

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 6, 2017 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on December 6, 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 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Susan Brennan, 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 November 1, 2017 Planning and Zoning Commission meeting.

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

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

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

E. PLATting AND ZONING:

E1. Consider approval of the Chisholm Trail Tech Center Preliminary Plat, generally located at the southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd. Case No. PP1710-001

Mr. von Rosenberg gave a brief overview of the proposed project stating that a Traffic Impact Analysis (TIA) was being prepared for the site and that a planned driveway on W. Old Settlers Blvd. will need to be configured for right-in and right-out movement whenever traffic counts increase. The developer elected to defer this improvement until the traffic counts require it.

Mr. von Rosenberg also noted that a development agreement to determine the timing, funding, and construction of the improvements will need to be approved by the City and the developer prior to the final plat being recorded. Staff recommended approval of the preliminary plat as conditioned.

The owners' representative, Mr. Antonio Prete, with Waeltz & Prete Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

E2. Consider approval of the Vizcaya Phase 5B Final Plat, generally located at the northwest corner of Verano Bend and Pietra Ln. Case No. FP1710-004

Mr. Enriquez briefly reviewed the proposed application stating that Vizcaya Phase 5B contained 43 casita residential lots, 3 single family standard lots, and 3 landscape lots. He noted that Vizcaya Phases 3B & 3C will need to be recorded prior to the recordation of Phase 5B. Mr. Enriquez also stated that should this plat include the 600th residential lot of the Vizcaya subdivision, approximately three acres of land will need to be dedicated to the City to be used for a fire station. Staff recommended approval of the final plat as conditioned.

Following a brief discussion, a motion was offered.

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

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

E3. Consider approval of the Vizcaya Phase 5C Final Plat, generally located at the northwest corner of Verano Bend and Pietra Ln. Case No. FP1710-005

Mr. Enriquez continued reviewing the proposed application for Vizcaya Phase 5C stating that this phase contained 40 single family detached standard lots and 1 open space lot. He noted that Vizcaya Phases 3B, 3C, and 5B, will need to be recorded and the associated subdivision improvements will need to be constructed before the final plat for Phase 5C can be recorded. Staff recommended approval of the final plat as conditioned.

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

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

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

E4. Consider public testimony concerning the request filed by Stonemill Hospitality, LLC, for Amendment No. 3 to Planned Unit Development No. 61 (Simon North PUD) to amend the height requirement to allow six stories for a hotel, generally located northwest of Bass Pro Dr. and North Mays St. Case No. ZON1711-002

Mr. von Rosenberg briefly reviewed the allowed uses and stated that the proposed PUD amendment will increase the height limit from 5 stories to 6 stories for a proposed hotel and convention center. He explained that the amendment would also establish parking standards for the hotel, proposed meeting space, restaurant, and commercial lease space which will allow for a sharing of spaces between the uses.

Mr. von Rosenberg also explained that City Council established an economic development program and approved an agreement with Stonemill Hospitality LLC, for the construction of an Embassy Suites Hotel and Convention Center. Staff recommended approval as presented.

The owner's representative, Mr. Jason Rogers, with Garrett-Ihnen Civil Engineers, 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 people spoke during the public hearing. 1) Mr. Peter Ramos, 308 Hidden Brook Ln.; 2) Mr. Dennis Pagel, 324 Hidden Brook Ln.; and 3) Leslie

Brewer, 332 Hidden Brook Ln. After Chairman Pavliska closed the public hearing, Mrs. Yvette Pagel, 324 Hidden Brook Ln. requested permission to speak; the Commission agreed. In summary, the speakers expressed concerns regarding privacy and safety.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Baker to recommend for City Council approval as presented.

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

E5. Consider public testimony concerning the city-initiated rezoning of a 4.29-acre tract of land from LI (Light Industrial) zoning district to the OF (Office) zoning district, generally located northeast of Louis Henna Blvd. and Double Creek Dr. Case No. ZON1711-003

Mr. von Rosenberg gave background information about this project explaining that this City-initiated rezoning was triggered by recent actions taken by the State of Texas regarding business licensing requirements. He stated that the current zoning district allowed for office uses, but not medical uses. Mr. von Rosenberg explained that rezoning this site to Office (OF) zoning district will bring non-conforming businesses into compliance with the zoning code, while leaving all other businesses unaffected.

He continued explaining that the property was designed with parking space for office, but not medical office uses. Since the site does not have enough spaces for medical offices, no additional medical office uses will be allowed unless a parking study indicates that the existing and proposed uses can be accommodated using the existing parking. Staff recommended approval as presented.

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.

A motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, 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 introduced Erin Smith, Planning and Development Services Assistant Director, to the Commission and welcomed her to the City of Round Rock.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:01 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech