

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 5, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 5, 2017, 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 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Rob Wendt was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, David Fowler, Aneil Naik, and Veronica Chandler. Also present were Katie Baker from PARD, Gerald Pohlmeier and Kamie Fitzgerald from the Transportation 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 March 1, 2017, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and a recommendation regarding the request filed by the City of Round Rock, on behalf of the owners, Rex and Karen Mustard, to Replat Joyce Lane Subdivision, Lots 4 and 5, Block A. Generally located at the end of Joyce Lane; north of Gattis School Rd. Case No. FP1703-001

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to divide the existing lot 4 into two new lots: 4A and 4B. Lot 4A will remain a residential lot, and lot 4B will become a special purpose drainage lot. Mr. Fowler stated that the City of Round Rock will purchase Lot 4B, which will be added to drainage ways the City owns in the vicinity of Dry Branch Creek. He continued explaining that this replat will also move the eastern lot line between existing Lots 4 and 5 slightly to the west, making Lot 5A slightly larger.

Mr. Danny Halden, City Engineer, explained that the City had identified channelization of this area for improvement. He also stated that the City and the property owners entered into a Letter of Agreement, where the City accepted to move the drainage channel as far to the west as possible which will become lot 4B. The property owners will deed lot 4B to the City.

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.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Rabaey to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider public testimony and a recommendation regarding the request filed by Waeltz & Prete, Inc., on behalf of the City of Round Rock, for the rezoning of the subject tract from MU-1 (Downtown Mixed-use) district to PUD (Planned Unit Development) to be known as The Depot Townhomes. Generally located southeast of S. Mays St. and E. Bagdad Ave. Case No. ZON1703-002

Mr. Dushkin gave a brief overview of the application stating that the purpose of the rezoning was to create PUD #110; the PUD will be known as The Depot Townhomes. He stated that in an effort to bring more residents into the downtown area, the PUD will allow for approximately 82 townhomes to be developed on the site. He gave a brief history of the site explaining that City Council had entered into a Memorandum of Understanding with the townhome developer, Urban InTown Homes, in June 2016.

He explained the current and proposed uses stating that the PUD zoning will permit townhomes up to 4 stories plus live/work units and upper story residential. He explained that each unit will be served by a private alley in the rear and front onto either a public street or a common courtyard and will have a two-car garage. He continued by discussing the proposed PUD standards.

Mr. Dushkin explained that the property will be split up into 3 developable parcels and explained the various city roadwork that will be ongoing. Also, he stated that because the site was next to the rail road tracks, stipulations to soundproof the units had been incorporated to the PUD, though, he explained the developer had extensive knowledge working with sites that were in proximity to railroad tracks or switching stations. Furthermore, Mr. Dushkin stated that Union Pacific had been informed of the proposed project and had not voiced any objections.

Finally, he explained that the Plat will be presented to the P&Z Commission in the next couple of weeks and the PUD and a Development Agreement will be considered by City Council on April 27th.

Mr. Pohlmeier, stated that the traffic impact design for the McNeil Rd. proposed a two-lane section with a center turn lane. He explained that the proposed project will generate additional traffic, however, it will not generate enough traffic to be of concern. Mr. Pohlmeier also stated that the potential traffic will not be suitable for a traffic signal.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock citizen spoke during the public hearing: Gordon Mackey, 109 S. Sheppard St. Mr. Mackey expressed the following concerns: traffic flow around Bagdad and Sheppard, access to his property, parking, the modern look of the proposed development near the historic district, and the proximity of the proposed project to his property. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a discussion regarding the general site layout, traffic, parking, construction of the proposed roads, and the proposed draft PUD, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Rabaey to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, 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 stated that City Council passed a preliminary approval of the Round Rock Zoning and Development Code; however, the Code had to be codified before it can take effect. He explained that after the codification is completed, the Development Code will be presented to City Council for approval. He also stated that Planning staff presented separate ordinance amendments to Council. Some of the code amendments were adopted by City Council including: subdivision connectivity requirements, non-residential standards building design, modification to the drainage requirements, and tree protection. City Council will have a second reading on additional amendments. Mr. Wiseman stated he will update the Commission once the additional amendments are approved.

Mr. Pavliska welcomed Commissioners Casey Clawson and Jennifer Sellers to the P&Z Commission.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech