

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 5, 2015 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on August 5, 2015, 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 for roll call were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Rene Flores, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, Ashley Lumpkin, Laton Carr, and Veronica Chandler. Also present were Leah Collier from Transportation, and Charlie Crossfield from the City attorney's office.

**C. APPROVAL OF MINUTES:**

- C1. Consider approval of the minutes for the June 17, 2015, Planning and Zoning Commission meeting.**

**Motion:** Motion by Commissioner Doss, second by Commissioner Bryan to approve the minutes for the June 17, 2015, meeting as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**D. POSTPONED ITEM REQUIRING PUBLIC HEARING:**

- D1. Consider public testimony and a recommendation to approve Amendment No. 2 to PUD 40 (Kenney Fort PUD) to allow detached townhouses on the 26.2 acre tract and to update development regulations on the remaining 56.92 acres. Generally located south and west of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. ZON1505-001**

Mr. von Rosenberg stated the applicant requested this item to be postponed for the August 19, 2015, Planning and Zoning meeting.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward. The public hearing was continued until the August 19 meeting.

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

**Motion:** Motion by Commissioner Flores, second by Commissioner Henderson to postpone and continue the public hearing.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

- E1. Consider public testimony and approval of a Replat of Lot 1A, Block 1, HEB #4 Subdivision Replat. Generally located on the northwest corner Palm Valley Blvd. and N. AW Grimes Blvd. Case No. FP1506-001**

Ms. Lumpkin stated the applicant had requested this item to be tabled during the June 17 meeting and the public hearing had remained opened. Ms. Lumpkin explained the purpose of this Replat was to create a smaller lot for the LA Fitness Center from the larger HEB parcel.

Chairman Pavliska opened the public hearing and asked for 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 Doss, second by Commissioner Baker to recommend approval as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E2. Consider public testimony and approval to Replat 3.85 acres of Lot 1, Block A, Palm Creek Center, Section 2. Generally located on the southeast corner of the intersection of Hwy 79 and N. A.W. Grimes Blvd. Case No. FP1507-001**

Ms. Lumpkin briefly reviewed the Replat application stating the lot would be split into two lots; the lot is zoned for commercial use.

The owner's representative, Mr. Joshua Baran, with JAB Engineering, was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Round Rock resident spoke during the public hearing: Mitts Ray, 2101 E. Palm Valley Blvd. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

To summarize, Mr. Ray was concerned about the development for the site; his concerns will be addressed during the site development process.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Henderson to recommend approval as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E3. Consider public testimony and a recommendation to approve the City initiated rezoning for a 3.432 acre tract from C-1 (General Commercial) district to PF-2 (Public facilities – medium intensity) Zoning District. Generally located north east of the intersection of Gattis School Rd. and Double Creek Dr. Case No. ZON1507-001**

Mr. von Rosenberg gave a brief overview of the application explaining that this was a City initiated rezoning and that the City had voluntarily followed the zoning process. He also expressed that the City's goal was to inform the public and neighboring owners and give them the opportunity to provide input.

Mr. Shane Glasier, from the Round Rock Fire Department, and Mr. Travis Wilkes, City of Round Rock Building Construction Manager, were available to answer questions. Mr. Glasier explained the specific criteria used by the Fire Department when selecting a location for a fire station, with the overall goal being response time reduction in order to ensure public safety.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Round Rock resident spoke during the public hearing: Ron Lutz, 1412 Lisa Rae Drive. In summary, Mr. Lutz stated his interest to be part of

the fire station development process and to improve the communication between the Fire Department and the neighbors.

Furthermore, the following e-mail had been received by staff and was shared with the Commission.

**From:** Sylvia Brown [<mailto:js-brown@austin.rr.com>]  
**Sent:** Tuesday, August 04, 2015 6:19 AM  
**To:** Clyde von Rosenberg  
**Subject:** fire station near my house

Mr. Von Rosenberg,

*I am appalled that the location you selected on Double Creek is being considered for a fire station.*

*I think it is a shame to ruin the property value of our neighborhood by having that monstrosity nearby.*

*The noise factor alone is very disturbing*

*Surely there is a much more isolated spot you could choose.*

*If my input counts, I say NO to the fire station on Double Creek unless it is in a much less populated area.*

**Please** take your fellow citizen taxpayers into consideration and do NOT locate it at the spot you are considering.

*Sincerely,*

*Sylvia Brown  
1338 Irish Moss Trail  
Round Rock, TX 78665*

Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Bryan to recommend approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E4. Consider public testimony and a recommendation to approve the City initiated rezoning for a 2.301 acre tract from PUD (Planned Unit Development) 69 (also known as Highland Terrace) to PF-2 (Public facilities – medium intensity) Zoning District. Generally located on the west side of Red Bud Ln. at Doris Ln. Case No. ZON1507-002**

Mr. von Rosenberg proceeded by giving a brief overview of the application. Mr. von Rosenberg explained that, as in the previous agenda item, specific criteria was used by the City of Round Rock Fire Department to select this location.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: 1) Ron Buffum, 3016 Rock Rose Place, Forest Ridge HOA President; 2) Greg Naughton, 3019 Rock Rose Place; 3) Paul Herrera, 3113 Dawn Mesa Court; 4) Terry Krznarich, 1619 Shady Hillside Pass; and 5) John Holman, 1150 Dalea Bluff. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In conclusion, concerns conveyed to the Commission included the noise that will be created by the fire engines, questions regarding the development of the fire stations, and the need for

better communication between the City and the neighbors. In addition, one of the speakers spoke of the different outreach methods used to keep the neighbors informed.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Doss to recommend approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**F. OTHER BUSINESS:**

**F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman reported that the Whittlesey rezoning project located on the corner of Greenlawn Blvd. and IH-35 had been approved by City Council.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech