

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 20, 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 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 6:00 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, and Commissioner Rob Wendt. Commissioner Jennifer Sellers was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the December 6, 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, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. ZONING:

E1. Consider public testimony concerning the request filed by Bartz Properties Limited Partnership, for Amendment No. 2 to Planned Unit Development No. 90 (Bartz PUD) to allow an indoor, climate controlled self-storage facility, generally located southeast of the intersection of University Blvd. and Sunrise Rd. Case No. ZON1711-001

Mr. von Rosenberg briefly reviewed the application stating that the purpose of the PUD amendment was to include a multi-story self-service storage facility as an allowed use, add design standards for the storage building, and establish development standards for the townhomes and senior housing.

He also explained that the self-storage facility will be located on the north side of the tract and noted that the PUD limited the storage building to a maximum of 3-stories in height and prohibited external access to the storage units. He explained that a fence & landscape buffer between the self-storage facility and the residential lot will be required and that the exterior design standards exceeded the current standards required for the C-1 district. He noted that a replat will be required to add the townhomes and senior housing to the Arrington Ridge Apartments lot located to the west of the tract.

Mr. von Rosenberg continued by explaining that the senior apartments will meet the current design standards for the SR (Senior) zoning district and that, if the first floor consisted of garage-enclosed parking spaces, 4-story buildings would be allowed. He noted that the PUD

amendment proposed three parking spaces for each unit and compared requirements with other developments in the city and the requirement of neighboring cities.

The owner's representatives, Ms. Katie Frazier, with Stantec Consulting Services Incorporated, and Mr. Dennis Burton, with CIP Construction Company, were 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 discussion regarding access to the senior townhomes and to the storage facility a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, 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 informed the Commission that City Council had not taken action on any Commission related items since the last Commission meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:28 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech