



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

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

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Wednesday, September 6, 2017

7:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER - 7:00 P.M.**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

D.1 [2017-4755](#) Consider approval of the minutes for the August 16, 2017 Planning and Zoning Commission meeting.

**E. ZONING:**

E.1 [2017-4753](#) Consider public testimony and a recommendation concerning the request filed by Ryan Jerke, on behalf of the property owner, Werner Cain Construction, LLC, for the rezoning of the subject tract from SF-2 (Single-family standard lot) zoning district to MU-R (Mixed-use Redevelopment and Small Lot) zoning district. Generally located in the northwest corner of McNeil Rd. and Old Austin Rock Rd. Case No. ZON1708-001

**F. STAFF REPORT:**

F.1 [2017-4754](#) Consider an update regarding Council actions related to Planning and Zoning items.

**G. 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 31st day of August 2017 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, AUGUST 16, 2017 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on August 16, 2017, 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 Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Casey Clawson was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, Clyde von Rosenberg, David Fowler, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier and Kamie Fitzgerald 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 July 19, 2017, 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 Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider approval of the Vizcaya Phase 3C Final Plat. Generally located north of Pietra Ln. and Caruso Ln. Case No. FP1707-001**

Mr. Fowler briefly reviewed the application, stating that the Vizcaya Phase 3C plat consisted of 22 residential lots and 7 landscape lots; he explained that all residential lots were in the large lot category. Mr. Fowler stated that the plat was consistent with the most recently approved preliminary plat.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Vice Chair Baker to approve as conditioned.

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

**E2. Consider public testimony concerning the request filed by Haynie Consulting, Inc., on behalf of the property owner CARS-DB4, L.P., to Replat Lot 1A, Block A, Round Rock Nissan Amended Plat. Generally located between Chisholm Trail Rd. and N. IH-35; north of Hoppe Trl. Case No. FP1707-002**

Mr. Fowler reviewed the details of the application stating that the purpose of the application was to divide the lot into two lots.

The owner's representative, Mr. Graham Moore, with Ayer Design Group, 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.

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

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

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

**E3. Consider public testimony and a recommendation concerning the request filed by Willis, Chappell, and Bujan, on behalf of the property owner, Jennifer Hensley, for the rezoning of the subject tract from SF-2 (Single-family standard lot) zoning district to MU-L (Mixed-use limited) zoning district. Generally located northeast of the intersection of N. Georgetown St. and E. Austin Ave. Case No. ZON1707-002**

Mr. Dushkin reviewed the application stating that the purpose of the application was to rezone the subject tract of land from SF-2 to MU-L. He stated that the proposed use was for single-family and continued to briefly explain the permitted uses in the MU-L zoning district.

Mr. Dushkin explained that to ensure that the design of a new home would fit into the character of the neighborhood, all new construction in the MU-L zoning district must meet the City's historic design guidelines for residential properties. He also stated that if the property was to be converted to non-residential use, a stone or brick wall along the property line would be required by the owner of the non-residential use; however, this requirement could be waived by the neighboring single-family property owner. Finally, he noted that to maintain compatibility with the neighborhood activity, non-residential uses had limited hours of operation. Staff recommended approval.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. A representative of the Living Gospel Church, Alan Hampson, 1812 Lantana Rd., requested more information regarding the MU-L zoning district. Seeing no other speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

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

**E4. Consider public testimony and a recommendation concerning the request filed by Don Quick & Associates, Inc., on behalf of the property owners, for the original zoning of the subject tracts Lots 6, 8, 9, and 10, Westview Addition, an unrecorded subdivision, to PUD (Planned Unit Development) to be known as Westview PUD. Generally located on the south side of Gattis School Rd. between Westview Dr. and Bradford Park Dr. Case No. ZON1705-001**

Mr. von Rosenberg reviewed the application stating that the proposed PUD (Planned Unit Development) consisted of four (4) lots and contained approximately 21.18 acres. He explained that last January approximately 26 acres of land were unilaterally annexed into the City including the four (4) lots in the proposed PUD. He noted that a 5.32-acre lot of the

remaining 26 acres contained unregulated commercial uses, however, the owners of this lot declined to participate in the zoning process for the PUD. He stated that no expansion of, or addition to, the non-complying uses in place at the time of annexation will be permitted.

Mr. von Rosenberg stated that the goal of the PUD zoning district was to provide the opportunity for development which is both desirable for the community and marketable for the property owners. He explained that City staff had met with all property owners to create a list of land uses and development regulations.

He also stated that the City is required to provide water and wastewater services to the unilateral annexed area within 2 ½ years of the date of annexation. These services will allow for more intense land uses and justifies a change to the General Plan. He noted that in this case, a General Plan amendment was not necessary because the PUD served as the General Plan amendment.

He briefly explained the proposed residential PUD uses which included low density multi-family, senior apartments, townhouses, group living, single family homes on a mixture of lots, and single family homes on a common lot. The non-residential PUD uses included office buildings (up to 5-stories in height), self-service storage units, schools, and places of worship.

Mr. von Rosenberg explained that all non-residential buildings that exceeded 2-stories in height had to be at least 300 feet from the single-family neighborhoods, and all non-residential uses located adjacent to Bradford Park will also need to provide compatibility buffers, as required by code.

Finally, he stated that the PUD will contain three (3) driveways and that all property owners had agreed to a reciprocal cross-access easement. A traffic impact analysis will be assessed at the time new development is proposed. Staff recommended approval of the Westview PUD.

Mr. Pohlmeier, from the Transportation Department, explained that the City is currently working on expanding Gattis School Rd. He stated that the Gattis School Rd. expansion had been divided in sections; the most critical sections will be addressed first. He noted that the purchase of right-of-way land could start as early as next year and explained, that if the proposed PUD developed, the road expansion for the section in Via Sonoma could be moved up in the schedule to meet traffic requirements.

The owners' representative, Mr. Brent Campbell, with Don Quick and Associates, 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 citizens spoke during the public hearing. Lee Parham, 112 Diamond Trail, Georgetown, TX; Martin Bradley, 3006 Bradford Park Dr.; Jon Vorf, 3008 Bradford Park Dr.; Fred Anders, 3 Westview Dr.; and James Sohl, 2954 Donnell Dr. Seeing no other speakers, Chairman Pavliska closed the public hearing.

In summary, concerns about traffic increase, lack of information for property owners that were not part of the Bradford Park HOA, the proposed number of allowed stories in height, drainage, and building setbacks/compatibility buffer were expressed. One speaker spoke in support for the proposed PUD and another speaker showed potential interest in being part of the PUD.

Following a discussion, Commissioner Henderson made a motion to approve with the following amendment to Section 5.5 (1) to read: Maximum height of principal building is two (2) stories. The motion was not seconded.

**Motion:** Motion by Vice Chair Baker, second by Commissioner Rabaey to recommend for City Council approval as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, Commissioner Sanchez, and Commissioner Wendt. 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 stated there were no City Council updates since the last Planning and Zoning meeting.

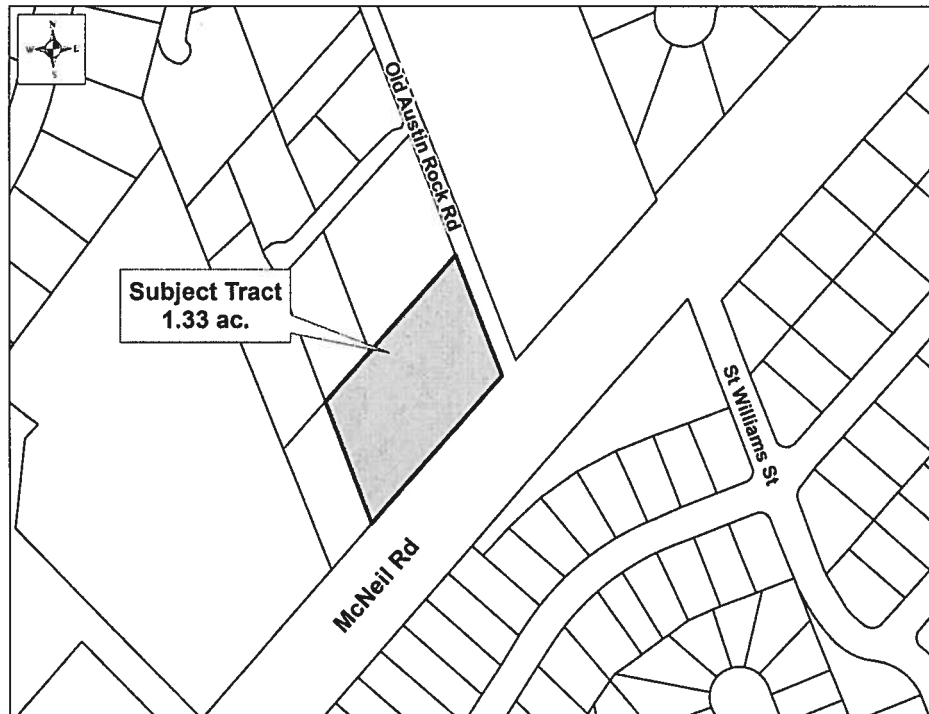
**G. ADJOURNMENT**

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

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Old Austin Rock Road Rezoning  
ZONING ZON1708-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from SF-2 (Single family - standard lot) to MU-R (Mixed Use - Redevelopment and Small Lot)

**ZONING AT TIME OF APPLICATION:** SF-2 (Single family - standard lot)

**DESCRIPTION:** 1.33 acres out of the St. Williams Church Addition, 1/2 of Lot 10 & all of Lot 11.

**CURRENT USE OF PROPERTY:** single family home

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: single family homes - SF-2 (Single family - standard lot)

South: McNeil Road and railroad - TF (Two-family) across the road and railroad

East: church - SF-2 (Single family - standard lot)

West: single family home - SF-2 (Single family - standard lot)

**PROPOSED LAND USE:** mixed use

**TOTAL ACREAGE:** 1.33

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**Owner:**  
Werner Cain Construction, LLC  
Werner Cain and Matt Werner  
409 South Gadwall Lane  
Cedar Park, TX 78613

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**Agent**  
Ryan Jerke  
6100 Nashua Court  
Austin, TX 78746

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**Old Austin Rock Road Rezoning  
ZONING            ZON1708-001**

**HISTORY:** The MU-R (Mixed Use – Redevelopment and Small Lot) zoning district was established with a revision to the City's code on April 27, 2017. It is a mixed-use district that is intended to provide flexibility for infill lots along arterial corridors in the city. A mixture of commercial and residential uses is permitted, and the lack of compatibility buffers allows greater lot utilization. This is the first request for the MU-R zoning district that has been received since the code was revised.

**DATE OF REVIEW:** September 6, 2017

**LOCATION:** Northwest corner of the intersection of McNeil Rd. and Old Austin Rock Rd.

**STAFF REVIEW AND ANALYSIS:**

MU-R zoning district:

The purpose of this zoning district is to provide for office or limited commercial uses on arterial corridor lots that are too small to accommodate the development standards that would be required by the OF (Office) or the C-2 (Local Commercial) zoning districts. The building setbacks are less than those in the OF and C-2 districts and the maximum height of a principal building is 3-stories instead of 2-stories. The compatibility requirement when the site is adjacent to a single family or two-family is also different, with a 6-foot masonry fence required, but no landscape buffer.

In addition to these differences, there are development standards which are unique to the MU-R district. These include a requirement that on-site parking spaces must be located behind the building and screened from the street. Drive-throughs are only allowed on lots which have frontage on an arterial roadway and only one business on a site may have a drive-through. Also, the building in which a drive-through is located must be occupied by more than one business and the drive through cannot occupy more than half of the building. The MU-R district has special building design requirements, intended to highlight the building's orientation to the street.

The uses allowed in the district include:

- Office
- Hotel, motel or other lodging
- Bed & breakfast
- Accessory dwelling unit
- Eating establishment
- Indoor entertainment
- Live/work units
- Medical office
- Community service
- Retail sales and services, limited
- Upper story residential

Uses allowed by special exception include:

- Day care
- Event center
- Outdoor entertainment
- Eating establishments with an outdoor cooking area
- Passenger terminal

General Plan and Zoning:

The Future Land Use Map designates the property for residential. The residential category includes office and neighborhood retail uses. As a relatively small property located on an arterial roadway at an intersection with a local street, the site is suitable for these uses.



**Old Austin Rock Road Rezoning  
ZONING        ZON1708-001**

**Additional Considerations:**

The need for a traffic impact analysis will be determined when a use is proposed and the potential for traffic generation can be determined.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from the SF-2 (Single family – standard lot) zoning district to the MU-R (Mixed Use – Redevelopment and Small Lot) zoning district.





**Subject Tract  
1.33 ac.**

