

MINUTES

of June 14, 2017

I. Call to Order:

Meeting was called to order by President Darryl Pruett at 7:05 pm. Secretary Robert Tobiansky recorded the minutes.

II. Introduction of the OHAN Board, attending Members and Guests

III. Introduction of Speakers:

- a) Michele Lynch, Director of Land Use & Entitlements at Metcafe Wolfe Stuart & Williams. Comments:
- Planet Fitness suddenly moved from Oak Hill Plaza Shopping center location.
 - The property owner, Cielo Paso Oak Hill LP would like to rezone the property from GR-CO-NP to GR-MU-CO-NP. (Community Commercial-Conditional Overlay Combining District-Neighborhood Planning Combining District to Community Commercial-Mixed Use Combining District- Conditional Overlay Combining District-Neighborhood Planning Combining District).
 - In addition, they seek to change the floor-to-area ratio (FAR) from 0.21-to-1 to the more typical 1-to-1). The height would allow up to 60' feet.
 - They are seeking some changes for both short-term and long-term plans at 7100 U.S 290W, but would continue to exclude "Prohibited Uses" (such as auto sales). The property could be developed as Commercial, Retail offices (daycare, medical/dental) and suggested the possibility of a residential component (apartments) in vertical mixed use. Up to 200,000' sq ft.
 - Goodwill has a lease that runs for another eight years.
- b) Lynda Rife, public involvement consultant for Central Texas Regional Mobility Authority (CTRMA):
- The science portion of the Oak Hill Parkway, such as counting trees, performing archeological historical studies along the proposed roadway are almost complete.
 - Environmental impact studies are underway and believed to be ready October-November 2017. L. Rife said they would receive a Record of Decision (ROD) by next summer.
 - When the roadway passes the EIS environmental hurdles, design of the chosen alternative can begin. That process is expected to take 1.5 years. Construction would take at least 3.5 years.
 - Revised traffic numbers (from CAMPO 2035 Plan to 2040 Plan) caused the designs to widen the road to three lanes each way from the 'Y' to RM 1826.
 - There is a better chance that the Oak Hill Parkway may not be tolled. They continue to look into various financing methods. A bond (non-voting) is possible
 - Next Steps: Public hearing late 2017 then > Finalize reports, then > Record of Decision, then > 'Go or NO Go' (~Summer 2018). Estimated start late 2020 – 2021, projecting ~ 4 year build.
- ** More information can be found: <http://www.oakhillparkway.com/>

IV. Roll Call / Establishment of a Quorum:

At roll call, 14 member neighborhoods were represented out of a possible 29 paid or eligible members; so at bylaw quorum rule of 25% + 1, a quorum was present.

V. Approval of Minutes:

May 10, 2017 minutes were approved

VI. Treasurer Report:

Treasurer, Alan Watts reported the most recent bank account balance was \$ 1600.70

VII. Old Business:

- a) Art Bedrosian presented: Lantana traffic light at Terravista and Southwest Parkway is expected to be installed by 2017 year end. Ellen Troxclair, our District 8 CoA Council member, has requested this to be a priority

VIII. New Business:

Shannon Owen from Zyle Road (Resolution in support of the area building and road variance, thanked OHAN members for their support.

IX. Miscellaneous: none

X. Adjourn

President Pruett adjourned the meeting at 8:52 pm.

Respectfully submitted,



Robert A Tobiansky, Secretary
July 1, 2017

Approved:

_____ August 9, 2017
Darryl Pruett, President Date

These MINUTES ARE SUBJECT TO REVISION