

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 21, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on December 21, 2016, 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 J. Hollis Bone, Commissioner Matthew Baker, Commissioner Michael Doss, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Rob Wendt. Commissioner Selicia Sanchez was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, David Fowler, Aneil Naik, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the December 7, 2016, Planning and Zoning Commission meeting.

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

Motion: Motion by Vice Chair Bone, second by Commissioner Henderson to approve agenda item D1 as presented.

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

E. PLATTING:

E1. Consider approval of the Vizcaya Revised Preliminary Plat. Generally located northeast of the intersection of University Blvd. and N. AW Grimes Blvd. Case No. PP1611-001

Mr. Fowler briefly gave background information about the proposed project explaining that the purpose of the Revised Preliminary Plat was to update the street configuration to reflect proposed changes in alignments in phases 4C, 6A, 6D, and 3F and to change the overall residential lot configurations, resulting in an increase in casita and large lots and reducing the number of previously proposed standard lots. Mr. Fowler explained that all types of residential units would remain within their allowed ranges, as defined in the PUD.

The 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 Bryan, second by Commissioner Doss to approve as presented.

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

F. PRESENTATION AND PUBLIC HEARING:

F1. Consider public testimony and a recommendation regarding the proposed Round Rock Zoning and Development Code.

Mr. Dushkin explained the purpose of the Development Code and stated that the Code consisted of two components: the consolidation of all regulations pertaining to land development into one document, and a revision of outdated development standards. He explained some of the advantages of a Development Code included eliminating duplication, more consistent interpretation and predictability, user-friendliness, and seamless organization.

He briefly discussed key amendments to the Code and answered comments/concerns expressed during the December 7, 2016, Planning and Zoning Commission meeting including: glazing requirements, architectural steel/metal, the height limit in MU-2 zoning district, protection for mesquite trees, refund of tree mitigation fees, dumpster gates that are left open, numeric decibel limits for noise, wind turbines in commercial districts, parking requirements for outdoor patios at restaurants and office/warehouse use, changing building code references from 2012 to 2015, architect's seal requirement for building plans exceeding 5,000 sq. ft., and allowing building design standards to be less strict and permit more flexibility.

Mr. Dushkin explained that two new edits have been added to the Development Code: 1) Allow 50% glass with steel framing for structures three stories or taller in the C-1, C-1a, and PF-3 districts; 2) Include connectivity requirements. He stated that the Development Code will be presented to City Council for recommendation and adoption sometime in Winter 2017.

Mr. Fowler explained that the purpose of better connectivity was to improve efficiency of mobility and coordination of neighborhoods in the future. He also stated that benefits of connecting streets included: travel time reduction, less burden on collector and arterial streets, better and more efficient emergency vehicle and public service access. Mr. Fowler indicated that recent traffic complaints about poorly designed subdivisions funneling all of their local traffic onto a single or very few collector streets had resulted in unsafe or undesirable conditions for residents on the collector.

Mr. Fowler continued by explaining that a connectivity ratio is used to determine connectivity in a neighborhood. He also explained that to figure out the ratio, the number of linkages is divided by the number of nodes in a network. A node is any intersection of any two segments, cul-de-sacs, or permanent turnarounds; a link is a connection between nodes. Mr. Fowler stated that a connectivity ratio of 1.4 or greater is usually considered to be well connected and is also the base value for encouraging growth of walkable pedestrian communities; therefore, the City proposed a 1.4 connectivity ratio requirement for all new subdivisions. He continued by discussing other tools used to enforce connectivity, the proposed connectivity and external connection requirements, the block length/pedestrian connections, compared the connectivity ratio requirements to other neighboring cities, and showed connectivity examples using local neighborhoods.

Mr. Pohlmeier stated that the Transportation Department had not discussed the connectivity ratio, however, better connectivity in the road system will always be helpful for the Transportation Department and the City.

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: 1) John Moman, 1701 Johnson Way; and 2) Brent Baker, 3311 Blue Ridge Drive, who was also a member of the Development Code Advisory Committee. In summary, the topics discussed included: permitted building materials, removal of mesquite trees as a protected tree, dumpster enclosure, and building height. Mr. Baker expressed support for the Development Code.

Following a discussion including tree mitigation, building materials, and connectivity ratio, a motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Henderson to recommend approval as presented.

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

G. STAFF REPORT:

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

Mr. Wiseman informed the Planning and Zoning Commission that City Council approved the Economic Development Agreement with Kalahari Resorts. He explained that a PUD (Planned Unit Development) application will be submitted and presented to the P&Z Commission during the next few months. Mr. Wiseman also stated that Commissioner Doss was resigning from the Commission. He thanked Mr. Doss for his service.

Commissioner Doss thanked the Commission members and staff.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech