

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 18, 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 18, 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, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers. Commissioners Casey Clawson and Rob Wendt were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Susan Brennan, and Veronica Chandler. Also present was 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 September 4, 2019, Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATting AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of a Concept Plan to be known as Integrated Senior Living, generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. CP1908-002

Mr. Enriquez reviewed the Concept Plan application noting that the applicant proposes to develop senior apartments and low-density multi-family apartments/townhomes. He noted that Preliminary and Final Plats would be required after the Concept Plan approval and the annexation and zoning applications would be processed simultaneously.

Mr. Enriquez stated that a TIA (Traffic Impact Analysis) was not required since the development is not expected to generate more than 100 trips during the am or pm peak hour. Also, the applicant proposes to dedicate 20ft of right-of-way, add turn lane improvements, and construct a deceleration lane along University Blvd.

He noted that public hearing notices were mailed to abutting property owners, an on-site sign was posted on the property, an ad was posted in the newspaper, and the Laurel Ridge HOA was notified about the public hearing and met on three different occasions with the applicant. Staff recommended approval of the Concept Plan as presented.

The owner's representative, Mr. Paul Milosevich, with Integrated Senior Lifestyles, gave a brief PowerPoint presentation and was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. The following Round Rock residents spoke during the public hearing. 1) Ms. Susan Cherbonnier, 821 Satellite View; 2) Ms. Angela Gower, 3812 Haleys Way; 3) Mr. Dick Duval, 1312 Quicksilver St.; and 4) Mr. David Scoby, 4012 Orion Street. Seeing no additional speakers Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns regarding safety, the road connection between the proposed development and Satellite View, soil erosion and drainage in the area, the increase of multi-family development and traffic, and the lack of visibility when turning onto University Blvd.

Mr. Dunsworth, with the Engineering Division, stated that a drainage evaluation will be required during the site development process and Mr. Polasek noted that, the Transportation Department requested the developer to have the deceleration lane constructed during the site development process. He also explained that with the adoption of the new Roadway Impact Fees, beginning January 2021 all new projects will pay based on trips generated and not on the TIA study.

Following a discussion regarding drainage, the potential of Satellite View as a secondary access, and traffic, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony regarding, and a recommendation concerning the request filed by Burgess & Niple, on behalf of the property owner, CAAP, LP, for approval of the original zoning to the following zoning districts: (a) approximately 10.55 acres to SR (Senior) and (b) approximately 10.73 acres to MF-1 (Multifamily – Low Density), generally located southwest of the intersection of Eagles Nest St. and University Blvd. Case No. ZON1908-006

Mr. Enriquez continued to review the zoning application noting that the request was for the original zoning of the parcel discussed in Agenda Item E1. He noted that the tract of land will be developed as one development lot with split zoning; 10.73 acres will be zoned MF-1 (Multi-Family Low Density) zoning district and the remainder 10.55 acres will be zoned SR (Senior) zoning district. He continued to briefly list the allowed uses and requirements for each district.

He stated that specific setbacks and compatibility buffering requirements where sites zoned MF-1 about SF-2 (Single-Family Standard Lot) or TF (Two Family) zoning districts would apply to this development.

He also noted that public hearing notices were mailed to abutting property owners, an on-site sign was posted on the property, an ad was posted in the newspaper, and the Laurel Ridge HOA was notified about the public hearing and met on three different occasions with the applicant. Staff recommended approval of the original zoning to the MF-1 and SR zoning districts.

The owner's representative, Mr. Paul Milosevich, with Integrated Senior Lifestyle, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. The following Round Rock residents spoke during the public hearing. 1) Ms. Angela Gower, 3812 Haleys Way; 2) Mr. Dick Duval, 1312 Quicksilver St.; 3) Mr. Tim Stevens, 1308 Quicksilver St.; 4) Mr. David Scoby, 4012 Orion Street; and 5) Hylton Cruickshank, 8301 Priest River Dr. Seeing no additional speakers Chairman Pavliska closed the public hearing. Speakers reiterated concerns listed in Agenda Item E1.

Following a discussion regarding the building heights, compatibility buffer, setbacks, water runoff, and drainage on the proposed development a motion was offered.

Motion: Motion by Commissioner Ryan, second by Commissioner Ly to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider approval of the Townhomes at Gattis Preliminary Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. PP1908-001

Ms. Reeves stated that the purpose of the application was for approval of the Preliminary Plat for 1 development lot and 2 right-of-way lots. She explained that the 2 right-of-way lots were for the Gattis School Rd. widening project. She also noted that the Concept Plan for the project tract was approved on January 9, 2019. Staff recommended approval of the Preliminary Plat as conditioned.

The owner's representative, Mr. Mathias Hanssen, with Civil & Environmental Consultants, 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 Sellers to approve as conditioned.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider approval of the Townhomes at Gattis Final Plat, generally located at the northeast corner of Joyce Ln. and Gattis School Rd. Case No. FP1908-001

Ms. Reeves continued to review the Final Plat application for the tract of land discussed in Agenda Item E3. She noted that the purpose of the application was to approve 1 development lot and 2 right-of-way lots. Staff recommended approval of the Final Plat as conditioned.

The owner's representative, Mr. Mathias Hanssen, with Civil & Environmental Consultants, Inc., was available to answer questions.

Following a discussion, Commissioner Henderson added a condition that all signatures be obtained prior to plat recordation. A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sellers to approve as conditioned including the added condition.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman informed the Commission that City Council has not taken action on any Commission related items since the last meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:15 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech