

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 20, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 20, 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 Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Vice Chair Rob Wendt 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, 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 June 6, 2018 Planning and Zoning Commission meeting.

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

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

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

E. PLATTING & ZONING:

E1. Consider public testimony and action concerning the request filed by Jones|Carter, Inc., on behalf the property owner Hickerson Round Rock Land, LP, for Amendment No. 11 to Planned Unit Development No. 56 (Randall's Town Centre PUD) to allow for local commercial uses on a portion of parcel No. 1, generally located southeast of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd. Case No. ZON1805-002

Mr. von Rosenberg reviewed the application explaining that the purpose of the PUD (Planned Unit Development) amendment was to rezone a 1.64-acre portion of the 9.06-acre Parcel 1 of the PUD. The 1.64 acres will be designated as Parcel 1-C and all C-2 (Local Commercial) uses will be allowed, except for fuel sales. He noted that the remainder of the 9.06-acre parcel will remain for office uses.

He continued to explain the retail sales & services allowed in the C-2 zoning district and noted that the development standards for Parcel 1-C would be those currently required by the C-2 zoning district, replacing the standards contained in the PUD. Staff recommended approval of the PUD amendment to allow for C-2 uses, except for fuel sales.

The owner's representative, Ms. Gemsong Ryan with Jones|Carter Engineering, 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 to recommend for City Council approval with the following condition: Correct Exhibit "D", Section 4.2 (2)(c) to read: Planted no less than five feet (5') from underground utilities and fifteen feet (15') from overhead lines;

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to recommend for City Council approval as conditioned.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, 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 the property owner Marco Antonio Castillo, for the rezoning of 1.44 acres of land from MF-2 (Multifamily-medium density) district to TF (Two-family) district, generally located southeast of Cushing Dr. and School Days Ln. Case No. ZON1805-003

Mr. von Rosenberg gave a brief overview of the application explaining that the request was to change the zoning to TF (Two-family) zoning district for four lots. He noted that TF zoning district allows both single family attached units (duplexes) and single family detached units. Mr. von Rosenberg explained that two of the lots contained single family homes and the other two lots were vacant and could accommodate single family home or duplexes. Staff recommended approval of the rezoning from MF-2 to TF.

The property owner, Mr. Marco Castillo, 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 Sanchez, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, 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 Stantec Consulting Services Inc., on behalf of the property owners RERK SPE/EAT LLC and Bartz Properties Limited Partnership, to replat Lot 1, Block B, Oakmont Crossing Sec. 1, generally located southeast of the intersection of Sunrise Rd. and University Blvd. Case No. FP1803-001

Mr. Enriquez stated that the applicant requested this application be postponed for a later meeting date.

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.

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to postpone for a later meeting date.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, 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 Hagood Engineering Associates, Inc., on behalf of the property owners RRE Investors LP, to replat Lot 1B, Block A, Round Rock Express Subdivision Sec. 3, generally located northeast of Telander Dr. and E. Palm Valley Blvd. Case No. FP1805-002

Commissioner Henderson recused herself from the discussion and voting on item E4 and left the Council Chamber.

Mr. Enriquez briefly reviewed the Final Plat application stating the purpose of the application was to divide one lot into two lots and noted that the plat was in compliance with the Concept Plan in PUD No. 102. Staff recommended approval of the replat request.

The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering Associates, 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.

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

Motion: Motion by Commissioner Sellers, second by Commissioner Sanchez to approved as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

Commissioner Henderson returned to the Council Chamber following the vote.

E5. Consider approval of the Madsen Ranch Subdivision Ph. 4 Final Plat, generally located southeast of the intersection of N. Red Bud Ln. and CR 117. Case No. FP1805-001

Mr. Enriquez gave a brief overview of the application and stated that the purpose of the application was to create 66 single-family lots. He noted that phase 4 is the final phase for the Madsen Ranch Subdivision and stated that the final plat was in compliance with the approved revised preliminary plat. Mr. Enriquez also explained that during phase 4, the developer will create 7.32-acres of open space/trails to be owned and maintained by the HOA and dedicate a public access easement for trails as stated in the PUD (Planned Unit Development) agreement. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Jason Aist, with Halff Associates, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 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 6:27 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech