

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 6, 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 February 6, 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 Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, and Commissioner Greg Rabaey. Commissioner Jennifer Sellers was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek 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 January 9, 2019 and the January 15, 2019 Regular and Special Called Planning and Zoning Commission meetings.**

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING:

- E1. Continue public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner, True Life Fellowship, to Replat The Settlement Subdivision Sec. 4-A, Lot 1, Block C, generally located at the northeast corner of Settlement Dr. and E. Old Settlers Blvd. Case No. FP1812-001**

Mr. Enriquez informed the commission that the application was postponed at the January 9, 2019, P&Z meeting at the Applicant's request. He noted that the purpose of the application was to remove a building line depicted on the Final Plat and explained that the plat shows a 25-foot setback to the right-of-way, however, the SF-2 (Single-family standard lot) zoning district requires a 20-foot setback to the right-of-way.

He also stated that abutting property owners received a notification letter and a notice of public hearing was posted on the site. Staff recommended approval of the application as conditioned.

Chairman Pavliska continued the public hearing and asked for anyone wishing to speak for or against this item to come forward. No speakers came forward.

The property owner's representative, Mr. Bill Erickson, was available to answer questions.

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

Motion: Motion by Vice Chair Wendt, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, P&J Properties, Inc., to approve the Replat of a portion of Egger's Acres Revised, generally located northwest of the intersection of E. Palm Valley Blvd. and Egger Ave. Case No. FP1804-003

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to combine three parcels into a single lot. He noted that the zoning for the tract is PUD No. 76 and explained that the PUD includes specific limitations for commercial uses including the size of the buildings, hours of operation, and outdoor activities. He stated that the development standards were included in the PUD, however, the C-2 (Local Commercial) zoning district standards will apply for any requirements not mentioned in the PUD (Planned Unit Development). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Thomas Asuquo, with Hagood Engineering Associates, Inc., 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. The following Round Rock residents spoke during the public hearing: John Izzo, 509 W. Oak Dr. and Ms. Amy Flores, 503 W. Oak Dr. expressed concerns about the proposed development and requested more information about the project. The applicant, Mr. Paul Ringelstetter, 6205 Brookside Dr., Austin, Texas, stated that he was proposing to open a restaurant on the site, however, he intended to follow the restrictions as stated in the PUD (Planned Unit Development) without disturbing the residents in the abutting properties. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a discussion regarding the platting process, PUD limitations and allowed land uses, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Hairy Man Tract Revised Preliminary Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. PP1901-001

Mr. von Rosenberg reviewed the application noting that the purpose of the application was to add additional development lots to the original preliminary plat approved on November 7, 2018. He explained that since the preliminary plat was approved, a determination was made by the State of Texas to reduce the cave buffers allowing additional lots to be added to the subdivision.

He explained that since the plat was redesigned, two phases were identified to accommodate the additional time it will take to design the public improvements for the new lots. He noted that Phase 1 contains most of the subdivision and Phase 2 contains 23 lots. He explained that the percentages of the total number of lots for each lot type had to match the percentages for each lot type previously approved.

Mr. von Rosenberg explained the type of lots allowed in the SF-3 (Single family-mixed lot) zoning district, the development standards, and the accesses to the site.

Finally, Mr. von Rosenberg explained that the plat contained the dedication of the Williamson County Regional Trail segment along Hairy Man Road and that there is an agreement between Milestone and Williamson County covering the dedication and funding of the trail by the County. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. RJ Rychlik, with BGE, Inc., was available to answer questions.

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

Motion: Motion by Commissioner Henderson, second by Commissioner Clawson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider approval of the Hampton Lane Phase II Preliminary Plat, generally located west of Windy Park Dr. Case No. PP1812-002

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to create three (3) development lots and one (1) right-of-way lot. He noted that the proposed application was in compliance with the Concept Plan approved at the December 5, 2018, Planning and Zoning meeting.

Mr. Enriquez explained that the Applicant will dedicate right-of-way for the extension of Hampton Lane; the Applicant also plans to design and construct the said road. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Brian Baird, with B-Squared Engineering, was available to answer questions.

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

Motion: Motion by Commissioner Henderson, second by Commissioner Rabaey to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

E5. Consider approval of the Hampton Lane Phase II Final Plat, generally located west of Windy Park Dr. Case No. FP1812-003

Mr. Enriquez continued to review the proposed Final Plat application noting that the request was to create three (3) development lots and one (1) right-of-way lot. Staff recommended approval of the application as conditioned.

The property owner's representatives, Mr. Brian Baird, with B-Squared Engineering, 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 as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

F. ACTION ITEMS:

F1. Consider approval of the Revised Rules of Procedure.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item F1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 7 - 0. The motion carried unanimously.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that City Council approved Amendment No. 5 to PUD 65 to remove the drive-thru restrictions. He also informed the Commission that the first quadrant meeting for the City's Comprehensive Plan was very successful and well attended. He noted that due to high demand all quadrant meetings had been moved to Baca Center.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:41 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech