

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, JUNE 21, 2017 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on June 21, 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 Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioners Stacie Bryan and Selicia Sanchez were 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. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the May 17, 2017, Planning and Zoning Commission meeting.**

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

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider approval of the Glen Ellyn Phase 2 Final Plat. Generally located at Roundville Ln.; southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1704-005**

Mr. Fowler briefly reviewed the application, stating that Glen Ellyn Phase 2 consisted of three lots. He explained the allowed uses for this project and stated that one of the lots will be used for the future UPS (United Parcel Service) site, another lot will be used for commercial, and the smaller lot will be used for right-of-way. Finally, Mr. Fowler reminded the Commissioners that Glen Ellyn Phase 1 was approved last March. Staff recommended approval as conditioned.

The owner's representative, Mr. Bill Walker, was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Sellers to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E2. Consider approval of the Vizcaya Phase 3F Final Plat. Generally located to the north of Caruso Ln.; between Veranda Ter. and Savio Dr. Case No. FP1705-001**

Mr. Fowler briefly gave background information about the proposed project, explaining that the project consisted of 31 residential lots and 2 open space lots. He stated that all residential lots were in the "standard" lot category, which consisted of 6,100 square feet minimum lot size, with 20 ft. front and rear setbacks, and 5 feet minimum side setbacks. Staff recommended approval as conditioned.

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

**Motion:** Motion by Commissioner Sellers, second by Commissioner Rabaey to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E3. Consider approval of the Madsen Ranch Subdivision Phase 3 Final Plat. Generally located south east of the intersection of N. Red Bud Ln. and N. CR 122. Case No. FP1705-003**

Mr. Fowler continued by reviewing the application explaining that Madsen Ranch Phase 3 contained 64 residential lots and 1 landscape lot. He stated that the residential lots consisted of 24 large lots and 40 standard lots. Mr. Fowler explained that a revised preliminary plat was recently administratively approved and that this phase was consistent with the approved preliminary plat. Staff recommended approval as conditioned.

The owner's representatives, Mr. Robert Scholtz and Mr. Chris Fields, were available to answer questions.

Following a brief discussion, a motion was offered.

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**E4. Consider public testimony concerning the request filed by CP&Y, on behalf of the City of Round Rock, to Replat United Auto Parts Subdivision, Lot 1, Block A. Generally located east of Greenhill Dr. at Texas Ave. Case No. FP1705-002**

Mr. Wendt recused himself from the discussion and voting on item E4 and left the Council Chamber.

Mr. Fowler stated that the purpose of this Replat was to create two lots plus the right-of-way extension on Texas Avenue. He explained that this Replat had been advertised in the Round Rock Leader and property owners had been notified. Staff recommended approval as conditioned.

The owner's representative, Mr. Dan Flaherty, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

**Motion:** Motion by Commissioner Baker, second by Commissioner Clawson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council chamber following the vote.

**E5. Consider public testimony and a recommendation concerning the request filed by the property owner, Jeff Woodley, for the rezoning of the subject tract from the SF-2 (Single-family standard lot) zoning district to C1-a (General Commercial Limited) zoning district. Generally located on the east side of S. Mays St.; between Mays St. and Cushing Dr. Case No. ZON1705-002**

Mr. von Rosenberg briefly reviewed the application stating that the General Plan designated the site for commercial uses and explained that the subject tract was one of the last remaining residentially zoned tracts on the east side of S. Mays.

Mr. von Rosenberg stated that most of the neighboring properties had already been converted from Single-family zoning district to Commercial zoning district.

He continued by explaining that the C-1a zoning district had been created to provide an alternative to General Commercial zoning. He stated that the C-1a zoning district had been recommended for most newly zoned commercial properties in the city, including similar properties on North Mays Ave.

Mr. von Rosenberg explained the differences between C-1 and C-1a and the uses that were not permitted in C-1a, which included vehicle sales/rental/leasing.

Finally, he explained that the property contained an existing residential structure, which could be converted to a commercial office use, or a new commercial structure could be built once the tract was rezoned. Staff recommended approval of the rezoning from SF-2 to C-1a.

The property owner, Mr. Jeff Woodley, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 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 since the last Planning and Zoning meeting.

**G. ADJOURNMENT**

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

Respectfully Submitted,

Veronica Chandler, Planning Tech