

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 4, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 4, 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 Rob Wendt, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioners Stacie Bryan and Casey Clawson were absent.

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

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the March 21, 2018 Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E. GENERAL PLAN AND PLATTING:

E1. Consider a public testimony and a recommendation concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of 37.58 acres of land from Commercial to Residential, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. GP1803-001

Mr. von Rosenberg gave a brief overview of the application and reminded the Commission that a presentation for the General Plan Amendment was given during the March 21, 2018, Planning and Zoning meeting and that the Commission recommended the rezoning of this property from OF (Office) to SF-3 (Single family-mixed lot) for Council approval. He explained that action on the amendment and the rezoning will be scheduled on the April 26, 2018, City Council agenda. Staff recommended approval of the General Plan Amendment from commercial to residential.

The owner's representative, Mr. Chris Blackburn, with Waterloo Development, Inc. 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.

A motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner Church of Christ of Round Rock, for approval of a Concept Plan to be known as Palm Valley Crossing Concept Plan, generally located Northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. CP1803-001

Mr. Enriquez briefly reviewed the Concept Plan application stating that the purpose of the application was to create two commercial lots and one split zoned commercial/residential lot. He explained that the Preliminary and Final Plats will be required after the approval of the Concept Plan. Mr. Enriquez continued to explain that a Traffic Impact Analysis (TIA) will not be necessary because the applicant plans to build and design a deceleration lane along Palm Valley Blvd. Staff recommended approval of the proposed rezoning as conditioned.

The owner's representative, Mr. John Moman, with the Round Rock Church of Christ, 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 Vice Chair Wendt, second by Commissioner Sellers to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 6 - 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 the zoning for the Sauls Tract was approved on first reading during the March 22nd City Council meeting; the second reading will be scheduled during the April 12th Council meeting. He also stated that the Williamson County and the developer signed the development agreement for the trail.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech