

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 1, 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 May 1, 2019, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Vice Chair Rob Wendt called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Vice Chair Rob Wendt, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioners Jennifer Sellers. Absent were Chairman David Pavliska and Commissioner Stacie Bryan.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Lee Heckman, and Veronica Chandler. Also present were Ed Polasek and Gerald Pohlmeyer 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 April 17, 2019, Planning and Zoning Commission meeting.

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

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

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

E. POSTPONED WITH PUBLIC HEARING:

E1. Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2., generally located southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003

Mr. Enriquez informed the Commission that the Applicant requested postponement of the application to the May 15, 2019, Planning and Zoning meeting.

Vice Chair Wendt opened the public hearing and asked anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued until the May 15, 2019, P&Z meeting.

Motion: Motion by Commissioner Henderson, second by Commissioner Clawson to postpone Agenda Item E1 and continue the public hearing until the May 15, 2019, P&Z meeting.

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

F. PLATTING AND ZONING:

F1. Consider public testimony regarding, and a recommendation for the request filed by L and D Dawson, LLC, on behalf of the property owners Leland and Dana Dawson, to rezone 4.62 acres of land from OF-1 (General Office) zoning district to the LI (Light Industrial) zoning district, generally located southeast of the intersection of E. Old Settlers Blvd. and N. Red Bud Ln. Case No. ZON1904-001

Mr. Heckman briefly reviewed the zoning application noting that the purpose of the application was to rezone the property from OF-1 (General Office) to LI (Light Industrial) zoning district. He continued to give background information about the subject tract explaining that the property was annexed in 2006; at that time, the default SF-R (Single-family – rural) zoning district was applied to it. In 2007, the tract was zoned OF-1 (General Office) district.

He explained the property contains three primary structures, two residential and one non-residential and noted the Applicant's desired use of the non-residential structure is internet auto sales, with no outdoor display; the OF-1 zoning district does not allow the desired use.

Mr. Heckman explained that prior to annexation, the property owners had an automotive-related business use in the building facing Red Bud Lane. Following annexation, the property owners requested a zoning designation which would allow for the automotive-related business use to continue; instead, the City decided to support zoning of the property to OF-1 zoning district, allowing the business and residences to continue as non-conforming uses.

It was stated that the automotive-related business was discontinued for more than 90 days, requiring the use to come into conformance. Mr. Heckman explained that after discussions with the owners and re-evaluating the existing building and surrounding land uses, it was determined that a rezoning to LI zoning district could be supported. He briefly listed the allowed uses in the LI zoning district noting that no outdoor display of cars would be permitted. He also noted that the two residences on the site would remain as non-conforming use.

Mr. Heckman explained that the Applicant met with the City regarding required upgrades to the site and the building so that health and safety code requirements are met. The upgrades will include the extension of a water main for a fire hydrant, paved parking for fire access, and handicapped parking spaces.

Finally, he noted an on-site notice of public hearing was posted on the site, a legal notice was posted in the newspaper, a notification letter was sent to abutting property owners, and staff received no calls or correspondence in response. Staff recommended approval of the original zoning to OF-1 (General Office).

The property owner Mr. Leland Dawson and his representative Mr. Steward Welch were available to answer questions.

Vice Chair Wendt opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Vice Chair Wendt closed the public hearing.

Following a brief discussion, a motion was offered.

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

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

F2. Consider approval of the Vizcaya Revised Preliminary Plat, generally located northeast of the intersection of University Blvd. and N. A.W. Grimes Blvd. Case No. PP1904-003

Chairman Pavliska arrived during this item.

Mr. Enriquez reviewed the proposed application noting that the applicant proposed an increase to the single-family development lots from 1225 to 1228. He noted that all changes were still

within the allowed ranges pursuant to PUD No. 96. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Michael Fisher, Pape-Dawson Engineers, Inc., was available to answer questions.

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

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

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

F3. Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located west of Pietra Ln. and Varano Bend. Case No. FP1903-006

Mr. Enriquez reviewed the proposed application noting that the application was presented to the Planning and Zoning Commission (P&Z) for approval on April 17, 2019, and tabled to the May 1, 2019, meeting so that it could be processed simultaneously with the revised preliminary plat on Agenda Item F2. He noted that the Commission approved Phases 5D & 7B on the February 20, 2019, P&Z meeting, however, the plat was not recorded. The Applicant added a new development lot for a total of 45 development lots instead of 44 development lots; consequently, P&Z approval is required for an increase in the number of lots. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Michael Fisher, Pape-Dawson Engineers, Inc., was available to answer questions.

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

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

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

F4. Consider approval of the Sonoma Northwest Preliminary Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. PP1904-001

Mr. Enriquez briefly reviewed the application noting that the purpose of the application was to create one development lot. He noted that the tract is zoned PUD No. 93, which allows for multifamily low-density land use with a maximum of 120 units. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Kerri Pena, Green Civil Design, LLC, was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

F5. Consider approval of the Sonoma Northwest Final Plat, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. FP1904-001

Mr. Enriquez reviewed the final plat application noting that the purpose of the application was to create one development lot. He noted that the tract is zoned PUD No. 93, which allows for

multifamily low-density land use with a maximum of 120 units. Staff recommended approval of the application as conditioned.

The property owner's representative Ms. Kerri Pena, Green Civil Design, LLC, was available to answer questions.

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

Motion: Motion by Chairman Pavliska, second by Commissioner Sellers to approve as conditioned.

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

G. PRESENTATION:

G1. Consider a presentation regarding the Comprehensive Plan 2030 quadrant meeting results.

Mr. Dushkin gave a brief overview of the City's Comprehensive Plan Round Rock 2030 process, stating that during February and March 2019 the City hosted a series of public meetings to gather public input. He noted that approximately 300 people attended the meetings known as "the quadrant meetings".

He continued to explain that, at each meeting, attendees were shown an introductory presentation and video before participating in a series of three input exercises. He noted that some of the questions in the exercises were specific to the quadrant of the City where they live. Mr. Dushkin shared with the Commission the exercise results, responses, and input provided by the participants.

He also discussed the Comprehensive Plan schedule noting that the next step in the process is to gather more input from the public using "Polco", an online polling engagement tool where follow-up questions based on input at the quadrant meetings will be gathered. After answering yes/no or multiple-choice questions, participants will have the opportunity to leave comments.

Lastly, Mr. Dushkin concluded his presentation stating that Planning and Development Services (PDS) staff revised planning policies based on public comments from quadrant meeting exercises. The revised policies will be released on Polco for further public review and comment.

H. STAFF REPORT:

H1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council approved PUD 22 Amendment No. 2 to change the zoning designation from BP (Business Park) to LI (Light Industrial).

I. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:59 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech