

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, JUNE 19, 2019 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on June 19, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Jennifer Sellers, and Commissioner Greg Rabaey. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department, Katie Baker from the PARD Department, and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the June 5, 2019, Planning and Zoning Commission meeting.**

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider public testimony regarding, and a recommendation for approval concerning the request filed by Norris Design, on behalf of the property owner Scott Cressman, et al., to rezone 41.76 acres: 12.82 acres to C-2 (Local Commercial) and 28.94 ac. to MF-1 (Multifamily – Low Density), generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. ZON1905-002**

Mr. Enriquez reviewed the zoning application stating that the Planning and Zoning Commission approved a concept plan and recommended the zoning for City Council approval in January 2019; the property was annexed into the City and zoned in February 2019. He continued to explain that the current zoning along the E. Old Settlers Blvd. frontage is split between MF-1 (Multifamily – Low Density) and C-2 (Local Commercial) zoning districts. He noted that the purpose of the application was to modify the MF-1 and C-2 boundary lines so that the entire frontage is zoned for C-2. He also briefly discussed the allowed uses for each zoning district.

Mr. Enriquez noted staff did not receive any e-mails or phone call for or against the requested application. Staff recommended approval of the proposed rezoning.

The property owner's representative Mr. Joe Daly, with Norris Design, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Ed Polasek provided information about the MoKan Corridor noting that CAMPO (Capital Area Metropolitan Planning Organization) was in the process of completing a MoKan corridor analysis report.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Sellers to recommend for City Council approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

**E2. Consider approval of the Vizcaya Phases 6B & 7D Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and CR 186. Case No. FP1905-003**

Mr. Enriquez gave a brief overview of the Vizcaya subdivision noting that the proposed two phases included 17 estate lots; 16 large lots; 1 fire station lot; 2 right-of-way lots; and 5 open space lots. He stated that, as part of the development agreement, the lot for the fire station was deeded to the City. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Michael Fisher, with Pape-Dawson Engineers, Inc., was available to answer questions.

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Rabaey, second by Commissioner Henderson to approve with conditions.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

**E3. Consider approval of the Shops South of University Oaks Boulevard Preliminary Plat, generally located southeast of the intersection of University Boulevard and N IH 35. Case No. PP1905-001**

Ms. Reeves gave a brief review of the application noting that the purpose of the application was to create 5 development lots, 1 right-of-way lot, and 3 open space/drainage lots. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Joseph Longaro, with LJA Engineering, Inc., was available to answer questions.

Ed Polasek briefly discussed "Arterial L" noting that said arterial will be the extension of Eagles Nest Street to Chisholm Trail.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Wendt, second by Commissioner Clawson to approve with conditions.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

**F. STAFF REPORT:**

**F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman noted there were no City Council updates to report; however, he stated that some recently approved legislative bills will have an impact on existing development standards. A presentation regarding these changes will be given to the Commission after further discussion with the City attorney's office.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:23 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech