

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 7, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on February 7, 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, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Kamie Fitzgerald from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. ELECTION OF OFFICER:

D1. Consider the nomination and election of a Vice Chairperson.

Chairman Pavliska opened the floor for nominations.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to nominate Commissioner Wendt as Vice Chairperson. No other nominations were offered.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

E. APPROVAL OF MINUTES:

E1. Consider approval of the minutes for the January 10, 2018 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 E1 as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

F. PLATTING AND ZONING:

F1. Consider approval of the QuikTrip 4134 Subdivision Final Plat, generally located at the northeast corner of RM 1431 and Mayfield Ranch Blvd. Case No. FP1712-002

Mr. Enriquez briefly reviewed the application stating that the purpose of the application was to create one (1) commercial lot. He explained that the final plat currently does not comply with the approved preliminary plat for the property; however, there is a pending application to revise the preliminary plat, which will be reviewed and approved administratively. Staff recommended approval with three (3) conditions.

The property owner, Mr. Daniel Chambers of QuikTrip Corporation, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

F2. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of the owner Church of Christ of Round Rock, 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 northeast of the intersection of Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. ZON1706-001

Mr. von Rosenberg gave a brief overview of the proposed application explaining that the General Plan designated the property for commercial uses and that the proposed request conformed with the General Plan. He stated that 8.54 acres with frontage on Palm Valley Blvd. was to be rezoned to the C-1a (General commercial – limited) district, with the remainder of the ownership tract, consisting of 14.17 acres, continuing to be zoned as SF-2 (Single-family-standard lot).

He explained that the 8.54 acres had one access point, an existing driveway with a hooded left-turn from Palm Valley Blvd., and the 14.17-acre remainder tract also had one access point, a local street stub-out from the adjacent subdivision to the west. Mr. von Rosenberg said that although there are no development plans for the 14.17 acres, depending on what was to be developed, there was the potential need for the driveway from Palm Valley Blvd. to be expanded to accommodate a public street to serve the 14.17 acres. Based on the development plans for the 8.54 acres, this would require that the hooded left turn be moved to the east. Mr. von Rosenberg said that the property owner acknowledged this possibility in writing to the City and that staff recommended approval of the rezoning from SF-2 to C-1a zoning district.

The Palm Valley Lutheran Church's representative, Mr. John Moman, said that the church was aware of the potential need for an access upgrade and that he 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 Sanchez, second by Commissioner Clawson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council approved the following three (3) zoning items: 1) Double Creek Rezoning; 2) Bartz PUD 90 Amendment No. 2; and 3) Simon North PUD 61 Amendment No. 3.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:18 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech