

CITY OF LAKEWAY ZONING AND PLANNING COMMISSION MEETING
Action Minutes of Special Session
March 15, 2018 6:00 p.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

- 1) **Establish Quorum and Call to Order. Present: Commissioners Steve Smith, Bruce Harris, Dave Point, Jack Ford, Don Kotrady and Chairman Dave Taylor. Don Goff recused himself from the proceedings.**
- 2) **Pledge of Allegiance.**
- 3) **Citizens Participation.** 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.*

- 4) **No Items.**

END CONSENT AGENDA

- 5) **City Center PUD (Mixed Use Development) Zoning Change:** Consider and take action on a request from Lakeway Municipal Utility District, the owner of a 56.918 acre tract and Lake Travis Church of Christ, the owner, the owner of a 6.061 acre tract for a combined 62.979 acres of land located at 1801 and 1931 Lohmans Crossing and situated west and northeast of the Lakeway Police Facility for a change in Zoning Classification from Government, Utility, Institutional (GUI) to Planned Unit Development (PUD).
 - **This item was tabled at the last meeting on March 7, 2018.**
 - Staff report and presentation by Ray Miller.
 - Applicants Bill Hayes and Haythem Dawlett were both present.
 - Commissioners questioned the applicant about street connection between Main Street and the Oaks and received a commitment to install the roadway connection from Mr. Dawlett.
 - Public Hearing: Debra Barber spoke in support of the development. Elizabeth Etheridge voiced concerns about the increase traffic in the area that will be created by the development. Austin Gibb is concerned about the reduction in parking requirements and believes that the revised project information has not been available long enough for the commission members to make an informed decision. James Shanahan spoke in opposition of the request and Carol Ferree believes that there has been a lack of citizen input and asked that the commission not vote on this yet. Robert McDonald expressed support for the City Center project. Marsha Kish voiced opposition to the request and Louis Mastrangelo asked that the process be slowed down and conveyed concerns about the impact

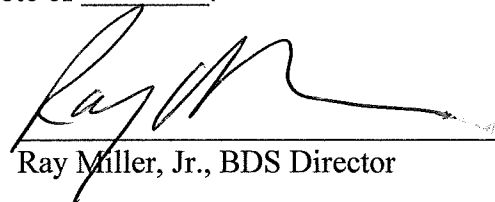
on traffic. Don Stevenson stated that he had concerns about the PUD management. Perry Martin wants ZAPCO to deny or postpone a decision on the request until there has been an update to the Comprehensive Plan. Lou Kilgore doesn't believe that the project is a good fit for Lakeway and thinks that the ordinances should be enforced. Karen Hansen Greer asked that the process be slowed down; she believes that it is "going too fast". Council member Jean Hennagin voiced concerns related to the project and believes that the process should be slowed down; these sentiments were also expressed by resident Karen Anderson. Tiffany McMillan is concerned about the development impact on Brookdale Senior Living on Lohmans Crossing as well as on residential areas such as Rolling Green and believes that privacy will be lost and asks that the request either be denied or tabled for more community input. Dennis Hogan suggested that the City purchase the Stratus Property and then give a small parcel of land to the City Center Developer so that the project is not quite so dense. John Thompson spoke in support of the development. Leah Crenwelge spoke briefly. Jerry Hietpas is concerned about connectivity and the impact on traffic. John Wilford voiced financial based concerns and wondered about whether the Developer has the right to connect Main Street to the Oaks. Judy Donohue believes that the traffic will only get worse and thinks that the current city codes should be followed. Greg Holloway expressed his opposition to the request and shared concerns about the impact on traffic and children. Ed Winters, a Lake Travis Church of Christ member, expressed his support of the developer and the project. Olivetti Stevens, a 51 year resident, is opposed to the request. Candace Dickey and Staci Wimbush expressed their support of the project.

- **Motion to delay the vote until at least the next ZAPCO meeting on April 4, 2018 made by Commissioner Kotrady and seconded by Commissioner Harris. Commissioners Ford and Taylor opposed the motion. Motion carried by a vote of 4-2.**

6) Adjourn.

Hearing no further discussion, Chairman Taylor adjourned the meeting at 9:03 pm.

Minutes approved on April 4, 2018, by a vote of 6-0.


Ray Miller, Jr., BDS Director