



# 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

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Wednesday, April 4, 2018

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-035](#) Consider approval of the minutes for the March 21, 2018 Planning and Zoning Commission meeting.

**E. GENERAL PLAN AND PLATTING:**

- E.1 [PZ-2018-036](#) 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 amend the 2020 General Plan and Future Land Use Map to modify the land use designation of 37.58 acres of land from Commercial to Residential, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. GP1803-001
- E.2 [PZ-2018-037](#) 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 Concept Plan to be known as Palm Valley Crossing Concept Plan, generally located Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. CP1803-001

**F. STAFF REPORT:**

- F.1 [PZ-2018-038](#) 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 29th 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 21, 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 21, 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, Clyde von Rosenberg, Erin Smith, Laton Carr, Susan Brennan, and Veronica Chandler. Kamie Fitzgerald and Gerald Pohlmeier from the Transportation Department were also present.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the March 7, 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. PRESENTATION:**

**E1. 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**

Mr. von Rosenberg gave a brief presentation and explained that the future land use map in the General Plan 2020 designates the 37.58 acres for commercial uses. He noted that the public notice for the General Plan Amendment was not included on the agenda, however, a public hearing will be held during the April 4, 2018, Planning and Zoning meeting. He explained that the rezoning for item F1 on this agenda, will require a General Plan Amendment from commercial to residential and that both, the General Plan Amendment and the rezoning of the 37.58 acres will be presented to City Council during the April 26, 2018, City Council meeting.

The presentation was for informational purposes only and no motion was required.

**F. ZONING:**

**F1. 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**

Mr. von Rosenberg gave a brief overview of the application stating that SF-3 (single-family-mixed lot) zoning district provides for three sizes of single family lots. He explained that the district was designed to provide a mixture of the three lots sizes, however, it could contain fewer estate lots or more small lots than allowed if it contained a higher connectivity index and specified design features.

Mr. von Rosenberg stated that the applicant sent a letter to the surrounding neighbors to inform them of the proposed rezoning. Staff recommended approval of the proposed rezoning.

The owner's representative, Mr. Kevin Pape, with Lennar Homes, was available to answer questions and explained that, in addition to the letter that was sent, he met with some of the surrounding neighbors and answered 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 Rabaey to recommend for City Council approval.

**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.

#### **G. STAFF REPORT:**

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

Mr. Wiseman informed the Commission that the Church of Christ rezoning was approved during the March 8th City Council meeting.

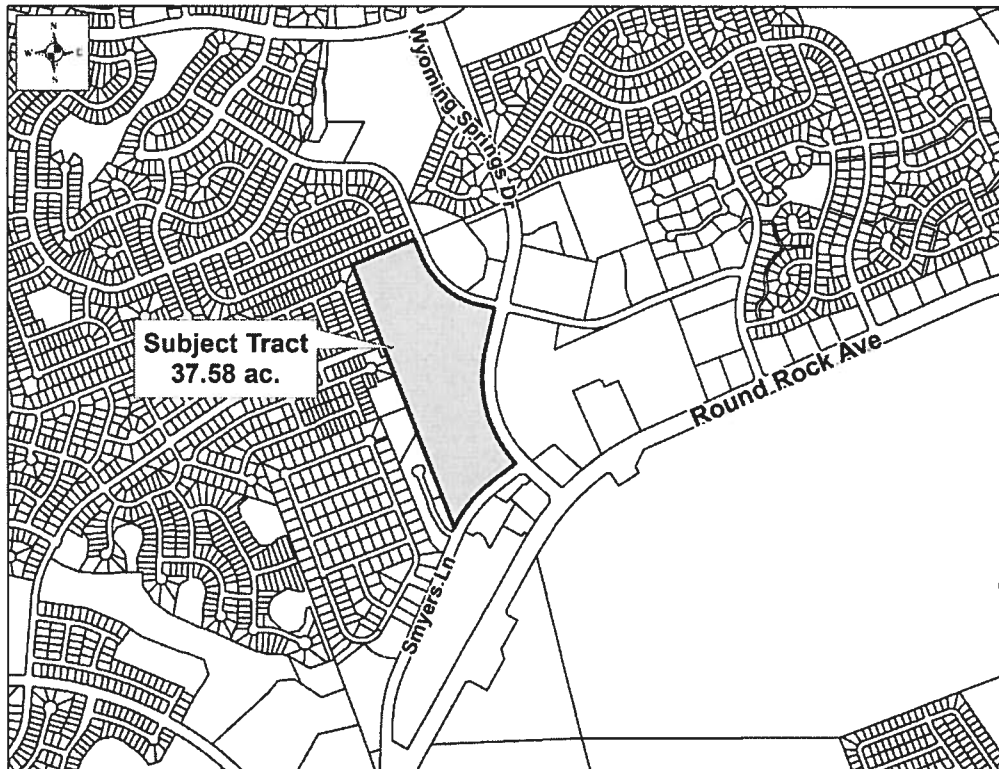
#### **H. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:16 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**The Reserve at Wyoming Springs  
GEN PLAN AMEND      GP1803-001**



**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

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

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Agent:  
CalAtlantic Homes of Texas, Inc.  
John Stanley  
13620 FM 620 North, Bldg., B, Ste. 150  
Austin, TX 78717

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**The Reserve at Wyoming Springs  
GEN PLAN AMEND GP1803-001**

**HISTORY:** The Planning and Zoning Commission received a memo and heard a staff presentation of this proposed amendment at their meeting on March 21, 2018. No action was scheduled because the public hearing notice had not been posted. The Commission also conducted a public hearing on the rezoning of this property from OF (Office) to SF-3 (Single Family – mixed lot) and voted 8-0 to recommend approval. Action on the amendment and the rezoning will be scheduled for consideration on the April 26, 2018 City Council agenda.

**DATE OF REVIEW:** April 4, 2018

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

**STAFF REVIEW AND ANALYSIS:**

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. The property to the north across Park Valley Drive contains a senior assisted living facility, which is zoned as SR (Senior), and offices zoned as OF (Office). The uses in both of these zoning districts are compatible with residential uses. The property to the east across Wyoming Springs Blvd. contains a hospital zoned as PF-3 (Public Facilities – high intensity). The property to the south across Smyers Lane contains a bank and a drug store zoned as C-1 (General Commercial).

**RECOMMENDED MOTION:**

Staff recommends approval of the General Plan Amendment from commercial to residential.





**Subject Tract**  
**37.58 ac.**

Wyoming Springs Dr

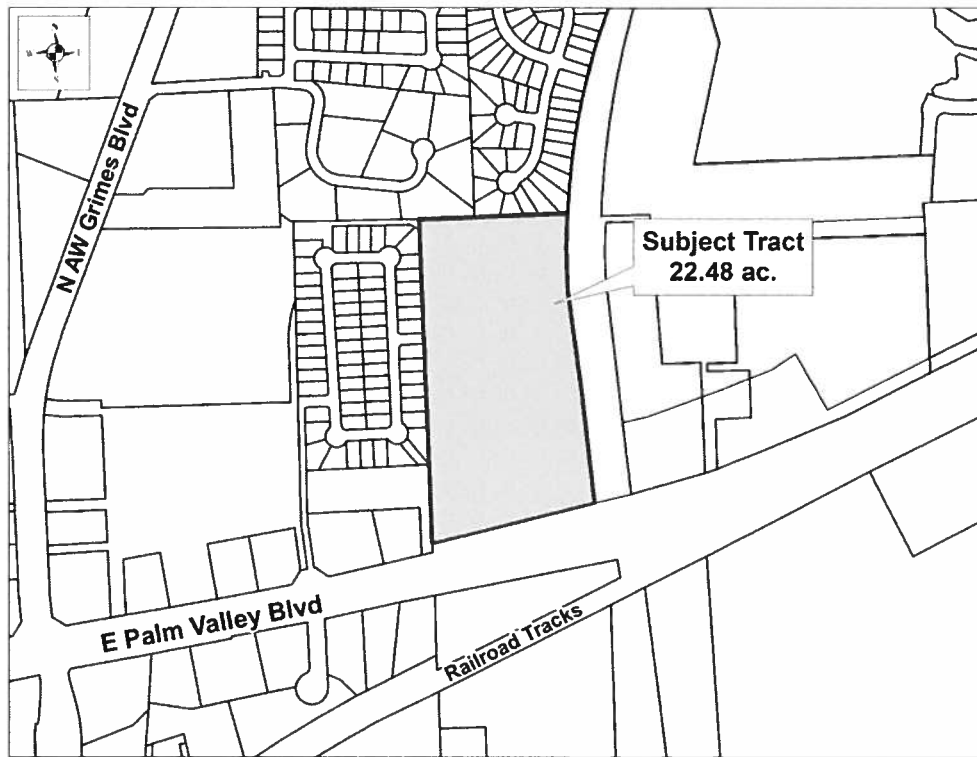
Round Rock Ave

Smyers Ln



# Palm Valley Crossing

## CONCEPT PLAN      CP1803-001



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Concept Plan approval to subdivide 1 lot into 3 separate lots

**ZONING AT TIME OF APPLICATION:** SF-2 (Single Family Standard Lot) and C1-a (General Commercial - Limited)

**DESCRIPTION:** 22.48 acres out of the P.A. Holder Survey, Abstract 297

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

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

**North:** Single-Family Residential – ETJ (Chandler Creek MUD)

**South:** Undeveloped Commercial Lot – Zoned C-1 (General Commercial)

**East:** Former MOKAN Rail Right-of-Way (Now owned by TxDOT) – (Not Zoned)

**West:** Commercial Center/Single-Family Residential – Zoned PUD 103 (Commercial/Residential)

**PROPOSED LAND USE:**

PROPOSED LOTS BY TYPE	NUMBER OF LOTS	ACREAGE
Residential – Single	1	20.68
Unit/Commercial:		
Residential – Multi Unit:	0	0
Office:	0	0
Commercial:	2	1.80
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland	0	0
Other	3	22.48
<b>TOTALS:</b>		

**Owner:**  
Church of Christ of Round Rock  
1200 N. Georgetown St.  
Round Rock, TX 78664

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



**Palm Valley Crossing  
CONCEPT PLAN CP1803-001**

**HISTORY:** The front portion (8.5-acres) of the 22.48-acre subject property was recently rezoned from the SF-2 District (Single Family Standard Lot) to C1-a District (General Commercial - Limited) in March of 2018. The remaining portion of the property will remain zoned SF-2 and there are no plans for residential development at this time. The current owner intends to sell portions of the 8.5-acres for commercial development.

**DATE OF REVIEW:** April 4, 2018

**LOCATION:** Northeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning:

The Future Land Use Map designates the site for commercial purposes. The property is zoned C1-a and allows commercial land uses such as offices, hotels, retail, restaurants, trade schools and small animal grooming facilities by right.

Traffic, Access and Roads:

The site has a single access drive from E. Palm Valley Boulevard (US 79), which is opposite a hooded left turn lane in the median for eastbound traffic. A Traffic Impact Analysis (TIA) is not required for this application since the applicant will be designing and constructing a deceleration lane to mitigate traffic impacts. There is sufficient right-of-way to build a deceleration lane. No additional right-of-way is required as part of this application.

Water and Wastewater Service:

Water and wastewater will be provided by the City of Round Rock. The property will connect to an existing water line to the south along E. Palm Valley Boulevard. Wastewater will be connected to an existing 8-inch public wastewater line located along the southwest property line.

Drainage:

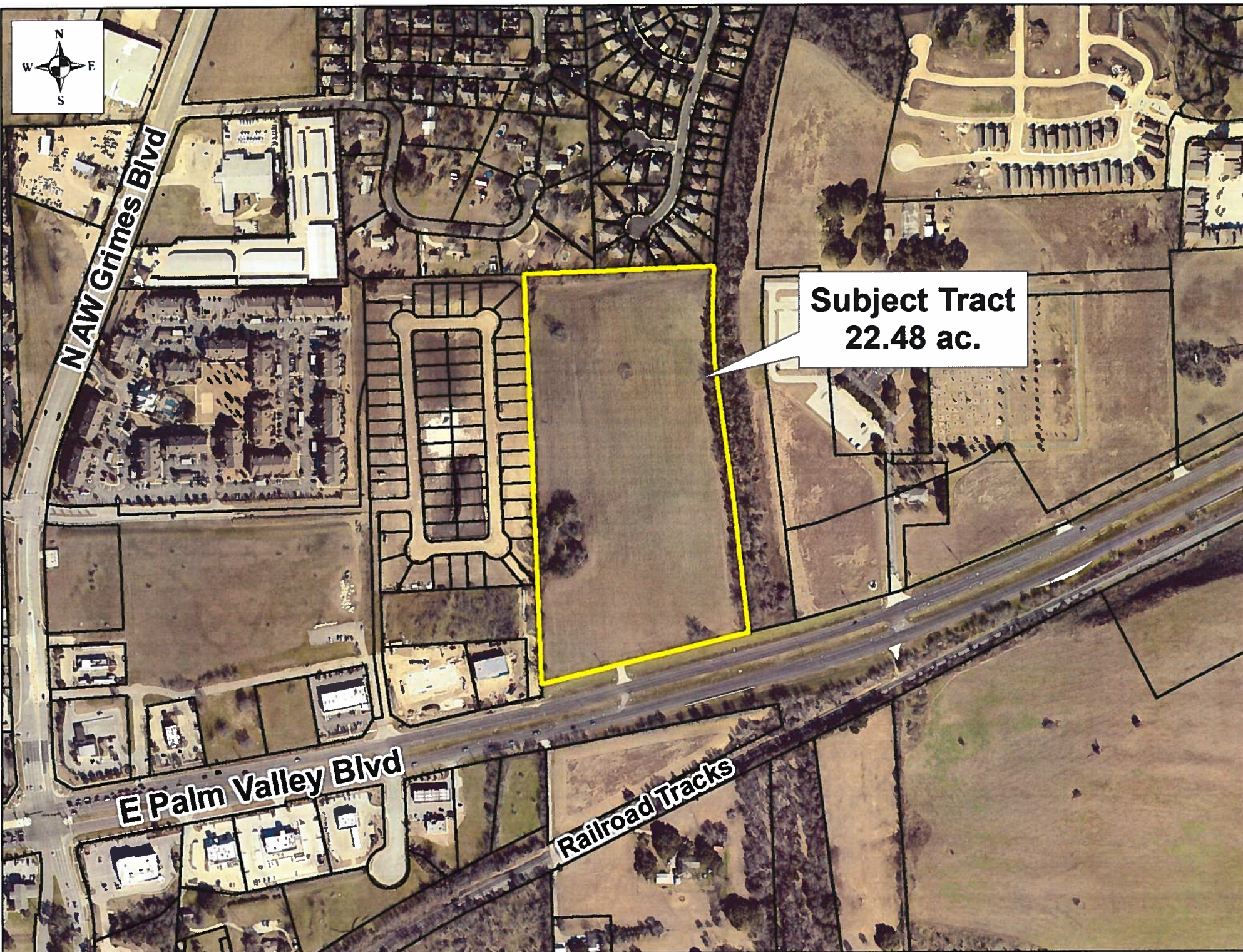
The property is not located within the Edwards Aquifer Recharge Zone. Therefore, water quality is not required for this site. A portion of this development will be participating in the City's Regional Storm Water Management Program. There is storm water conveyance limitation at existing box culvert under E. Palm Valley Boulevard. Therefore, the upper watershed will be providing on-site detention, while the remainder of the watershed will participate in the Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval with the following condition:

1. Extend the shown cross access easement to the west property line of Block A, Lot 1 with the preliminary/final plat submittal.





**Subject Tract  
22.48 ac.**

**NAW Grimes Blvd**

**E Palm Valley Blvd**

**Railroad Tracks**



# CONCEPT PLAN OF: **PALM VALLEY CROSSING**

OWNER: CHURCH OF CHRIST OF ROUND ROCK  
1200 N. GEORGETOWN STREET  
ROUND ROCK, TX 78664

ACREAGE: 22.482 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT 297

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 22.482- DEVELOPMENT

NUMBER OF LOTS BY TYPE: 3 - DEVELOPMENT

LINEAR FEET OF NEW STREETS:

SUBMITTAL DATE: MARCH 6, 2018

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 4, 2018

ENGINEER: ANTONIO A. PRETE, P.E.  
WAELTZ & PRETE, INC.  
3000 JOE DiMAGGIO BLVD, #72  
ROUND ROCK, TEXAS 78665

SURVEYOR: SHANE SHAFER, RPLS #5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION  
AND ELEVATION:

BM#1A: ELEVATION = 698.82'  
PK NAIL SET IN CONCRETE AT NORTHEAST  
CORNER OF CURB INLET ALONG EAST SIDE  
OF ASPHALT DRIVEWAY/ROADWAY, NEAR  
SOUTHWEST CORNER OF ROUND ROCK  
CHURCH OF CHRIST TRACT, BEING  
APPROXIMATELY 100 FEET NORTH OF  
US 79 (E. PALM VALLEY BLVD.)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY 501(C)(2) MAP COMMUNITY PANEL NUMBER 48491C0835E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
5. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

MATCH LINE  
REF. SHEET 2 OF 2

CHURCH OF CHRIST  
OF ROUND ROCK  
REMNANT PORTION OF  
CALLED 24.0110 AC.  
DOC. NO. 2000022099

BLOCK 'A', LOT :  
20.680 ACRE

PROP.  
15' DRAINAGE &  
STORM SEWER EASEMENT  
DOC. NO. \_\_\_\_\_

NOTE: THE EASTERLY BOUNDARY SHOWN HEREON IS  
PER RECORD INFORMATION DDC. NO. 2000022099  
THE WESTERLY BOUNDARY LINE OF STATE OF  
TEXAS TRACT EXHIBIT 'A', PART 7 IS PER RECORD  
INFORMATION RECORDED IN VOL. 1970, PG. 515  
THE LOCATION OF THE 0.348 ACRE, EXHIBIT 'D',  
STATE OF TEXAS TRACT IS PER RECORD  
INFORMATION PER VOL. 1970, PG. 515

CITY OF ROUND ROCK  
20' WATER & WASTEWATER  
EASEMENT.  
DOC. NO. 2003043623 &  
DOC. NO. 2003059781

STATE OF TEXAS  
EXHIBIT "A", PART 7  
CALLED "3,302 AC.  
VOL. 1970, PG. 515

ORIGINAL EASTERN RECORD BOUNDARY

LINE PER DDC. NDL 2000022099

TEXAS POWER & LIGHT  
COMPANY  
15' ELEC. & RIGHT OF WAY  
EASEMENT  
VOL. 1698, PG. 297

PROP.  
INGRESS/EGRESS EASEMENT  
FOR THE BENEFIT OF  
LOTS 1 & 2, BLOCK 'A'  
DOC. NO. \_\_\_\_\_

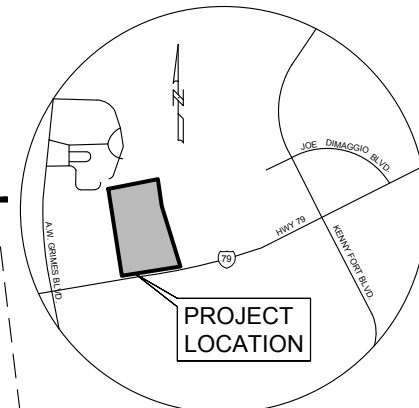
### LEGEND

☐  
☒ CORR  
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 P.O.B.  
 R.O.W.  
 BM ☒  
 BM 1A ☒

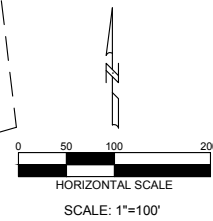
1/2" IRON ROD SET  
1/2" IRON ROD FOUND  
IRON ROD FOUND WITH  
ALUMINUM CAP STAMPED "C.O.R.R."  
CONCRETE MONUMENT FOUND  
X CUT FOUND IN CONCRETE  
CALCULATED POINT  
POINT OF BEGINNING  
RIGHT-OF-WAY  
BENCHMARK  
BENCHMARK 1A

— — — — — R.O.W. LINE  
 ————— PROPERTY BOUNDARY  
 - - - - - RIGHT-OF-WAY TIE LINE  
 - - - - - EASEMENT AND BUILDING  
 SETBACK LINE

O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS



LOCATION MAP  
N.T.S.



ENGINEER:

WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

SURVEYOR:

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
FIRM REGISTRATION NO. 10006900

CONCEPT PLAN OF:  
PALM VALLEY CROSSING  
(1 OF 2)

CORR PROJECT NO.:  
CP1803-001



