

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 19, 2018 AT 6:00 PM**

**MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on December 19, 2018, 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, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

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 Pohlmeyer and Ed Polasek from the Transportation Department, Katie Baker 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 December 5, 2018 Planning and Zoning Commission meeting.**

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

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

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

**E. PLATTING AND ZONING:**

**E1. Consider public testimony and action concerning the request filed by Waeltz & Prete Inc., on behalf of the property owner, Church of Christ of Round Rock, for approval of a Revised Concept Plan to be known as Palm Valley Crossing Concept Plan, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. CP1811-003**

Mr. Enriquez briefly reviewed the application noting that a new lot was being added, therefore, the addition of the lot required the Concept Plan to be revised. He explained that Concept Plans no longer require interior lot lines to be shown; only land use areas are required. He explained that by not showing interior lot lines, the Concept Plan will not need to be revised if the number of lots is increased in the future. He continued to explain the points of access and noted that a deceleration lane was being built on east Palm Valley Blvd.

Finally, he noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete 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. Mr. John Moman, 1701 Johnson Way, Round Rock Church of

Christ representative, was available to answer questions. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

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

**E2. Consider approval of the Palm Valley Crossing Revised Preliminary Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. PP1811-002**

Mr. Enriquez reviewed the application noting that the purpose of the application was to create a new lot; he noted that four (4) lots were shown in the revised Preliminary Plat. Mr. Enriquez explained that the Preliminary Plat will need to be revised if additional lots are added in the future. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete Inc., was available to answer questions.

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

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

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

**E3. Consider approval of the Palm Valley Crossing Phase 2 Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and E. Palm Valley Blvd. Case No. FP1811-004**

Mr. Enriquez proceeded to review the Final Plat application stating that the purpose of the application was to create one (1) commercial lot. He noted that lot four (4), the new lot, will have a shared access on a private drive with lots 1, 2, and any future lots on the back of the property. Mr. Enriquez stated that the future land use designation for the lot is commercial. Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Tony Prete, with Waeltz & Prete Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

**E4. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of 1499 Old Settlers Blvd. LLC, to Replat The Settlement Subdivision Section 5, Lot 2, Block B, generally located at the southwest of the intersection of E. Old Settlers Blvd. and Sunrise Rd. Case No. FP1811-003**

Mr. Enriquez reviewed the application noting that the purpose of the application was to subdivide a 3-acre lot into two (2) development lots and one (1) right-of-way lot. He stated that the applicant intends to create a new lot for a new medical building and explained that the existing driveways and drive aisles will be shared, therefore, no new driveway connections on

E. Old Settlers Blvd. or Sunrise Rd. will be required. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Tony Prete, with Waeltz & Prete, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

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

**E5. Consider public testimony and a recommendation concerning the request filed by PM Design Group, Inc., on behalf of the property owner, GVD Commercial Properties, Inc., for Amendment No. 5 to PUD (Planned Unit Development) No. 65 to remove the limitation providing for a maximum of three (3) eating establishments with drive-through service within the PUD, generally located east of N. IH 35 on the south side of University Blvd. Case No. ZON1811-008**

Mr. von Rosenberg gave a brief overview of the application stating that the purpose of the application was to allow a fourth drive-through restaurant. He explained that instead of increasing the allowed number of drive throughs, this proposed amendment would remove the limitation on the number of drive through restaurants. Mr. von Rosenberg noted that the purpose of the limitation was to prevent perimeter pad sites from dominating the design of the development; however, since the site is almost fully developed, it was determined that the drive-through limitation was no longer necessary.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application to remove the limit of number of drive-through restaurants.

Raising Cane's representatives Ms. LuAron McCormack and Mr. Everett Fields were available to answer questions.

Mr. Pohlmeyer, with the Transportation Department, stated that while traffic on University Blvd. might not see an increase due to the proposed drive-through, internal traffic might see an increase, however. He also noted that a connection to Oakmont Dr. was proposed as part of the University Blvd. road project, scheduled to start in Fall 2019. The proposed connection will offer an alternative ingress/egress to the shopping center.

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

The Commission had a brief discussion about traffic and drive-through locations.

Commissioner Henderson made a motion that the drive-through should not face University Blvd. The motion was not seconded.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Clawson to recommend approval of the application to remove the limit of number of drive-through restaurants as recommended by staff.

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

**F. STAFF REPORT:**

**F1. Consider approval of the Revised 2019 Planning and Zoning Commission meeting schedule.**

No objections were offered; the revised 2019 meeting schedule was approved.

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

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

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

Mr. Wiseman stated there were no items to report.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:47 p.m.

Respectfully Submitted

*Original Signed*

Veronica Chandler, Planning Tech