion/action - Councilmember Hennagin moved to approve the final plat. Councilmember Massa seconded and the motion passed by unanimous vote.

**13. Final Plat: Highlands Phase 1 Section 8D.** Consider a request from Carlson, Brigance and Doering, the agent for the owner of approximately 26.82 acres of land located north of Highlands Boulevard and west of Peninsula Way, for approval of a final plat to hereinafter to be known as Lakeway Highlands Phase 1 Section 8D. *This item was postponed from the August 15, 2016, regular City Council meeting.*

- Staff report by Chessie Zimmerman, Deputy City Manager.
- Citizen participation/public hearing - No one spoke.

- Council discussion/action - Councilmember Powell moved to approve the final plat. Councilmember Haley seconded and the motion passed by unanimous vote.

14. **Citizens Participation** - No one spoke.

15. **EXECUTIVE SESSION** – No action will be taken in Executive Session.

Legal consultation with city attorneys in the matter of Cherry Knoll LLC vs. Lakeway et al. 551.071 (*Consultation with Attorney*) – Mayor Bain called to adjourn to executive session at 7:15 p.m. Reconvened to regular session at 7:52 p.m.

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

16. **Approve Minutes:** Regular Council Meeting of August 15, 2016.
17. **Approve Minutes:** Special Council Meeting of August 22, 2016.
18. **Approve Resolution:** Appointing Peggy Point to serve as Heritage Commission Chair.
19. **Approve Resolution:** Appointing Mary Lynne Gibbs to serve as Arts Committee member.
20. **Approve Amendment to Solid Waste Ordinance** Section 20.02.012 (1) removing fuel cost adjustment.
21. **Approve Contract: 2017 Janitorial Services.** Award the 2017 Janitorial Services contract to the successful bidder and authorize the City Manager to execute a contract.

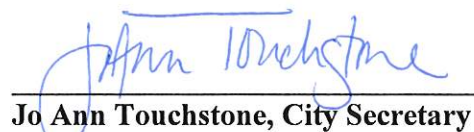
Councilmember Haley moved to approve the consent agenda. Councilmember Massa seconded and the motion passed by unanimous vote.

**END CONSENT AGENDA**

22. **Adjourn** – Meeting adjourned at 7:52 p.m.

Signed this the 19<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Joe D. Bain, Jr., Mayor

  
\_\_\_\_\_  
Jo Ann Touchstone, City Secretary

