



**AGENDA**  
**City Council Regular Meeting**  
**Monday, January 3, 2022**  
**City Hall**  
**1102 Lohmans Crossing Road**  
**Lakeway, TX 78734**  
**6:30 PM**

Individuals who do not plan to attend the meeting, but wish to submit comments during the public hearings and citizen participation at the meeting may submit a comment through our online form. All submitted comments will be sent to the City Council and will be acknowledged during the meeting.

Comments will be accepted until 3:00 p.m. on Monday, January 3, 2022. Those who do plan to attend the meeting in-person are encouraged to pre-register to speak via the city's same online public comment form. The form can be found here:

<https://lakeway-tx.civicweb.net/Portal/CitizenEngagement.aspx>

Persons may also register to speak at the meeting.

Page

- 1 ESTABLISH QUORUM AND CALL TO ORDER.
- 2 PLEDGE OF ALLEGIANCE.
- 3 CITIZEN PARTICIPATION FOR THE CONSENT AGENDA AND ITEMS 12 AND 13.

**CONSENT AGENDA**

All items may be approved by one Council vote. Members of the Council may pull items from the Consent Agenda for discussion.

- 4 OCTOBER 18, 2021 CITY COUNCIL MEETING MINUTES.  
[October 18, 2021 Minutes](#) # - #
- 5 NOVEMBER 15, 2021 CITY COUNCIL MEETING MINUTES.  
[November 15, 2021 Minutes](#) # - #
- 6 2022 CITY COUNCIL MEETING SCHEDULE.

[2022 City Council Meeting Schedule](#)

# - #

- 7 RESOLUTION NO. 2022-01-03-01 A RESOLUTION APPOINTING A REPRESENTATIVE TO THE CENTRAL TEXAS CLEAN AIR COALITION.

[Resolution No. 2022-01-03-01](#)

# - #

- 8 AWARD BID FOR LANDSCAPE SERVICES TO THE SUCCESSFUL BIDDER AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT.

[Staff Report](#)

# - #

[Copy of Official Tabulation](#)

[Solicitation Process and Recommendation](#)

[Evaluation Matrix](#)

- 9 RESOLUTION NO. 2022-01-03-02 SETTING THE TIME FOR ZONING AND PLANNING COMMISSION MEETINGS.

[Staff Report](#)

# - #

[Resolution No. 2022-01-03-02](#)

- 10 MONTHLY TREASURER'S REPORT.

[Treasurer's Report](#)

# - #

**AGENDA ADDENDUM: PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.045, THE FOLLOWING AGENDA ITEM IS HEREBY ADDED TO THE COUNCIL MEETING AGENDA FOR JANUARY 3, 2022:**

**A.1 CITY OF LAKEWAY RESOLUTION NO. 2022-01-03-05 APPOINTING THE CHAIR OF THE BOARD OF ETHICS**

"Motion to [Approve / Deny / Table / Postpone] Resolution No. 2022-01-03-05"

- Report by Assistant City Manager Joseph Molis.
- Citizen participation.
- Council discussion/action.

[Report by Assistant City Manager Joseph Molis](#)

# - #

[Resolution No. 2022-01-03-05](#)

[2022-01-03 Special Session Addendum](#)

**END CONSENT AGENDA**

- 11 CITIZENS PARTICIPATION FOR ITEMS NOT ON THIS AGENDA.

**12 COMMUNITY PARTNER AWARD.**

**13 FINANCIAL REPORT.**

[Financial Report](#)

# - #

**14 REQUEST FROM WASTE CONNECTIONS, INC. TO EXTEND CONTRACT FOR SOLID WASTE COLLECTION, RECYCLING AND DISPOSAL SERVICES AND DISCUSSION OF POTENTIAL COMPOSTING PROGRAMS.**

"I move to [Approve / Deny / Table / Postpone] Request"

- Staff report by Finance Director Shereen Gendy.
- Citizen participation.
- Council discussion/action.

[Staff Report](#)

[Letter Requesting Contract Extension](#)

[Waste Solutions Agreement](#)

[Presentation](#)

# - #

**15 REQUEST FROM ARTS COMMITTEE FOR REALLOCATION OF FUNDING.**

"I move to [Approve / Deny / Table / Postpone] Request"

- Request by Arts Committee Chair Janet Wright.
- Citizen participation.
- Council discussion/action.

[Arts Committee Request](#)

# - #

**16 REQUEST FOR HOTEL OCCUPANCY TAX FUNDING FROM LAKE TRAVIS FILM FESTIVAL.**

"I move to [Approve / Deny / Table / Postpone] Request"

- Staff report by Finance Director Shereen Gendy.
- Citizen participation.
- Council discussion/action.

[Staff Report](#)

[Application](#)

[Presentation](#)

# - #

**17 SECOND READING: RESOLUTION NO. 2022-01-03-03 - A RESOLUTION OF THE CITY OF LAKEWAY, TEXAS, APPROVING THE DEVELOPMENT AGREEMENT FOR SWEETWATER.**

"I move to [Approve / Deny / Table / Postpone] Resolution No. 2022-01-03-03"

- Staff report by City Manager Julie Oakley.
- Citizen participation.
- Council discussion/action.

[Staff Report](#)  
[Resolution No. 2022-01-03-03](#)  
[Sweetwater Development Agreement](#)

# - #

- 18 **FINAL PLAT: 15617 FLINT ROCK RD. CONSIDER A REQUEST FROM CARLSON, BRIGANCE AND DOERING, THE AGENT FOR HILLSONG DEVELOPMENT LLC, THE OWNER OF APPROXIMATELY 25.949 ACRES OF LAND LOCATED AT THE INTERSECTION OF FLINT ROCK ROAD AND WILD CHERRY DRIVE AND ADDRESSED AS 15617 FLINT ROCK ROAD, FOR APPROVAL OF A FINAL PLAT FOR A DEVELOPMENT TO BE KNOWN AS HILLSONG.**

"I move to [Approve / Approve with Conditions / Deny with Explanation] Final Plat"

- Staff report by Building and Development Services Director Erin Carr.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

- 19 **SPECIAL USE PERMIT – MEDICAL LAB: 15308 CAVALIER CANYON DR. CONSIDER A REQUEST FROM XYZ MOLECULAR DIAGNOSTIC LAB CONSULTING, LLC, THE AGENT FOR THE OWNER OF THE PROPERTY LOCATED AT 15308 CAVALIER CANYON DRIVE (LAKE OAK ESTATES, BLOCK 1, LOT 4), FOR APPROVAL OF A SPECIAL USE PERMIT TO OPERATE A MEDICAL LABORATORY AT THIS LOCATION.**

"I move to [Approve / Deny / Table / Postpone] Special Use Permit"

- Staff report by Building and Development Services Director Erin Carr.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

- 20 **ORDINANCE NO. 2022-01-03-01 - AN ORDINANCE OF THE CITY OF LAKEWAY, TEXAS AMENDING TITLE I: GENERAL ORDINANCES; CHAPTER 8: FIRE PREVENTION AND PROTECTION; ARTICLE 8.02: FIREWORKS; AND PROVIDING FOR PENALTY, SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.**

"I move to [Approve / Deny / Table / Postpone] Ordinance No. 2022-01-03-01"

- Staff report by Assistant City Manager Joseph Molis.

- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

**21 ORDINANCE NO. 2022-01-03-02 - AN ORDINANCE OF THE CITY OF LAKEWAY, TEXAS AMENDING TITLE II: BUILDING AND DEVELOPMENT REGULATIONS; CHAPTER 30: ZONING; ARTICLE 30.03: ZONING USE REGULATIONS; SECTION 30.03.021: PUD (PLANNED UNIT DEVELOPMENT); AND PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.**

"I move to [Approve / Deny / Table / Postpone] Ordinance No. 2022-01-03-02"

- Staff report by Assistant City Manager Joseph Molis.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

**22 ORDINANCE NO. 2022-01-03-03 - AN ORDINANCE OF THE CITY OF LAKEWAY, TEXAS AMENDING TITLE II: BUILDING AND DEVELOPMENT REGULATIONS; CHAPTER 30: ZONING; ARTICLE 30.03: ZONING USE REGULATIONS; SECTION 30.03.009: DISTRICT C-1 (OFFICE/RETAIL); AND SECTION 30.03.010: DISTRICT C-2 (COMMERCIAL/LIGHT INDUSTRIAL) AND PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.**

"I move to [Approve / Deny / Table / Postpone] Ordinance No. 2022-01-03-03"

- Staff report by Assistant City Manager Joseph Molis.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

**23 ORDINANCE NO. 2022-01-03-04 - AN ORDINANCE OF THE CITY OF LAKEWAY, TEXAS AMENDING TITLE II: BUILDING AND DEVELOPMENT REGULATIONS; CHAPTER 30: ZONING; ARTICLE 30.03: ZONING USE REGULATIONS; SECTION 30.03.005.5: DISTRICT R-5 (CONDOMINIUM); AND PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.**

"I move to [Approve / Deny / Table / Postpone] Ordinance No. 2022-01-03-04"

- Staff report by Assistant City Manager Joseph Molis.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

**24 ORDINANCE NO. 2022-01-03-05 - AN ORDINANCE OF THE CITY OF LAKEWAY, TEXAS AMENDING TITLE II: BUILDING AND DEVELOPMENT REGULATIONS; CHAPTER 30: ZONING; ARTICLE 30.03: ZONING USE REGULATIONS; SECTION 30.03.008: DISTRICT R-8 (MULTIFAMILY RESIDENTIAL); AND APPENDING SECTION 30.03.008.5: DISTRICT R-9 (HIGH DENSITY MULTIFAMILY) AND PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.**

"I move to [Approve / Deny / Table / Postpone] Ordinance No. 2022-01-03-05"

- Staff report by Assistant City Manager Joseph Molis.
- Citizen participation.
- Council discussion/action.

[Staff Report and Materials](#)

# - #

**25 DISCUSSION OF STRATEGIC COMMUNICATIONS PLAN AND RESOLUTION NO. 2022-01-03-04 ADOPTING THE CITY'S POLICY REGARDING USAGE OF SOCIAL MEDIA.**

"I move to [Approve / Deny / Table / Postpone] Resolution No. 2022-01-03-04"

- Staff report by Director of Communications Jarrod Wise.
- Citizen participation.
- Council discussion/action.

[Staff Report](#)

[Resolution No. 2022-01-03-04](#)

[Social Media Policy](#)

[Strategic Communications Plan](#)

[Presentation](#)

# - #

**26 EXECUTIVE SESSION. ENTER INTO EXECUTIVE SESSION TO OBTAIN LEGAL ADVICE FROM COUNSEL, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY). NO ACTION WILL BE TAKEN IN EXECUTIVE SESSION; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.**

- Discussion of Legal Issues Relating to Former City Attorney.

**27 EXECUTIVE SESSION. ENTER INTO EXECUTIVE SESSION TO DISCUSS AN ECONOMIC DEVELOPMENT PROSPECT, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS). NO ACTION WILL BE TAKEN IN EXECUTIVE SESSION, ANY ACTION TO BE TAKEN ON THIS ITEM WILL OCCUR IN OPEN SESSION.**

- Project Granite.

**28 EXECUTIVE SESSION. ENTER INTO EXECUTIVE SESSION TO DELIBERATE REGARDING REVIEW OF CHARTER SECTION 4.07 AND ARTICLE 12.03 OF THE CODE OF ORDINANCES RELATING TO THE POLICE DEPARTMENT, AND REVIEW OF POLICE DEPARTMENT POLICIES, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY) AND SECTIONS 551.071 AND 551.089 (DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OR DEPLOYMENT OF SECURITY PERSONNEL AND SECURITY DEVICES). NO ACTION WILL BE TAKEN IN EXECUTIVE SESSION; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.**

**29 ADJOURN.**

Signed this 19th day of December, 2021.

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Thomas Kilgore, Mayor

All items may be subject to action by City Council pursuant to Ordinance No. 2001-10-29-1, Article VI. The City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information).

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

Certification: I certify that the above notice of meeting was posted on the City of Lakeway Official Community Bulletin Board on the 19th day of December, 2021

at 12:30 p.m. Council approved agendas and action minutes are available on line at <http://www.lakeway-tx.gov/>. The City of Lakeway Council meetings are available to all persons regardless of ability. If you require special assistance, please contact Jo Ann Touchstone, City Secretary, at 512-314-7506 at least 48 hours in advance of the meeting.

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Jo Ann Touchstone, City Secretary