

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 10, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on January 10, 2018, 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 Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioners Jennifer Henderson and Rob Wendt were absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Lee Heckman, Susan Brennan, and Veronica Chandler. Also present were Brian Kuhn, Gerald Pohlmeier, and Kamie Fitzgerald from the Transportation Department, Katie Baker from PARD, 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 December 20, 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 Sanchez to approve Agenda Item D1 as presented.

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

E. PLATTING AND ZONING:

E1. Consider approval of the Vizcaya Phase 5A Final Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and University Blvd. Case No. FP1712-003

Mr. Enriquez briefly gave background information of the Vizcaya subdivision and stated that Phase 5A contained 30 Estate residential lots, 2 open space lots, and 2 landscape/drainage lots. Staff recommended approval with six (6) conditions.

Following a brief discussion, a motion was offered.

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

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

E2. Consider public testimony and action concerning the request filed by Cunningham-Allen, Inc., on behalf of the property owner MDSR Group, Inc. for Amendment No. 5 to Planned Unit Development No. 23 (Preserve at Stone Oak PUD) to allow for a place of worship use, generally located north of the intersection of RM 1431 and Sendero Springs Dr. Case No. ZON1711-004

Mr. von Rosenberg gave a brief overview of the proposed Planned Unit Development (PUD) amendment and explained that the amendment will allow a place of worship with unrestricted square footage of accessory uses including primary or secondary educational facilities, offices, community recreational facilities, and day care facilities.

He briefly discussed the current and proposed exterior building materials and explained that existing drainage, trees, and shrubs will be maintained to provide a buffer. He concluded by stating that staff recommended approval of the PUD amendment with the specified development standards.

The owner's representative, Mr. Doug James, with Hill Country Bible Church, 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 persons spoke during the public hearing. Ms. Devra Walthers, 3451 Mayfield Ranch, Unit 252 and Mr. Patrick Burns, 1914 Plantation Dr. Ms. Walthers expressed concerns about the land use and the buffer requirement and Mr. Burns showed support of the proposed development.

Following a discussion regarding the flood plain and building setbacks, a motion was offered.

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

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

E3. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the City of Round Rock, for the rezoning of the subject tract from LI (Light Industrial) zoning district to PUD (Planned Unit Development) to be known as Nutty Brown PUD, generally located southeast of the intersection of N. IH-35 and University Blvd. Case No. ZON1712-001

Mr. von Rosenberg briefly reviewed the application stating that the purpose of the PUD was to allow an outdoor live music venue with a restaurant/bar. He explained that the proposed site is a City owned and operated facility and stated that sale negotiations for the tract of land are currently underway.

He continued explaining that the site was suitable for an outdoor live music venue because of its proximity to IH-35 and the lack of immediate residential or overnight lodging uses. Mr. von Rosenberg stated that access to the site was provided from a driveway to the northbound IH-35 frontage road on the west side of the property and that the City will build a dedicated turn lane to the site. He also noted that a second access will be provided in the future with the construction of the extension of N. Mays St. and a road connection to the east side of the property.

Mr. von Rosenberg noted the structures that will be included and the temporary accessory uses that will be allowed. He also stated that the stage will be located to direct the amplified music towards IH-35. Finally, he explained some proposed deviations from the Code of Ordinances in this PUD included finished floor elevation, tree removal, festival parking, and signs. Staff recommended approval of the Nutty Brown PUD as presented.

The Nutty Brown owner, Mr. Mike Farr, 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 Baker, second by Commissioner Sanchez to recommend for City Council approval as presented.

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

E4. Consider public testimony and action concerning the request filed by Continental Homes of Texas, L.P., for Amendment No. 3 to Planned Unit Development No. 42 (Warner Ranch PUD) to modify the size of Parcel 3 and the type of permitted residential use, generally located southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. ZON1712-002

Mr. von Rosenberg briefly reviewed the application stating that the purpose of the PUD amendment was to add approximately 5 acres of adjoining property to Parcel 3, change the land use to allow for single-family attached units, limit exterior material to require 85% masonry, and require a subdivision wall along Glenn Drive. Staff recommended approval of the PUD amendment as presented.

The owner's representative, Ms. Lauren Anderson, with DR Horton, 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 Bryan, second by Commissioner Clawson to recommend for City Council approval as presented.

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

F. STAFF REPORT:

F1. Consider a presentation and update regarding development projects.

Mr. Lee Heckman reviewed the status of current site development projects.

F2. 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 6:58 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech