

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 1, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on March 1, 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 Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Greg Rabaey 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 was 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 February 15, 2017, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of the Arden Park Preliminary Plat. Generally located southeast corner of Red Bud Ln. and CR 123. Case No. PP1609-001

Mr. von Rosenberg stated that the applicant requested that no action be taken for this item until the flood study had been completed and approved. This item will be placed on a future agenda after the flood study has been approved by City Staff.

No action was taken.

E2. Consider approval of the Glen Ellyn Revised Preliminary Plat. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1701-001

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to remove the community center from the original plat and replace it with 10 additional residential lots. He explained that the PUD (Planned Unit Development) did not require a community center and that only the residential and open space lots changed from the original plat. Staff recommended approval as conditioned.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E3. Consider approval of the Glen Ellyn Final Plat. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1701-010

Mr. Fowler explained that the plat was a revision of the residential final plat that was approved on April 20, 2016. He stated that the purpose of the application was to remove the community center from the original plat and replace it with 10 additional residential lots, as stated in Agenda Item E2. He also explained that the residential section will be called "Section One". Staff recommended approval as conditioned.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E4. Consider approval of the Interchange Business Park, Sec. 2 – Lot 5A, Block B Amending Plat. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1701-009

Mr. Fowler briefly reviewed the proposed application stating that the purpose of the application was to move a lot line 15 ft. to the north. He explained that moving the lot line will make the lot further to the north smaller, however, the lot met the minimum size requirement for the district. Staff recommended approval as conditioned.

The owner's representative, Mr. Ron Thrower, with Thrower Design, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E5. Consider public testimony and a recommendation regarding the request filed by Hickerson Round Rock Land, LP, for Amendment No. 2 to PUD 62 (Provident Crossings Planned Unit Development) to allow a restaurant with a drive through, subject to specific conditions. Generally located southwest of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd. Case No. ZON1701-001

Mr. von Rosenberg briefly explained the purpose of the application was to allow fast food restaurants that use a microphone and speaker system to place orders from the drive thru area. He explained that the current code for drive through restaurants requires speaker boxes and associated facilities to be located a minimum of 150 ft. from any residential property line.

Mr. von Rosenberg stated that the current code requirement had not been adopted when the PUD was approved. Currently, PUD 62 requires the following: 50' wide landscape buffer, 8' high precast concrete panel wall, and landscape plantings along the western boundary adjacent to the single family zoning. In order to have the PUD amended, in lieu of meeting the current distance requirement, the applicant agreed to include a landscape berm and plant additional plants as a buffer.

He also stated that the applicant and staff contacted the adjacent neighbors to the west and discussed the proposed project; no objections were expressed. Staff recommended approval as presented.

The owner's representative, Mr. Josh Miksch, with Jones & Carter, Inc., 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 Round Rock citizen spoke during the public hearing: Michelle Loning, 1732 Windy Park Circle. Ms. Loning expressed concern regarding the type of business proposed for that location and the hours of operation.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 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 regarding Planning and Zoning items and reminded the Commission that the next Planning and Zoning meeting is scheduled for April 5th.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech