

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 20, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on September 20, 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 Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Selicia Sanchez was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were 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 September 6, 2017 Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, 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 Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of the Provident Crossings Section VI Final Plat. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1704-001

Mr. von Rosenberg gave a brief overview of the proposed project stating that staff recommended approval of the final plat as conditioned. In addition, he noted that a Traffic Impact Analysis (TIA) must be submitted and/or approved by the City prior to the first full site development permit application. He also explained that any right-of-way required for a deceleration lane and/or payments towards the cost of any necessary offsite improvements must be completed before approval of the site development permit.

Mr. Pohlmeier with the Transportation Department explained that the applicant was considering donating right-of-way (ROW) land and installing a deceleration lane. He explained that the proposed deceleration lane would allow for better traffic flow. He also stated that the Transportation Department was in the process of installing a signal light at Town Center Dr. to alleviate traffic entering or exiting the proposed development.

The owners' representative, Mr. Sam Pfeiffer, with Jones & Carter, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Wendt to approved as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider public testimony and a recommendation concerning the request for approval of the Chisholm Trail Tech Center Concept Plan. Generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. CP1706-001

Mr. von Rosenberg gave a brief overview of the application explaining that the purpose of the concept plan was to present a layout of the proposed subdivision for review. He stated that the subject tract was approximately 73.58 acres and 15 development lots were being proposed. He explained that a Traffic Impact Analysis (TIA) had been prepared and City approval was required before a preliminary plat for the site could be approved.

Mr. von Rosenberg continued by explaining the allowed uses for the site and stated that staff recommended approval of the concept plan as conditioned.

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 spoke during the public hearing. Ms. Hilda Montgomery, 1201 Lacey Oak Loop; Greg Minton, 1249 Lacey Oak Loop; and Mr. JP McLain, 1150 W. Old Settlers Blvd. Seeing no other speakers, Chairman Pavliska closed the public hearing.

In summary, concerns about traffic, proposed uses for the site, and the impact that the proposed development would have in the neighboring subdivision were discussed.

Mr. Pohlmeier noted that LI (Light industrial) zoning district did not generate large volumes of traffic during peak hours and the traffic will have minimal impact on Old Settlers Blvd. He also stated that it had not been determined if the site will require deceleration lanes.

The owner's representative, Mr. Tony Prete, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owner Glenn Neans, for the rezoning of 0.32 acres from PUD #44 (Planned Unit Development) zoning district to C-1a (General Commercial Limited) zoning district. Generally located at the northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-002

Mr. von Rosenberg noted that this item and agenda item E4 were for the same project. He continued to briefly review the proposed rezoning explaining that the purpose of the application was to rezone a 0.32 tract of land to C-1a (General commercial – limited) zoning district. He stated that this tract would be combined with the 1.75-acre tract of land located to the south of the subject tract and noted that the proposed use was for a gas station and a convenience store.

The owners' representative, Mr. David Myer, Jr., 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. Mr. Ike Ugochukwu, 2209 Court Del Rey, Round Rock, TX 78681, inquired about the impact that the proposed rezoning will have on the offices located to the

north of the subject tract. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E4. Consider public testimony and a recommendation concerning the request filed by Quik Trip Corporation, on behalf of the owners Aaron & Brenda Thomison, for the original zoning of 1.75 acres to C-1a (General Commercial - Limited) zoning district. Generally located at the northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd. Case No. ZON1708-003

Mr. von Rosenberg briefly reviewed the application stating that the 1.75-acre subject tract was located outside City limits. He explained that the applicant requested the subject tract be zoned C-1a (General Commercial – limited). He noted that this tract will be combined with the 0.32-acre tract, located to the north, and discussed in the previous agenda item.

The owners' representative, Mr. David Meyer, Jr., 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 Sellers, second by Commissioner Henderson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman reported that City Council took action on the following items: 1) Approved the rezoning for 806 E. Austin Ave. to MU-L (Mixed-use limited) zoning district; 2) Approved Westview PUD on first reading; however, the PUD will be revised to remove self-service storage as an allowed use, reduce the maximum height to 3-stories, and eliminate the 300-ft. setback; and 3) Rezoned 1201 S. Mays to C-1a (General commercial – limited) zoning district.

Finally, he reminded the Commission that the Planning and Zoning Commission meeting will start at 6:00 p.m. beginning in October.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech