

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 4, 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 September 4, 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 Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek and Gerald Pohlmeier from the Transportation Department; Katie Baker and Rachael Morris from PARD; 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 August 21, 2019, Planning and Zoning Commission meeting.**

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

**Motion:** Motion by Commissioner Rabaey, second by Commissioner Emerson to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider public testimony regarding, and approval concerning the request filed by BGE, Inc., on behalf of the property owner, The Quick Living Trust, et al., for approval of a Concept Plan to be known as Quick Farm Concept Plan, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. CP1908-001**

**E2. Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning of 26.10 acres of land to Planned Unit Development (PUD) for single family detached condominiums, to be known as the Quick Farm PUD, generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-001**

**E3. Consider public testimony regarding, and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner, The Quick Living Trust, et al., for approval of the original zoning to the following zoning districts: (a) approximately 13.6 acres to C-1a (General Commercial – Limited), (b) approximately 7.5 acres to MF-1 (Multifamily – Low Density), (c) approximately 2.3 acres to OF-1 (General Office), (d) approximately 5.6 acres to OF-2 (Mid-Rise Office), and (e) approximately 31.6 acres to OS (Open Space), generally located northwest of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. ZON1908-002**

The Commission agreed to have one presentation for agenda items E1, E2, and E3 since they were related to each other; each item had a separate vote. Mr. von Rosenberg proceeded by reviewing the Concept Plan (E1) noting that the General Plan 2020 shows the property for commercial/multi-family and open space designations. He stated that the Quick Farm tract is surrounded by city limits on all sides and the tract includes a portion of Meadow Lake.

He explained that a proposed 4-lane extension of College Park Drive through the property from north to south is shown in the Transportation Master Plan map. The property also borders Bluff's Landing Way on the eastern boundary, where a second public hearing connection is proposed.

Mr. von Rosenberg continued to discuss the Quick Farm PUD (E2) noting that the purpose of the PUD (Planned Unit Development) was to develop a maximum of 150 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. He noted that all dwellings will be established as condominium units and briefly explained the exterior design elements, amenities, and parking requirements specified in the PUD.

It was also noted that approval of the PUD will amend the General Plan 2020 to support a higher density single family detached condo product.

Lastly, Mr. von Rosenberg concluded his presentation by reviewing the 60.6-acre original zoning (E3) noting the proposed zoning districts included C-1a (General Commercial – limited), OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily – low density), and OS (Open Space). He explained the allowed uses in the proposed zoning districts and their limitations and stated that a traffic impact assessment could not yet be completed because the size and type of development still had to be determined. He noted it is anticipated that the City's transportation impact fees will be in effect when development is initiated on the property. The fees will be the development's contribution to the roadway system improvements in the area.

Mr. von Rosenberg stated public hearing notices were mailed to abutting property owners, on-site signs were posted on the property, and an ad was posted in the newspaper. Staff recommended approval of the concept plan, the Planned Unit Development, and the original zoning districts.

The owner's representatives Mr. Ron Thrower, with Thrower Designs, and Mr. Jim Bellevue, with the Law Office of James Bellevue, were available to answer questions.

Chairman Pavliska opened the public hearing for each agenda item and asked anyone wishing to speak for or against an agenda item to come forward. Ms. Morda Scott, 1140 Apollo Circle, Round Rock, Texas 78665, stated her opposition to the proposed higher density. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a discussion regarding the proposed PUD and original zoning districts a separate motion was offered for each agenda item.

#### **Agenda Item E1**

**Motion:** Motion by Commissioner Bryan, second by Commissioner Clawson to approve as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

#### **Agenda Item E2**

**Motion:** Motion by Commissioner Vice Chair Wendt, second by Commissioner Bryan to recommend for City Council approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**Agenda Item E3**

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**F. STAFF REPORT:**

**F1. Consider a presentation and update on the City of Round Rock Transportation Plan.**

Mr. Polasek gave an update on the City's transportation projects.

**F2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman noted City Council approved the Amendments to Rockin' J PUD and University Village PUD.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:29 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech