



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

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

---

Wednesday, February 21, 2018

6:00 PM

City Council Chambers, 221 East Main St.

---

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **PLEDGES OF ALLEGIANCE**
- D. **ELECTION OF OFFICERS:**
  - D.1 [2018-5214](#) Consider the nomination and election of an alternate Vice-Chairperson.
- E. **APPROVAL OF MINUTES:**
  - E.1 [PZ-2018-013](#) Consider approval of the minutes for the February 7, 2018 Planning and Zoning Commission meeting.
- F. **PLATTING:**
  - F.1 [PZ-2018-014](#) Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner K Hotels & Resorts LLC, for approval of a Concept Plan to be known as Four Points by Sheraton Concept Plan, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. CP1801-001
- G. **STAFF REPORT:**
  - G.1 [PZ-2018-015](#) 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 Meeting was posted on the 15th day of February 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, FEBRUARY 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 February 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, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Kamie Fitzgerald from the Transportation Department and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. ELECTION OF OFFICER:**

**D1. Consider the nomination and election of a Vice-Chairperson.**

Chairman Pavliska opened the floor for nominations.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Bryan to nominate Commissioner Wendt as Vice-Chairperson. No other nominations were offered.

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E. APPROVAL OF MINUTES:**

**E1. Consider approval of the minutes for the January 10, 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 E1 as presented.

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**F. PLATTING AND ZONING:**

**F1. Consider approval of the QuikTrip 4134 Subdivision Final Plat, generally located at the northeast corner of RM 1431 and Mayfield Ranch Blvd. Case No. FP1712-002**

Mr. Enriquez briefly reviewed the application stating that the purpose of the application was to create one (1) commercial lot. He explained that the final plat currently does not comply with the approved preliminary plat for the property; however, there is a pending application to revise the preliminary plat, which will be reviewed and approved administratively. Staff recommended approval with three (3) conditions.

The property owner, Mr. Daniel Chambers of QuikTrip Corporation, was available to answer questions.

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, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**F2. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of the owner Church of Christ of Round Rock, for the rezoning of the subject tract from the SF-2 (Single-family standard lot) zoning district to C1-a (General Commercial Limited) zoning district, generally located northeast of the intersection of Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. ZON1706-001**

Mr. von Rosenberg gave a brief overview of the proposed application explaining that the General Plan designated the property for commercial uses and that the proposed request conformed with the General Plan. He stated that 8.54 acres with frontage on Palm Valley Blvd. was to be rezoned to the C-1a (General commercial – limited) district, with the remainder of the ownership tract, consisting of 14.17 acres, continuing to be zoned as SF-2 (Single-family-standard lot).

He explained that the 8.54 acres had one access point, an existing driveway with a hooded left-turn from Palm Valley Blvd., and the 14.17-acre remainder tract also had one access point, a local street stub-out from the adjacent subdivision to the west. Mr. von Rosenberg said that although there are no development plans for the 14.17 acres, depending on what was to be developed, there was the potential need for the driveway from Palm Valley Blvd. to be expanded to accommodate a public street to serve the 14.17 acres. Based on the development plans for the 8.54 acres, this would require that the hooded left turn be moved to the east. Mr. von Rosenberg said that the property owner acknowledged this possibility in writing to the City and that staff recommended approval of the rezoning from SF-2 to C-1a zoning district.

The Palm Valley Lutheran Church's representative, Mr. John Moman, said that the church was aware of the potential need for an access upgrade and that he 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 Sanchez, second by Commissioner Clawson to recommend for City Council approval as presented.

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**G. STAFF REPORT:**

**G1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved the following three (3) zoning items: 1) Double Creek Rezoning; 2) Bartz PUD 90 Amendment No. 2; and 3) Simon North PUD 61 Amendment No. 3.

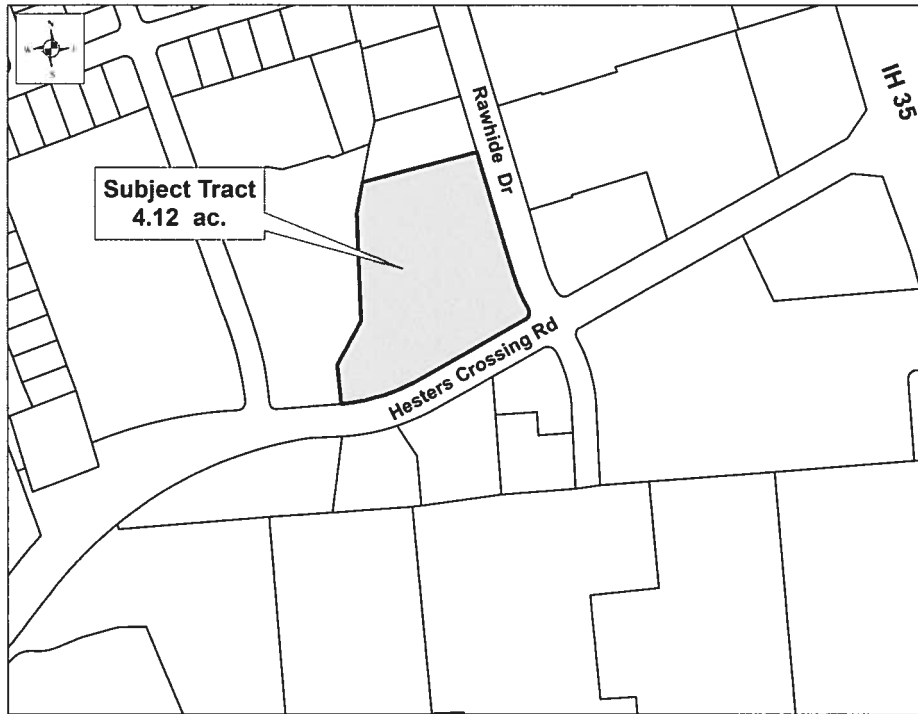
**H. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:18 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Four Points by Sheraton**  
**CONCEPT PLAN CP1801-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Concept Plan to subdivide one commercial lot into two lots.

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 4.12 acres out of the Jacob M. Harrell League, Abstract No. 284

**CURRENT USE OF PROPERTY:** Undeveloped Commercial Lot

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Daycare - Zoned C-1 (General Commercial)

South: Professional Offices - Zoned C-1 (General Commercial)

East: Commercial Shopping Center - Zoned C-1 (General Commercial)

West: Multifamily Residential - Zoned MF-2 (Multi-Family)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	4.06
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	1	0.06
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>3</b>	<b>4.12</b>

**Owner:**  
K Hotels & Resorts LLC  
Moez Maredia  
6161 Savory Dr., Ste. 1132  
Houston, TX 77036

**Agent**  
Waeltz & Prete, Inc.  
Antonio A. Prete  
3000 Joe DiMaggio Blvd. #72  
Round Rock, TX 78665

**Four Points by Sheraton  
CONCEPT PLAN CP1801-001**

**DATE OF REVIEW:** February 21, 2018

**LOCATION:** 400 Hesters Crossing Road (NW corner of Rawhide Dr. and Hesters Crossing Rd).

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C1 (General Commercial) and allows commercial land uses such as offices, retail sales, hotels and fuel stations by right.

Traffic, Access and Roads:

A Traffic Impact Analysis (TIA) is not required since right-of-way is being dedicated along Hesters Crossing Road to accommodate a deceleration lane, which will be constructed by the applicant. Additional right-of-way will not be required along Rawhide Drive.

Water and Wastewater Service:

Water and wastewater will be provided by the City. The property will connect to an existing water line to the east and south along Hesters Crossing Road and Rawhide Drive. Wastewater will be connected to an existing 8-inch public wastewater line located along the west property line of the property. It is the applicant's intent to serve both proposed lots from the existing line by two separate connections.

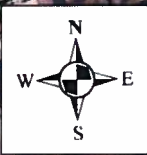
Drainage:

This development will be participating in the City's Regional Storm Water Management Program. There are no drainage concerns for this concept plan. Storm water will be captured by curb inlets and conveyed appropriately.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to final plat recordation, include a note stating "R.O.W to be dedicated to the City of Round Rock."
2. Prior to final plat recordation, include an iron set in the two locations identified by staff to define the R.O.W property lines.



**Subject Tract**  
**4.12 ac.**

Rawhide Dr  
Hesters Crossing Rd

IH 35

