



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, March 21, 2018

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2018-031](#) Consider approval of the minutes for the March 7, 2018 Planning and Zoning Commission meeting.

E. PRESENTATION:

- E.1 [PZ-2018-032](#) Consider a presentation and discussion of a General Plan Amendment for 37.58 acres of land, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. GP1803-001

F. ZONING:

- F.1 [PZ-2018-033](#) Consider public testimony and a recommendation concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, to rezone 37.58 acres of land from OF (Office) zoning district to SF-3 (Single-family - Mixed lot) zoning district, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. ZON1802-007

G. STAFF REPORT:

- G.1 [PZ-2018-034](#) Consider an update regarding Council actions related to Planning and Zoning items.

H. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 15th day of March 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 7, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on March 7, 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 Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Erin Smith, Joe Brehm, Laton Carr, Susan Brennan, and Veronica Chandler. Representatives from other departments included: Kamie Fitzgerald and Gerald Pohlmeier from Transportation; Katie Baker from PARD; Charlie Crossfield and Steve Sheets from the City attorney's office; and Brooks Bennett, Assistant City Manager.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the February 21, 2018 Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, 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 Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and a recommendation concerning the request filed by Armbrust & Brown, PLLC, on behalf of the property owner SPG Round Rock NS, LP, for Amendment No. 4 to Planned Unit Development No. 61 (Simon North PUD) to allow for multi-family residential use on 11.58 acres, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. ZON1801-001

Mr. von Rosenberg gave a brief overview of the application and outlined the proposed amendment to PUD 61. Mr. von Rosenberg stated that MF-3 (Multifamily-urban) zoning district is a high density residential district. He briefly reviewed the requirements and explained that the uses and development standards will conform to the MF-3 zoning district with some changes. He also explained that since this district must be implemented as a PUD (Planned Unit Development), the City has the discretion to modify the standards of the district when the PUD is being created.

Mr. von Rosenberg continued by explaining that the site is divided into three subareas and the requirements for each subarea. Finally, he noted that mobile food establishments will be allowed on the site and recommended approval of Amendment No. 4 to PUD 61.

The owner's representative, Mr. Richard Suttle, Armbrust & Brown, PLLC, 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 Vice-Chair Wendt, second by Commissioner Rabaey to approve as conditioned.

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

E2. Consider public testimony and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner Mildred Sauls, for the original zoning of 41.21 acres to SF-3 (Single-family – Mixed lot) zoning district to allow for single-family residential, generally located at the southwest corner of Creek Bend Blvd. and Hairy Man Rd. Case No. ZON1802-001

Mr. von Rosenberg briefly reviewed the application stating that the subject tracts were currently in the ETJ (Extraterritorial Jurisdiction). He noted that the SF-3 zoning district provides for three sizes of single family lots and briefly discussed development standards and the connectivity index.

Mr. von Rosenberg explained that on February 26, 2018, the developer held an informational meeting for the adjacent neighborhoods, Creek Bend & Fern Bluff MUD. Finally, he explained that the developer and the County will need to agree on the dedication and construction of the Brushy Creek hike and bike trail segment; once the agreement is finalized, the zoning will be considered by the City Council. Staff recommended approval of the original zoning.

The owner's representative, Mr. Ron Thrower, with Thrower Design, 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 Bryan, second by Commissioner Henderson to approve as conditioned.

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

E3. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 117.53 acres of land (The Bison Tract No. 1) from PUD No. 91 (Planned Unit Development) to Planned Unit Development to be known as the Kalahari PUD, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1707-001

Mr. Dushkin gave a presentation for items E3, 34, and E5. A public hearing was held for all three agenda items, however, each item had a separate vote.

Mr. Dushkin described the community outreach efforts and timeline, the purpose of the PUD, the current zoning for the subject tracts and for the adjacent properties, permitted uses, development standards, including height and setbacks, building designs, compatibility buffer, noise and light, and sign regulations.

Finally, he explained the impacts that Kalahari will have on drainage, floodplain, transportation, and water and how the city has planned for them. Staff recommended approval of the Kalahari PUD.

The owner's representative, Mr. Daron Anders, with HKS Architects, gave a presentation of the proposed project and 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. The following Round Rock residents spoke during the public hearing: David Ludwig, 1917 Paradise Ridge Dr.; Graham Perks, 2620 Collingwood Dr.; and Hollis Bone, 2601 Henley Dr.

In summary, the speakers spoke in favor of the project and the value that economic diversity the Kalahari facilities will bring to the City. Concerns about enforcing city ordinances, on-site housing, and pedestrians/cyclists' safety on Kenney Fort Blvd. were expressed.

Mr. Pohlmeier from the transportation department stated that all arterial roadways provide a 10-ft. shared-use path for cyclists outside the traffic lines. The shared-use path will continue to State Hwy 45 when the remainder of Kenney Fort Blvd. is built. He also explained that the City is working with TXDOT on future road improvements for Hwy 79.

Commissioner Bryan asked if the percentage of Exterior Insulating Finishing Systems (EIFS) should be limited, but no motion was made to do so. Mr. Dale Henson of Kalahari Resorts addressed the use of EIFS at other Kalahari Resorts.

Following a discussion, a motion was offered for agenda item E3 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Sanchez, second by Commissioner Clawson to recommend for City Council approval as presented.

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

- E4. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 61.50 acres of land (The Keller/Johnson Tract) and 156.77 acres of land (The Krienke Tract) from AG (Agricultural) zoning district to PUD (Planned Unit Development) to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-004**

See item E3 (Mr. Dushkin gave a presentation for items E3, E4, and E5).

A motion was offered for agenda item E4 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Henderson, second by Commissioner Sanchez to recommend for City Council approval as presented.

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

- E5. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the original zoning of 1.5 acres of land (The Boyles Tract) to Planned Unit Development to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-006**

See item E3 (Mr. Dushkin gave a presentation for items E3, E4, and E5).

A motion was offered for agenda item E5 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Henderson, second by Vice-Chair Wendt to recommend for City Council approval as presented.

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

E6. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 9.80 acres of land (The Bison Tract No. 4) from PUD No. 91 (Planned Unit Development) to Planned Unit Development to be known as the Kalahari Commercial PUD, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-002

Mr. Dushkin reviewed the PUD application stating that the PUD proposes all uses in the C-1a (General Commercial – Limited) zoning district, with the addition of employee housing to accommodate Kalahari Resort employees. He noted that all C-1a development and design standards will apply, except no on-site parking will be required for the employee housing.

The owner's representative, Mr. Bill Otto, 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. David Ludwig, 1917 Paradise Ridge Dr., and Ms. Christel Elrod, 300 S. Kenney Fort Blvd. In summary, concerns about the location of the dormitories, the number of employees that will be housed in the dormitory, and the potential impact on property values were expressed.

Following a brief discussion, a motion was offered to recommend agenda item E6 for City Council approval as presented.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to recommend for City Council approval as presented.

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

E7. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 0.04 acres of land (The Bison Tract No. 2) and 4.61 acres of land (The Bison Tract No. 3) from PUD No. 91 (Planned Unit Development) to C1-a (General Commercial – limited) zoning district, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-005

Mr. Dushkin briefly reviewed the rezoning application and noted that the northern tract is undevelopable because is very small; the southern tract meets the criteria for C1-a (General commercial-limited).

The owner's representative 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 to recommend agenda item E7 for City Council approval as presented.

Motion: Motion by Commissioner Bryan, second by Commissioner Rabaey to recommend for City Council approval as presented.

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

E8. Consider approval of the Kalahari Preliminary Plat, generally located east and west of S. Kenney Fort Blvd. Case No. PP1802-001

Mr. Dushkin reviewed the application noting that the Preliminary Plat was for the Kalahari PUD area and tracts west of Kenney Fort Blvd. Staff recommended approval as conditioned. The owner's representative was available to answer questions.

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

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

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

E9. Consider approval of the Kalahari Final Plat, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. FP1802-003

Mr. Dushkin reviewed the application stating that the Final Plat is in compliance with the Kalahari Preliminary Plat. Staff recommended approval as conditioned. The owner's representative was available to answer questions.

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

Motion: Motion by Vice-Chair Wendt, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 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 had not taken action on any Commission related items since the last Commission meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

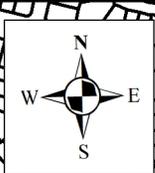
Presentation/Discussion

GENERAL PLAN AMENDMENT

Item #F-1 on this agenda is a rezoning of 37.58 acres located at the northwest corner of Wyoming Springs Drive and Smyers Lane. This rezoning will also require an amendment to the General Plan, changing the land use designation from commercial to residential. Since the public hearing on this item was not part of the public notice for this meeting, it will be held at the Commission's April 18, 2018 meeting. The City Council can then consider both the General Plan Amendment and the rezoning at their meeting on April 26, 2018.

Current General Plan designation: The Future Land Use Map in General Plan 2020 designates the site for commercial uses. This was based upon the site's proximity to Round Rock Hospital, in anticipation of medical offices or related retail uses. The site contains several karst features and a creek tributary which limit it from being used efficiently for these uses, however.

Proposed General Plan designation: The proposal is to amend the Future Land Use Map to designate the site for residential uses. It is bordered on the west by a single family residential neighborhood located in the City's extraterritorial jurisdiction. In addition, the property to the north across Park Valley Drive, contains an office and is zoned as OF (Office). This zoning district provides for uses which are generally considered compatible with residential uses.

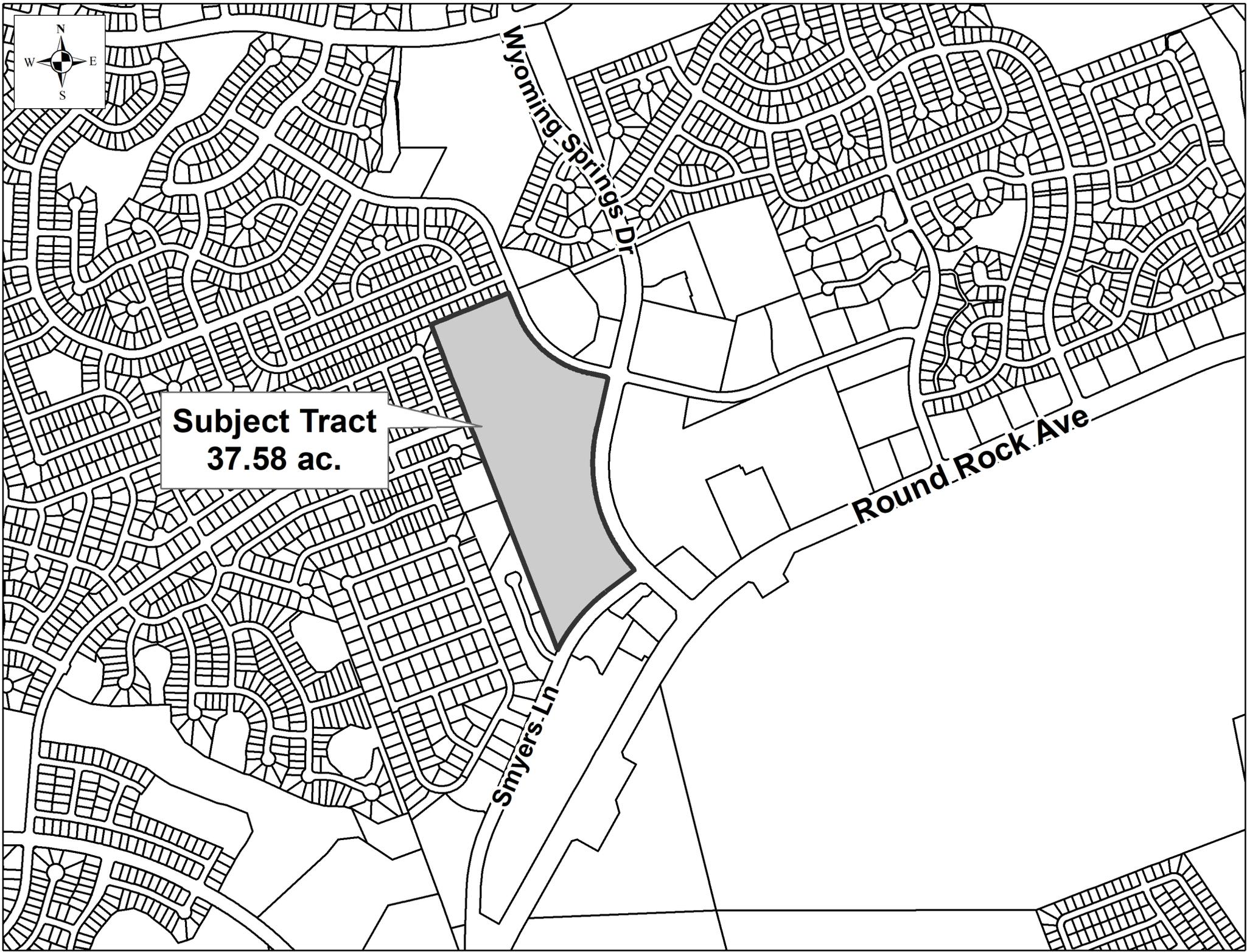


Subject Tract
37.58 ac.

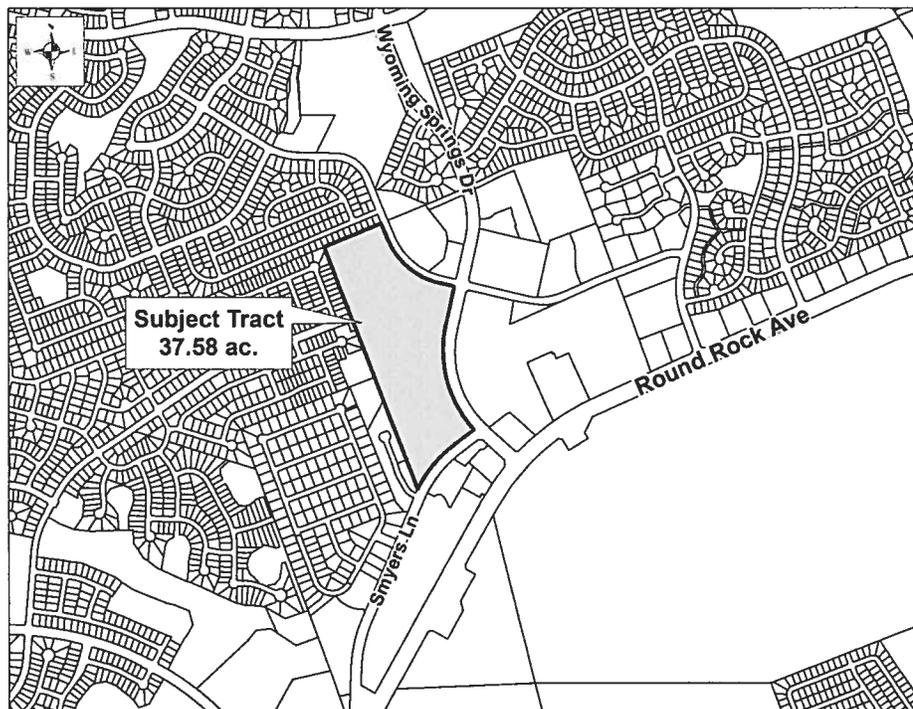
Wyoming Springs Dr

Round Rock Ave

Smyers Ln



**The Reserve at Wyoming Springs - Rezoning
ZONING ZON1802-007**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Rezoning from the OF (Office) district to the SF-3 (Single Family - mixed lot) district.

ZONING AT TIME OF APPLICATION: OF (Office)

DESCRIPTION: 37.58 acres out of the Jacob M. Harrell Survey, Abstract No. 284

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: (across Park Valley Dr.) medical office and senior housing - OF (Office) and SR (Senior)

South: (across Smyers Lane) bank and drug store - C-1 (General Commercial)

East: (across Wyoming Springs Dr.) hospital - PF-3 (Public Facilities - high intensity)

West: single family residential - ETJ (extraterritorial jurisdiction)

PROPOSED LAND USE: single family

TOTAL ACREAGE: 37.58

Owner:
Robinson Land Ltd. Partners
P.O. Box 9556
Austin, TX 78766-9556

Agent
CalAtlantic Homes of Texas, Inc.
John Stanley
13620 FM 620 North, Bldg. B, Ste.
150

The Reserve at Wyoming Springs - Rezoning
ZONING ZON1802-007

HISTORY: The property was annexed into the City in 2007 and zoned as OF (Office). It is undeveloped.

DATE OF REVIEW: March 21, 2018

LOCATION: Northwest corner of Wyoming Springs Dr. and Smyers Ln.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated for commercial in the General Plan and is currently zoned as OF (Office).

SF-3 zoning district: The SF-3 (Single family – mixed lot) zoning district provides for three sizes of single family lots: estate lots of at least 10,000 square feet, standard lots of at least 6,500 square feet and small lots of at least 5,000 square feet. The exterior finish of all houses must be at least 75% masonry and must include upgraded garage doors. The district is designed to provide a mixture of the three lot sizes, with at least 40% of the total number consisting of large lots and 30% consisting of standard lots, with small lots limited to 30%. A subdivision may contain fewer estate lots or more small lots than allowed if it provides a higher connectivity index and several specified design features.

Connectivity Index requirement: The connectivity index requirement provides residents with more options for traveling into and within their neighborhoods, which reduces travel time and increases the attractiveness of walking and biking. The index is measured by dividing the number of links, which are the street segments between intersections, by the number of nodes, which are the intersections or the cul-de-sacs. A well-connected subdivision will have a connectivity index of 1.4 or greater. The subdivision code sets the minimum index at 1.35, but includes an exception when natural features of the land make strict compliance impractical.

Draft site layout: The draft site layout prepared by the developer indicates that the project will provide both estate lots and standard lots, with no small lots. The layout results in a connectivity index of 1.08, which is less than the minimum requirement of 1.35. The site has several karst features and is crossed by a significant drainage swale, which makes connecting the two parts of the property impractical. The swale contains ultimate 1% annual chance floodplain, which would make a crossing cost prohibitive. The connectivity section of the code allows for an index of less than 1.35 in this situation. The layout also indicates that Liberty Walk Drive, which stubs out on the eastern border of the tract, will be extended across the site to Park Valley Drive.

Additional Considerations: Liberty Walk is a collector roadway that traverses through the City's ETJ (extraterritorial jurisdiction) from the western side of the subject property, for more than one mile, to Great Oaks Drive. It provides a travel-way generally parallel to RM 620 for several neighborhoods. An extension of Liberty Walk as a collector roadway, connecting to Park Valley Drive or Wyoming Springs Drive, is preferred by the City's Transportation Department. The street design is not being determined with this zoning recommendation, however, the subdivision process will require a concept plan, at which time the roadway system must be defined.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from the OF (Office) district to the SF-3 (Single Family – mixed lot) district.



Subject Tract
37.58 ac.

Wyoming Springs Dr

Round Rock Ave

Smyers Ln

