

**CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**May 10, 2021 9:00 a.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

- 1) **Establish Quorum and Call to Order. Commission Members Present:** Commissioners Bruce Harris, Dave Point, Don Kotrady, Carolyn Nichols, Chris Forton and Betty Haley.

Also present: City Council Representative, Sanjeev Kumar.

- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation for items not on the agenda.**

- No one spoke.

- 4) **Citizens Participation for the consent agenda.**

- No one spoke.

**CONSENT AGENDA** - *All items listed under the consent agenda may be approved by one motion. Members of the Commission may pull items from the consent agenda for discussion.*

- 5) **Approval of Minutes:** April 12, 2021, Regular Meeting.

- Determination: **Motion to approve the consent agenda by Commissioner Point and seconded by Commissioner Kotrady. Motion carried by a vote of 6-0.**

**END CONSENT AGENDA**

**Note:** The Chair reversed the order of the items on the agenda; Agenda Item 7 was the first item considered, item 6 second.

- 7) **Final Plat: Rough Hollow Community Park.** Consider a request from RH Lakeway Development, LTD, owner of approximately 11.034 acres of land located east of Crosswind Drive and west of Tomichi Trail, for approval of a final plat for the subject property hereinafter to be known as Rough Hollow Community Park.

- Staff report and presentation by Erin Carr
- Applicant, Bill Hayes present
- Public Hearing: No one spoke.
- Commission discussion/action – **A motion was made by Commissioner Forton to recommend approval of a final plat for property which will be known as Rough Hollow Community Park to City Council. The motion was seconded by Commissioner Haley. Motion carried by a vote of 6-0.**

- ❖ The commission took a short break from 9:23 am to 9:40 am.

6) **Zoning Request– Nightingale Project.** Consider a request from Conine Residential Group, on behalf of JNY LLC, owner of approximately 3.4 acres of land located at 309 Ranch Road 620 North (Holly Lane Subdivision, Lot 1, Block A) and on behalf of William and Mary Kay Pope, owners of approximately 3.48 acres of land located at 15404 and 15400 Nightingale Lane (Holly Lane Subdivision, Lots 2 and 3, Block A) for a change to the Future Land Use Map (FLUM), approval of a reduction in size requirement for a PUD (Planned Unit Development) district, and a zoning change from C-1 (Office/Retail) and AG (Agricultural) to PUD (Planned Unit Development).

- Staff report and presentation by Erin Carr
- Applicant **Meg Conine** was present to share an overview of the project. Applicant's Attorney, **Michael Whellan** continued the presentation. **Allison Moczygemba**, Engineer with Kimley Horn, explained the specifics of and the need for the project. **Ben Plett**, a Traffic Engineer with Kimley Horn, explained traffic impact, traffic signals and the accessible parkland aspect of the project. **Kent Conine** provided final presentation comments.
- Public Hearing: **Jose and Keeley Cano** spoke in opposition of the project and expressed concerns for traffic and pedestrians. **Steven Wydman** expressed his opposition to the request and shared concerns about the impact on the elementary school and of the infrastructure impact on neighbors **Andrew Keller** asked that the Commission recommend denial of the project. **Frederick Werner** expressed concerns regarding stoplight placement and the traffic flow that will be generated by the project. **Bubba Breazeale** spoke in support of the request. **Maryann Carmichael** spoke in opposition of the request and expressed belief that this is not the correct location for high density housing.

❖ The commission took a break from 11:01 am to 11:12 am.

- Public Hearing (continued): **Fred Tarabay** and **Scott McCreight** are both opposed to the request; Mr. Tarabay expressed that he believes the request to be so far removed from the current zoning and Mr. McCreight is concerned about light pollution, school safety and crime. **William Logan** expressed concerns about property value and his opposition to the request. **Cherno Njie** and **Clint Strickland** spoke in support of the request. **Vickie Roberts** also expressed support and as a business owner, believes that housing is needed. **Michael Benitez**, Whataburger Operating Partner, spoke in support of the workforce housing and stated that it is difficult to find employees due to the lack of affordable housing. **Karen Fountain** shared her understanding the need for workforce housing but expressed that she believes Nightingale to be the wrong location. **Heath Hale** stated his opposition to the request adding his concerns about traffic impact; he too believes it to be the wrong location. **Bruce Ure** and **Shana Evans** both expressed their opposition to the proposed project. **Henk Henson** concerned about noise and traffic; opposed to the request. Glen Linholt expressed opposition. **Nicole Housmans** is also opposed expressing that the streets are too narrow and the project too dense.

- Commission discussion/action:
  - Motion 1: **Commissioner Kotrady moved to recommend City Council deny** the request for a change to the Future Land Use Map (FLUM). **The motion was seconded by Commissioner Point.** Before putting the motion to a vote, both Commissioners **withdrew their motions.**
  - Motion 2 - **Commissioner Nichols moved to table** all action on the request for up to 90 days to allow the applicant to work with staff to address some of the concerns. **The motion was seconded by Commissioner Kotrady. Motion carried** by a vote of **6-0.**

**8) Adjourn.**

- Motion to adjourn by **Commissioner Forton, seconded by Commissioner Hayley. Motion carried** by a vote of **6-0.**
- Acting Chairman Bruce Harris adjourned the meeting at 12:44 p.m.

Minutes approved on June 14, 2021, by a vote of 7-0.

  
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Erin Carr, BDS Director