

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 21, 2016 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on September 21, 2016, 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, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Vice Chair J. Hollis Bone was absent.

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

**C. APPROVAL OF MINUTES:**

- C1. Consider approval of the minutes for the September 7, 2016, Planning and Zoning Commission meeting.**

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Baker to approve the September 7, 2016, meeting minutes as presented.

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

**D. PLATTING AND ZONING:**

- D1. Consider approval of the Preliminary Plat for Avery Centre College Park North. Generally located south of University Blvd., between College Park Dr. and Campus Village Dr. Case No. PP1608-001**

Mr. Fowler briefly gave background information about this project explaining that the tract contained two different zoning districts, PUD (Planned Unit Development) 83 and 84. He explained that these two PUDs allowed 24 units per acre and a maximum building height of 4 or 5 stories, depending upon location.

Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, was available to answer questions.

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

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

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

- D2. Consider approval of the Final Plat for Avery Centre College Park North. Generally located south of University Blvd., between College Park Dr. and Campus Village Dr. Case No. FP1608-004**

Mr. Fowler continued by reviewing the Final Plat application noting that the Preliminary Plat for this tract had been presented and approved in agenda item D1. Staff recommended approval as conditioned.

The owner's representative, Mr. Michael Fisher, with Pape-Dawson Engineers, was available to answer questions.

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

**Motion:** Motion by Commissioner Doss, second by Commissioner Wendt to approve as conditioned.

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

**D3. Consider public testimony and a recommendation to approve the request filed by the proposed developer SEC Planning, LLC, on behalf of the property owners, Travis and Edelgunde Johnson, for the rezoning of the subject tract from the AG (Agricultural) zoning district to PUD (Planned Unit Development) to be known as Arden Park PUD. Generally located on the southeast corner of Red Bud Ln. and CR 123. Case No. ZON1607-003**

Mr. von Rosenberg reviewed the proposed application stating that the Concept Plan for this project was included in the PUD agreement and that the PUD would allow for single family lots. After briefly reviewing the development process, Mr. von Rosenberg stated that on August 29, 2016, Pulte Homes had held an informational meeting with the neighbors; City staff members were also present. City staff and Pulte Homes addressed concerns expressed during the informational meeting regarding flooding, traffic, and road maintenance.

Mr. von Rosenberg explained that the City and Williamson County staff were studying flood problems in the existing neighboring area and explained that the lots on the east side of the proposed project had been reduced in size to accommodate a 40 ft. wide area reserved for public drainage conveyance. He also stated that staff had contacted Williamson County about potential road improvement plans for CR 123 and Evergreen Dr., The County stated that there were no planned improvements for CR 123 and that Evergreen Dr. will be maintained as needed. Also, Pulte homes will post a "No Construction Vehicles" sign on Evergreen Dr. and all construction vehicles will be directed to use CR 123 and Red Bud Lane. Staff recommended approval with the following changes to the PUD: 1) Section 5.3 – add "for dedication to the public" regarding the 40 ft. wide drainage area; 2) Section 6.5 – add "for dedication to the public" regarding the CR 123 widening; 3) Add Section 9 – Traffic Impact Analysis; 4) Add Section 10 – construction traffic mitigation.

Mr. Pohlmeier briefly summarized the TIA (Traffic Impact Analysis) study and the road improvements that the City is planning for the area near the proposed development, including a traffic signal at the intersection of Evergreen Dr. and Forest Ridge Blvd.

Mr. Carr explained the current flooding conditions and stated that the City is currently studying the area and looking for solutions to resolve the flooding issues in the area.

The owner's representative, Mr. Peter Verdicchio, with SEC Planning, LLC, 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. Speakers included the following property owners, 1) Tom Castro, 7 Wooded Way; 2) Scot Reynolds, 23 Evergreen Dr.; 3) Henry Reichardt, 18 Evergreen Dr.; 4) Kathryn Swift, 13 Meadow Run; 5) Rob Mulkey, 17 Evergreen Dr.; 6) Jack Wallace, 15 Evergreen Dr.; 7) Ramon Medina, 20 Evergreen Dr.; and 8) Mike Carson, 9 Evergreen Dr.

Finally, Mr. Jacob Stevens, 21 Evergreen Dr. was unable to attend the meeting and sent the following e-mail.

**From:** Aj Sol

**Sent:** Tuesday, September 6, 2016

**To:** Veronica Chandler

**Subject:** Zoning Change

Dear Veronica Chandler;

*Unfortunately I will be out of state on Sept. 21 and cannot attend the Zoning and Planning meeting concerning the purposed subdivision connecting to Evergreen Drive by Pulte. Would you please see to it that my following letter of concern is sent all the board members. I am also attaching three photos of the street.*

*Thanks so much*

*Sincerely yours Jacob Stevens*

*21 Evergreen Drive R.R. Tx.*

9/1/16

*To our fellow citizens and officials of Williamson county and city of Round Rock;*

*These are some of the concerns of a large number of the residents living on Evergreen Drive, pertaining to the purposed zoning change for Pulte builders and how it will impact our community.*

#### **TRAFFIC CONGESTION**

*First and fore most if the planned 118 homes are built adjacent to us and their streets connected to Evergreen Drive it will create a disastrous bottle neck. Evergreen Dr. is only 18 feet wide. The newly planned streets appear to be twice that, 36 feet wide. Presently if two cars meet, often one has to pull off the road to accommodate safe passage. If someone has parked on the street, there can be no passing oncoming cars without one stopping and waiting. On trash day this is a bigger issue. See photo. Sooner or later we will have a new problem, SPEEDING on Evergreen. Threatening the residents and peaceful atmosphere that presently exists.*

*Are there any studies as to what will it be like when we have 100 to 200 more drivers than presently using Evergreen drive?*

*What is going to happen when the majority of them will be rushing off to work? The increase of traffic from the development will be disastrous to our existing quiet neighborhood. The new neighborhood and the developer in my opinion, benefits at the expense of our neighborhood. I do not think that is fair.*

*Also it is my perception that scores of cars will be backed up bumper to bumper, all struggling to get through the light at Evergreen and Red Bud. Maybe as many as 25 to 50 cars will possibly be backed up.*

#### **EVERGREEN MAINTENANCE**

*Presently the pavement has long longitude cracks and fissures that have repeatedly been tarred. Some are one hundred and fifty feet long .See photo. Also the shoulders are sluffing off because there is no curb to stop it. Evergreens (current) size and condition cannot facilitate the purposed increase of heavy traffic. And I am informed that the county is already under budgeted to keep up with it's current obligations. Who will be responsible to rebuild our street when it is practically destroyed by city traffic?*

*We will potentially be exposed to an increase of crime.*

*If you can please imagine yourselves in our position. Would you allow this to happen if it was you living on a quiet dead end street?*

*Please do not allow this zoning change, in its current configuration, to ruin our peace*

*and tranquility and safely.*

*Sincerely yours,  
Jacob Stevens  
21 Evergreen Drive*

The Commission agreed to allow Ms. Swift and Mr. Castro additional time to speak during the public hearing. Seeing no additional speakers, Chairman Pavliska closed the public hearing. In summary, concerns conveyed to the Commission included flooding, traffic, safety, and maintenance for the road, easement, and fence.

Following a discussion a motion was offered.

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

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

**E. STAFF REPORT:**

**E1. 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.

**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech