

**CITY OF LAKEWAY CITY COUNCIL MEETING**  
**Action Minutes of Regular Session**  
**Monday, September 17, 2007, 6:30 p.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

1. **Establish Quorum and Call to Order.** Mayor Steve Swan, Mayor Pro Tem Dave DeOme and Councilmembers Glenda Foreman, Bob Neighbors, Bill Rhue, Don Karges and Alan Tye were present.
2. **Pledge of Allegiance was led by Mayor Swan.**
3. **Citizens Participation. No one spoke during citizens participation.**
4. **Reports of Officers.**
  - Al Tyson, Assistant Treasurer, presented the monthly financial report.
  - Steve Jones City Manager, covered highlights from his monthly report.
5. **Resolution supporting legislation and sales tax for Travis County Emergency Services District #6.**
  - Report was given by Mayor Swan.
  - Citizen participation – No one spoke.
  - Council discussion/action – No motion was made to pass the resolution.
6. **Consider Fiscal Year 2007/2008 Budget and Tax Rate:**
  - a) **Ordinance adopting the Budget for the period October 1, 2007 through September 30, 2008.**
    - Staff report – City Manager Steve Jones briefed Council on the budget.
    - Citizen participation/public hearing - No one spoke.
    - Council discussion/action – **Councilmember Don Karges made a motion to approve; Councilmembers Bob Neighbors and Bill Rhue seconded the motion and it passed by unanimous vote. Approved (7-0).**
  - b) **Consider ratification of the Fiscal Year 2007/2008 Budget that raises more property taxes than the Fiscal Year 2006/2007 Budget.**
    - Staff report was given by City Manager Steve Jones, stating this ratification is a new requirement of State law.
    - Citizen participation/public hearing - No one spoke.
    - Council discussion/action – **Councilmember Glenda Foreman made a motion to approve; Councilmember Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**
  - c) **Ordinance adopting the General Fund and Debt Service Tax Rates for FY 2007/2008.**
    - Staff report was given by City Manager Steve Jones.
    - Citizen participation/public hearing – No one spoke.
    - Council discussion/action - **Councilmember Bill Rhue made a motion to approve;**

**Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**

7. **Rezoning: Lakeway Regional Medical Center Development, 3000 RR 620 South.** Applicant Dan Brouillette, LRMC, LLC, requests the rezoning of approximately 54 acres of land as follows: La Piazza Lot 1 (3102 RR 620 South) from “MF, Multifamily” to “MMC, Major Medical Center,” Lavon Lots 1 and 2 (3012 and 3016 Flintrock Trace), and the Lakeway/Lohman’s Investments Tract (3301 Wild Cherry) from “C-1, Office/Retail” to “MMC, Major Medical Center.” ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing - No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve; Councilmember Glenda Foreman seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
8. **Annexation: 103.97 acres located southwest of the City, adjacent to the Highlands irrigation tract.** Applicant Haythem Dawlett, Rough Hollow Development Ltd., requests annexation of this property into the City of Lakeway. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action – **Mayor Pro Tem Dave DeOme made a motion to approve; Councilmember Glenda Foreman seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
9. **Zoning: 103.97 acres located southwest of the City, adjacent to the Highlands irrigation tract.** Applicant Haythem Dawlett, Rough Hollow Development Ltd., requests zoning of “GUI, Governmental, Utility and institutional” for this newly annexed property. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve; Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
10. **Annexation: Highlands Boulevard, a 25.586 acre tract located west of the City, extending from the western city limit to Bee Creek Road.** Applicant Haythem Dawlett, Rough Hollow Development Ltd., requests annexation of this property into the City of Lakeway. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bill Rhue made a motion to approve; Councilmember Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**

11. **Final Plat: Highlands Boulevard.** Applicant Haythem Dawlett, Rough Hollow Development Ltd., requests approval of the final plat for Highlands Boulevard. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve; Councilmember Bill Rhue and Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
12. **Annexation: Lakeway Highlands Phase 1 Section 1 (24.507 acres) and Phase 1 Section 2 (31.346 acres).** Applicant Haythem Dawlett, Las Ventanas Land Partners Ltd., requests annexation of this property into the City of Lakeway. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve; Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
13. **Zoning: Lakeway Highlands Phase 1 Section 1 (24.507 acres) and Phase 1 Section 2 (31.346 acres).** Applicant Haythem Dawlett, Las Ventanas Land Partners Ltd., requests zoning of “R-3, Single Family Residential” for this newly annexed property. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action – **Councilmember Don Karges made a motion to approve; Councilmember Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
14. **Final Plat: Lakeway Highlands Phase 1 Section 1 (24.507 acres).** Applicant Haythem Dawlett, Las Ventanas Land Partners Ltd., requests approval of the final plats for Lakeway Highlands Phase 1 Section 1. ZAPCO recommends approval 7-0.
  - Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve; Councilmember Glenda Foreman seconded the motion and it passed by unanimous vote. Approved (7-0).**
  
15. **Final Plat: Lakeway Highlands Phase 1 Section 2 (31.346 acres).** Applicant Haythem Dawlett, Las Ventanas Land Partners Ltd., requests approval of the final plats for Lakeway Highlands Phase 1 Section 2. ZAPCO recommends approval 7-0.
  - Staff report - none given.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Glenda Foreman made a motion to approve; Councilmembers Bill Rhue and Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**

16. **Consider approving Highlands Boulevard Participation Agreement.**
- Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action – **Councilmember Alan Tye made a motion to approve, with waiver of the development fees; Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**
17. **Consider approving a resolution consenting to the annexation of land by Travis County Municipal Utility Districts No. 11, 12, and 13.**
- Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bill Rhue made a motion to approve; Councilmember Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**
18. **Final Plat: Cherry Knoll Farms.** Applicant Larry Aiken, Cherry Knoll LLC, requests approval of the final plat for Cherry Knoll Farms. ZAPCO recommends approval 7-0.
- Staff report was given by Deputy City Manager Chessie Blanchard.
  - Citizen participation/public hearing - No one spoke.
  - Council discussion/action - **Mayor Pro Tem Dave DeOme made a motion to approve; Councilmember Bill Rhue seconded the motion and it passed by unanimous vote. Approved (7-0).**
19. **Building Ordinance Amendments.** Proposed amendments to the Building Ordinance concerning variance requests, height determinations, administrative approval authority, and City Building Commission meetings.
- Staff report was given by Shannon Burke, Director, Building and Development Services.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Councilmember Bob Neighbors made a motion to approve with the addition of the following provision to the fourth paragraph in Section 7.02.A.1:**  
*“In some cases, an accurate front elevation silhouette of the new structure, drawn to scale, will be required in order that view obstruction as determined by the CBC may be minimized.”*  
**Councilmembers Alan Tye and Glenda Foreman seconded the motion and it passed by unanimous vote. Approved (7-0).**
20. **Development Ordinance Amendment.** A proposed amendment to the Development Ordinance concerning tree removal permits. ZAPCO recommends approval 7-0.
- Staff report was given by Shannon Burke, Director, Building and Development Services.
  - Citizen participation/public hearing – No one spoke.
  - Council discussion/action - **Mayor Pro Tem Dave DeOme made a motion to approve; Councilmember Bob Neighbors seconded the motion and it passed by unanimous vote. Approved (7-0).**
21. **Fee Ordinance Amendment.** A proposed amendment to the Fee Ordinance concerning fees for variance requests.

- Staff report was given by Shannon Burke, Director, Building and Development Services.
- Citizen participation/public hearing – CBC Chair Jim Bissett was present to answer questions. No one else spoke.
- Council discussion/action – **Mayor Pro Tem Dave DeOme made a motion to approve; Councilmember Bill Rhue seconded the motion and it passed by unanimous vote. Approved (7-0).**

**22. Consider renewing interlocal agreement with Village of Bee Cave for dispatch services.**

- Staff report was given by City Manager Steve Jones.
- Citizen participation – No one spoke.
- Council discussion/action - **Councilmember Bob Neighbors made a motion to approve renewal of the interlocal agreement with Village of Bee Cave for dispatch services. Further, Council approves the transfer of monies, in any occasion where the number of people in dispatch is less than three, to go into a dispatch center improvements account. Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**

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

**23. Authorize the serving of alcoholic beverages and allowing live band/music at the Patriots Fest, a celebration honoring our nation's heroes, on Saturday, October 20, 2007, from 6 p.m. to 10 p.m., at City Hall parking lot, 1102 Lohmans Crossing.**

**24. Approve Action Minutes:** Special Work Sessions of August 6, 2007 and August 27, 2007 and Regular Meeting of August 20, 2007.

**25. Appointment to Boards and Commissions:**

**Board of Ethics:**

- a. **Roy Beckelhymer, appointed by Swan**
- b. **Dick Drury, appointed by Neighbors**
- c. **LaNell Edwards, appointed by Foreman**
- d. **Perry Smith, appointed by Rhue**
- e. **Tom Brewer, appointed by DeOme**
- f. **Bob Berry, appointed by Karges**
- g. **Cole Rowland, appointed by Tye**

**Bill Marquis, Member ZAPCO**

**Duane Zimmerman, Member, Heritage Commission**

**END CONSENT AGENDA**

**Councilmember Bob Neighbors made a motion to approve Consent Agenda Items 23, 24 and 25. Mayor Pro Tem Dave DeOme seconded the motion and it passed by unanimous vote. Approved (7-0).**

**26. Comments by Mayor and Councilmembers – Mayor Swan invited everyone to a reception on October 3, 2007, at 8:30 a.m., honoring Bob Finken for 17 years of service on ZAPCO.**

**27. Meeting adjourned at 7:50 p.m.**

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**Steve Swan, Mayor**

**Attest:**

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**Linda Winn, City Secretary**