

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 5, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on September 5, 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 Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Juan Enriquez, Laton Carr, 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 August 15, 2018 Planning and Zoning Commission meeting.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, 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 a recommendation concerning the request filed by Drenner Group, PC, on behalf of the property owner, TI Shopping Center, LLC, for Amendment No. 2 to PUD (Planned Unit Development) No. 9 to allow for high-density multifamily land use on a 2.75-acre tract of land, generally located northwest of the intersection of S. Mays St. and Mays Crossing Dr. Case No. ZON1807-003

Mr. von Rosenberg reviewed the proposed amendment to PUD 9. He continued by outlining the proposed changes to the application noting that the MF-3 (Multifamily – urban) zoning district allows for high-density residential development combined with general commercial and office uses. He stated that the site is currently underutilized and noted that the 2.75-acre tract is ideal for the proposed development because of its proximity to downtown Round Rock, retail/restaurant development, nearby employment, and easy access to major roads.

Mr. von Rosenberg noted that a public notice sign was posted on site and that a letter from the applicant and the public notice were mailed to abutting property owners. Staff recommended approval of the PUD Amendment.

The property owner's representative Ms. Amanda Swor, with Drenner Group, PC, 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 Clawson to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, 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 a recommendation concerning the request filed by Kimley-Horn & Associates, Inc., on behalf of the property owner, Jack Wheeler, for a rezoning from PUD (Planned Unit Development) No. 22 to the TH (Townhouse) zoning district on a 9.55-acre tract of land, generally located at the southeast corner of Schultz Ln. and SH 45. Case No. ZON1808-001

Commissioner Wendt recused himself from the discussion and voting on agenda item E2 and left the Council Chambers.

Mr. von Rosenberg gave background information about the proposed project explaining that the purpose of the application was to remove a 9.55-acre tract from PUD (Planned Unit Development) 22 and to rezone it TH (Townhouse) zoning district. He explained that PUD 22 contained a mixture of residential, commercial and business park uses, and noted that the 9.55-acre tract allowed for either C-1 (General Commercial) or business park uses, but not both.

He noted that the 9.55-acre tract was not appropriate for commercial use because the site did not have good visibility from SH 45. Mr. von Rosenberg finalized his presentation stating that a public notice sign was posted on site and that a letter from the applicant and the public notice were mailed to abutting property owners. Staff recommended approval of the rezoning.

The owner's representative, Mr. Jason Reece, with Kimley-Horn & 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. Mr. Jon Harmon, 5420 LBJ Freeway, Ste. 1275, Dallas, TX, spoke on behalf of IDI Logistics, owner of the adjacent tract to the south of the proposed project. Mr. Harmon expressed concerns about the proposed townhouses being compatible with the surrounding light industrial uses. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

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

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

Commissioner Wendt returned to the Council Chambers following the vote.

E3. Consider approval of the Chisholm Trail Trade Center Preliminary Plat, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. PP1808-001

Mr. Enriquez briefly gave an overview of the application stating that the purpose of the application was to create one industrial lot. He explained that the proposed preliminary plat will not require a TIA (Traffic Impact Analysis) noting that the applicant will dedicate right-of-way and build half of the roadway along Chisholm Trail Road. Staff recommended approval of the preliminary plat as conditioned.

The owner's representative, Ms. Jennifer Garcia, with KBGE Engineering, was available to answer questions.

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

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

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

E4. Consider approval of the Chisholm Trail Trade Center Final Plat, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. FP1808-003

Mr. Enriquez continued giving an overview of the application noting that this final plat will not require a TIA (Traffic Impact Analysis) because the applicant will dedicate right-of-way for the future expansion of the Chisholm Trail Road and plans to build half of the roadway. Staff recommended approval of the final plat as conditioned.

The owner's representative, Ms. Jennifer Garcia, with KBGE Engineering, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, 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 took action on the following three Planning and Zoning items: Woodbine Event Center and Freedom Church Rezoning were approved. Turtle Creek Village PUD amendment was also approved; however, a 2nd reading will be required.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:33 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech