

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 17, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on May 17, 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 Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, David Fowler, Aneil Naik, 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. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the April 19, 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 Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider public testimony and approval concerning the request filed by Steger & Bizzell Engineering, on behalf of the following owners: Estate of David G. Carlin, Carlin United Holdings, Estate of Melecio Gonzales Carlin, and the Estate of Carmen Carlin, to Replat Lots 1, 2, & 3 of St. Williams Church Subdivision. Generally located at the southeast corner of Aleman St. and Old Austin Rock Rd.; north of McNeil Ave. Case No. FP1704-004

Mr. Fowler briefly reviewed the application stating that the purpose was to replat the existing 4 lots into 6 lots. He explained that the proposed replat will correct some of the property lines to better serve the existing structures and any future development. He stated that the zoning will remain as Single-family residential (SF-2) district and that the replat will be governed by an Alternative Standards Agreement that was approved by City Council in August 2016.

Mr. Fowler briefly explained that the Alternative Standards Agreement will allow the following: 1) Make the current lot configuration into legal lots; 2) Allow one house per lot; 3) Create alternative street right-of-way and utility improvement; and 4) Allow building permits to be issued after the standards are implemented and the plat is recorded. Additional requirements included the demolition of the house located on lot 4, drainage and public utility easements depicted on the plat, and new sidewalks for houses built fronting on Old Austin Rock Rd.

Mr. Fowler also stated that the agreement included temporary standards and explained that the agreement will expire one year after it was approved by City Council. Furthermore, before the area can be further replatted or rezoned, a new agreement will need to be approved by City Council. Staff recommended approval of the final plat stating that all conditions, including the removal of "Carlin Subdivision" from the plat title, and all requirements stated in the agreement must be satisfied prior to recordation.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents, Ken and Marie Bucher, 1104 Abbey Rd., expressed concerns about drainage and flooding. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

The applicant, Mr. David Carlin, was available to answer questions.

Aneil Naik, with the Development Services Offices, explained that once the final set of plans for the site permit is submitted, it will be determined how to proceed to address any drainage concerns.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to approve the final plat as conditioned and included the following condition: Remove depiction of 24" culvert at the northeast corner of lot 6.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman stated that Amendment No. 6 to Planned Unit Development No. 84 (Avery Center PUD) was approved by City Council as recommended by the Planning and Zoning Commission.

Chairman Pavliska thanked all members of Leadership Round Rock who attended the meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech