

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 19, 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 19, 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 Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Casey Clawson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, 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 September 5, 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 Sellers to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, 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 Green Civil Design, LLC, on behalf of the property owner, WHJ, LLC, for Amendment No. 1 to PUD (Planned Unit Development) No. 93 to remove the 1.13-acre commercial land use, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. ZON1808-002**

Commissioner Sanchez arrived during this item.

Commissioner Wendt recused himself from the discussion and voting on agenda item E1 and left the Council Chambers.

Mr. von Rosenberg stated this PUD was originally approved in 2012. He continued by outlining the proposed change to the PUD noting that the request was to remove the 1.13-acre local commercial tract. He stated that the alignments of the median breaks did not allow direct access to the commercial parcel; consequently, commercial land use was not viable for the tract. He noted that the low density multi-family standards will not change.

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

The property owner's representative Ms. Kerri Pena, with Green Civil Design, LLC, 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. Round Rock residents Ms. Natalia Fedyoshove, 2508 Rusk Cv. stated her desire to keep the zoning for commercial use; and Cory Damon, 2653 Ravenwood Dr. explained that he reached out to the property owner and expressed his intent to purchase the land and develop it as mixed-use project. Mr. Damon did not receive a response from the property owner. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a 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, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council Chambers following the vote.

#### **F. STAFF REPORT:**

##### **F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved the 2<sup>nd</sup> reading for the Turtle Creek Village PUD amendment and the 1<sup>st</sup> reading for the Round Rock Development Code; the 2<sup>nd</sup> reading for the Development Code will take place on September 27<sup>th</sup>.

Chairman Pavliska welcomed Commissioner Michelle Ly to the Planning and Zoning Commission.

#### **G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:25 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech