

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 18, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on July 18, 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 Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

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 Gerald Pohlmeier from the Transportation Department 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 20, 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 D1 as presented.

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

E. PLATting & ZONING:

E1. Consider public testimony and a recommendation concerning the request filed by D.R. Horton, on behalf of the property owner, Continental Homes of Texas, for Amendment No. 3 to PUD (Planned Unit Development) No. 47 to allow for OF (Office) uses on a 1.35-acre tract of land, generally located northwest of the intersection of S. A.W. Grimes Blvd. and Logan Dr. Case No. ZON1806-001

Commissioner Sanchez arrived during this item.

Mr. von Rosenberg briefly gave background information about the PUD (Planned Unit Development) and explained that the purpose of the PUD amendment was to allow OF (Office) use on a 1.35-acre tract. He noted that the City's General Plan designates the area as residential and that it specifies that office uses are appropriate in a residential land use category.

Mr. von Rosenberg stated that the 1.35-acre site was created when the City acquired right-of-way for an extension of Logan Drive across a tract designated for single family attached units. He noted that the size and orientation of the parcel make it unsuitable for residential development and briefly described the allowed uses in the OF (Office) zoning district. He stated that staff recommended approval of the proposed rezoning within the PUD from single-family attached to OF (Office) zoning district.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing. Matt and Jenna Sebrasky, 1701 Logan Dr., Unit #50; Antonio Gomez, 1701 Logan Dr., Unit #61; and David and Shelly Wright, 1950 Prairie Dr. Seeing no speakers, Chairman Pavliska closed the public hearing.

The Commission made a motion to re-open the public hearing. The same residents came forward to speak one more time. Chairman Pavliska closed the public hearing.

In summary, concerns regarding traffic, parking, notice for the public hearing, the size of the lot, and the proposed land use were expressed.

Mr. Pohlmeier with the Transportation Department stated that if a “No Parking” street sign was needed on Logan Drive after it is constructed, it will need to be approved by City Council.

Following a discussion about parking ratio, traffic, building setbacks, and the potential site use, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, and Commissioner Sellers. **NAYS:** Commissioners Rabaey and Sanchez. Vote: 6 - 2. The motion carried.

E2. Consider public testimony and a recommendation concerning the request filed by Dietz & Jarrard, PC, on behalf of the property owners, Robert and Olga Levin, for the rezoning of 1.8 acres of land from MU-L (Mixed-use limited) district to Planned Unit Development (PUD) to be known as The Woodbine Mansion Event Center PUD, located at 405 E. Main St. Case No. ZON1805-001

Commissioner Clawson recused himself from the discussion and voting on items E2 and E3 and left the Council Chamber.

Mr. von Rosenberg gave a brief background of the site and explained that the purpose of the proposed PUD (Planned Unit Development) zoning district was to include an event center as an allowed use on the property in addition to those allowed in the MU-L zoning district.

He noted that the general plan designated the property as downtown mixed-use and stated that the property is currently zoned MU-L (Mixed-use limited) zoning district with H (Historic) overlay. He noted the allowed uses in the current and surrounding zoning districts explaining that an event center was not allowed in the MU-L zoning district. He continued explaining that the purpose of the Historic overlay district was to preserve structures, sites or areas that have outstanding historical and cultural significance. The Historic Preservation Commission (HPC) must review and approve exterior changes to any property with H (Historic) overlay zoning.

Mr. von Rosenberg continued stating that the property will be converted from single family residence to an event center and noted that on-site parking must be located behind the property; additional parking will include nearby on-street public spaces and private parking lots made available through agreements with surrounding property owners, including a shuttle service to remote parking for large events. He also stated that the property will be subject to the City’s noise ordinance regulations and noted the hours of operation for the event center. He said that no outdoor activities will be allowed after 11:00 pm.

Finally, Mr. von Rosenberg noted that a neighborhood meeting was held on June 12th; a tour of the house was provided and at that time it was explained how the event center will be operated. Staff recommended approval of the rezoning.

The property owner, Mr. Robert Levin, the owner of the proposed event center, Becky Navarro, and the property owner’s representative, Mark Dietz, 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. The following Round Rock residents spoke during the public hearing. Richard Ward, 509 E. Main St.; Roger Coleman, 406 E. Main; and Richard Parson, 2301 Windrift Way. Chairman Pavliska closed the public hearing.

In summary, two speakers showed support of the proposed project and the restoration of the property and one speaker expressed concerns about noise restrictions and parking.

Following a discussion regarding parking, noise ordinance and how the noise ordinance is monitored, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, 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 Hagood Engineering Associates, Inc., on behalf of the property owners Robert and Olga Levin, to Replat Lots 1 through 12, Block 12, Round Rock Original Plat, located at 405 E. Main St. Case No. FP1806-002

Mr. von Rosenberg reviewed the application stating that the purpose of the application was to replat Lots 1-12, Block 12 as one lot. Staff recommended approval as conditioned.

The owner's representative, Mr. Terry Hagood, 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.

Mr. Carr noted that any drainage issues will be addressed during the site plan review.

Following a brief discussion, a motion was offered.

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

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

Commissioner Clawson returned to the Council Chambers following the vote.

E4. Consider public testimony and action concerning the request filed by Garrett-Ihnen Civil Engineers, on behalf of the property owner, SPG Round Rock, NS, LP., to approve the Replat of the Amended Plat of Lot 2, Block B, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1803-001

Mr. Enriquez gave a brief overview of the application stating that the purpose of the application was to divide one lot into two lots. He noted that the replat was in compliance with the Concept Plan in PUD 61. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Jason Rogers, with Garrett-Ihnen Civil Engineers, 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 Bryan, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider a presentation and update regarding development projects.

Mr. Heckman updated the commission on completed and current 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 8:11 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech