

**CITY OF LAKEWAY CITY COUNCIL MEETING**  
**Action minutes of Regular Session**  
**Monday, September 18, 2017 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 Haley, Councilmember Hennagin, Mayor Pro Tem Massa, Councilmember Powell and Councilmember Trecker.
2. **Pledge of Allegiance.**
3. **Financial Report.**
  - Staff report by David P. DeOme, City Treasurer.
4. **Discuss and consider** sponsoring the Lakeway Community Blood Drives in cooperation with We Are Blood (formerly known as the Blood and Tissue Center of Central Texas).
  - Presentation by Todd Buikema – Presentation given by Searcy Willis.
  - Citizen participation – No one spoke.
  - Council discussion/action – Councilmember Powell moved to approve sponsoring the Lakeway Community Blood Drives in cooperation with We Are Blood. Councilmember Haley seconded and the motion passed unanimously.
5. **Receive an update** from the Lakeway Fireworks Committee.
  - Presentation by Keith Trecker.
  - Citizen participation – No one spoke.
  - Council discussion/action – No action taken.
6. **Fiscal Year 2018 Budget.** Consider adopting an ordinance adopting Fiscal Year 2018 Budget.
  - 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 FY 2018 budget as presented. Councilmember Haley seconded and the motion passed unanimously (by record vote).
7. **Ad Valorem tax rate for 2017:** Consider adopting an ordinance adopting Ad Valorem tax rate for 2017.
  - Staff report by Steve Jones, City Manager.
  - Citizen participation/public hearing – No one spoke.

- Council discussion/action – Councilmember Hennagin moved to ratify the tax increase reflected in the budget. Mayor Pro Tem Massa seconded and the motion passed unanimously (by record vote). Councilmember Haley moved the property tax rate be increased by adoption of a tax rate of .17410, which is effectively a 14.99 percent increase in the tax rate. Mayor Pro Tem Massa seconded and the motion passed unanimously (by record vote).
8. **Accept** a Guaranteed Maximum Price proposal for the Lakeway Police Station project from SpawGlass Construction.
    - Presentation by Steve Jones, City Manager.
    - Citizen participation – No one spoke.
    - Council discussion/action – Councilmember Bertram moved to accept the proposed Guaranteed Maximum Price of \$18,071,824 from Spawglass Contractors for the police facility project. Mayor Pro Tem Massa seconded and the motion passed unanimously.
  9. **Interlocal agreement** between the City of Lakeway and Travis County for warrant services from Constable Precinct 5.
    - Staff Report by Assistant City Manager Julie Oakley
    - Citizen participation - No one spoke.
    - Council discussion/action – Mayor Pro Tem Massa moved to approve the interlocal agreement between the City of Lakeway and Travis County for warrant services from Constable Precinct 5. Councilmember Trecker seconded and the motion passed unanimously.
  10. **Special Use Permit – O’Reilly Auto Parts:** A request from Sukkar-Jebbeh Enterprises, the owners of the property located at 219 Ranch Road 620 South (Cardinal Hills Subdivision Unit 2, Lots 3 & 4) for a Special Use Permit to allow for an O’Reilly Auto Parts to be operated at this location.
    - Staff report by Building & Development Services Director Ray Miller.
    - Citizens participation - No one spoke.
    - Council discussion/action – Councilmember Hennagin moved to approve the special use permit for 219 RR 620 for the operation of O’Reilly auto parts store contingent upon a lot size variance to be heard by the Board of Adjustment. Councilmember Bertram seconded and the motion passed unanimously.
  11. **Special Use Permit:** A request from Serene Hills, Ltd., the owners of a 9.249 acres tract of land located in the northeast corner of Bee Creek Road and State Highway 71 for approval of a Special Use Permit to allow an independent and assisted living facility to be operated at this location.
    - Staff report by Building & Development Services Director Ray Miller.
    - Citizens participation - No one spoke.
    - Council discussion/action – Councilmember Hennagin moved to approve the special use permit for a 9.249 acre tract of land located in the northeast corner of Bee Creek Road and State Highway 71 to allow an independent

and assisted living facility. Councilmember Trecker seconded and the motion passed unanimously.

12. **Special Use Permit - Short Term Rental:** A request from Ventura Martinez Del Rio and Gloria Requejo, the owners of the property located at 1918 Lakeway Blvd., (Lakeway Section 22, Lot 2485) for renewal of a Special Use Permit to allow for a short-term rental use to continue at this location.
  - Staff report by Building & Development Services Director Ray Miller.
  - Citizens participation – No one spoke.
  - Council discussion/action – Mayor Pro Tem Massa moved to approve the special use permit to operate a short-term rental at 1918 Lakeway Blvd. Councilmember Powell seconded and the motion passed unanimously.
  
13. **Special Use Permit - Short Term Rental:** A request from Susan Ward, the owner of the property located at 208 Gannet Cove, (Lakeway Section 2, Lot 167) for renewal of a Special Use Permit to allow for a short-term rental use to continue at this location.
  - Staff report by Building & Development Services Director Ray Miller.
  - Citizens participation - No one spoke.
  - Council discussion/action – Councilmember Haley moved to approve the special use permit to operate a short-term rental at 208 Gannet Cove. Councilmember Trecker seconded and the motion passed unanimously.

Councilmember Bertram exited the meeting at 8:00 p.m.

14. **Zoning Request:** A request from Malone Wheeler, Inc., representing the Reed Family Partnership, the owner of approximately 4.14 acres of land located just north of Lohmans Crossing Road across from Lohmans Spur, for a change in Zoning Classification from C-1 (Office/Retail) to GUI (Government, Utility, Institutional).
  - Staff report by Building & Development Services Director Ray Miller.
  - Citizens participation - No one spoke.
  - Council discussion/action – Councilmember Trecker moved to approve the request. Mayor Pro Tem Massa seconded and the motion passed unanimously.
  
15. **Amended Plat – Lakeway Municipal Utility District:** A request from Carlson, Brigance & Doering representing Lakeway Municipal Utility District, the owner of 5.913 acres located on the north side of Lohmans Crossing Road just east of Yaupon Creek for an amended final plat of two lots.
  - Staff report by Building & Development Services Director Ray Miller.
  - Citizens participation - No one spoke.
  - Council discussion/action - Mayor Pro Tem Massa moved to approve the request. Councilmember Trecker seconded and the motion passed unanimously.

16. **Zoning Request: Lakeway Municipal Utility District:** A request from Malone Wheeler, Inc., representing Lakeway Municipal Utility District, the owner of approximately 4.91 acres of land located just north of Lohmans Crossing Road across from Lohmans Spur, for a change in Zoning Classification from C-1 (Office/Retail) to GUI (Government, Utility, Institutional).
- Staff report by Building & Development Services Director Ray Miller.
  - Citizens participation - No one spoke.
  - Council discussion/action - Councilmember Trecker moved to approve the request. Mayor Pro Tem Massa seconded and the motion passed unanimously.
17. **Zoning Request: Lakeway Municipal Utility District:** A request from Carlson, Brigance & Doering, the agent for Lakeway Municipal Utility District, the owner of 17.461 acres located on the north side of Lohmans Crossing Road east of Yaupon Creek, for approval of Amendment Number 5 to the Tuscan Village Planned Unit Development (PUD) Ordinance.
- Staff report by Building & Development Services Director Ray Miller. Haythem Dawlett gave presentation and was available for questions.
  - Citizens participation – The following persons spoke: Julie Martenson, Tiffany McMillan, Julie Riechert and Dave Taylor.
  - Council discussion/action – After a lengthy discussion, Councilmember Hennagin moved to table the discussion until a town hall meeting can be held to view all pieces of the development in the area. Motion died for lack of a second. Councilmember Powell moved to approve a 55 foot height with gabled roof, a 12 foot wide, two lane road north of the four lane road from the police station to the roundabout and the ratio of age restricted property be three spaces per unit. Councilmember Trecker seconded. Motion passed 4-2. Mayor Pro Tem Massa and Councilmember Hennagin opposed.
18. **Discuss and consider** a settlement offer in the matter of Lakeway versus Flintrock Trace Office Park.
- Council discussion/action - The mayor called for executive session at 10:15 p.m. The council reconvened to regular session at 10:41 p.m. No action was taken in executive session.
19. **Citizens Participation** – The following persons spoke regarding the city’s deer management program: Frank Wolfe, Rita Cross, Katie Adams, Julie Reichert, Charlotte Windecker (non-resident), Dorrie Retivov and Cade Kordzik.
- Michael Conley** – Stated there are openings for neighborhoods to register for National Night Out participation.

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

20. **Approve Minutes:** Regular Council Meeting of August 21, 2017.
21. **Approve Minutes:** Special Budget Session Meeting of August 21, 2017.
22. **Approve Minutes:** Special Work Session Meeting of August 21, 2017.
23. **Approve Minutes:** Special Council Meeting of September 11, 2017.

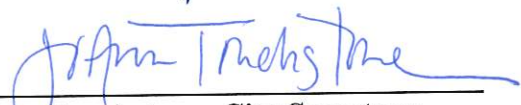
Mayor Pro Tem Massa moved to approve the consent agenda. Councilmember Haley seconded and the motion passed unanimously.

**END CONSENT AGENDA**

24. **Adjourn** – Meeting adjourned at 10:34 p.m.

Signed this the 20<sup>th</sup> day of October, 2017.

  
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Joe D. Bain, Jr., Mayor

  
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Jo Ann Touchstone, City Secretary

