

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

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on December 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 Michelle Ly, 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, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek 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 November 7, 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 Clawson to approve Agenda Item D1 as presented.

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

**E. PLATTING AND ZONING:**

**E1. Consider public testimony and a recommendation concerning the request for the approval of an H (Historic Overlay) zoning district for a portion of the property at 704 E. Main St., generally located northwest of the intersection of E. Main St. and N. Georgetown St. Case No. ZON1811-001**

Ms. Jordan briefly explained the purpose of the application noting that the request was to add H (Historic Overlay) zoning to a part of the property located at 704 E. Main St. She noted that the base zoning of the tract MU-L (Mixed-Use Limited) will remain unchanged and the permitted uses will not be affected by the Historic Overlay.

She continued to give background information about the property, noting that the area to be rezoned has a historic structure that was recently relocated. The structure was originally the servant's cottage at 405 E. Main St. Ms. Jordan explained that the Historic Preservation Commission (HPC) approved the relocation of the cottage as an alternative to demolition. The HPC also approved the receiving location because the cottage would remain in the same neighborhood.

Ms. Jordan noted that the owner is undecided as to the cottage's eventual use, but the use must be consistent with the accessory uses allowed under the MU-L zoning district. She also stated that the main residence, located at 702 E. Main St., would potentially be eligible for the City historic designation; however, the owners only wished to apply it to the cottage site.

The HPC and Staff recommended approval of the rezoning to add H (Historic overlay) zoning to the current base zoning (MU-L) for the area with the servant's quarters.

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 Wendt, second by Commissioner Rabaey to recommend for City Council approval as presented.

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

**E2. Consider public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner Round Rock Islamic Center, for approval of a Concept Plan to be known as Round Rock Islamic Center Concept Plan, generally located west of Windy Park Dr. Case No. CP1801-002**

Mr. Enriquez reviewed the application noting that the purpose of the application was to request a Concept Plan approval. He noted that the majority of the property is vacant, however, the site currently has a place of worship and a small parking lot.

Mr. Enriquez explained the proposed access point along Hampton Lane and stated that the applicant would be required to dedicate ROW (right-of-way) along Hampton Lane and design, extend, and construct the Hampton Lane extension. He also noted that the Islamic Center intends to construct a new parking lot in the near future and a new place of worship at a later time.

Finally, he noted that Preliminary and Final Plats will be required, after the Concept Plan approval, and noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner's representative Mr. Brian Baird, with B-Squared 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. The following Round Rock residents spoke during the public hearing. 1) Michelle Loning, 1732 Windy Park Cir.; 2) Dr. Bogdan Slomka, 1606 Windy Park Cir.; 3) Deborah Richardson, 1552 Parkfield Cir; 4) Priscilla Cavazos, 1554 Parkfield Cir.; 5) Sharon Pritchett, 2352 Friarcreek Loop; 6) Huyau Chen, 2214 Sedgewick Ln.; 7) Manuel & Veronica Jacobs, 1708 Whirlwind Trl.; 8) Kevin McMahon, 1770 Windy Park Cir.; 9) Susie Mills, 1636 Rosewood Ct.; 10) Jim Robinette, 1917 Stratford Dr.; 11) Gery Magalong, 1712 Morning Meadows; and 12) Randy Overman, 1501 Zephyr Ln. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, the speakers expressed concerns about the increase in traffic that the Islamic Center and the Hampton Lane connection might create in the neighborhood, parking during service hours, safety and noise. One of the residents spoke in favor of the Islamic Center development.

Mr. Carr, with Planning and Development Services, explained that a flood study is currently under review since the preliminary and final plats will require an approved flood study.

Mr. Pohlmeier with the Transportation Department, noted that the Hampton Lane connection will benefit the residents by offering another way in and out of the neighborhood.

Following a discussion regarding the citizen's concerns about traffic, parking, setbacks, and flood requirement, a motion was offered.

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

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

**E3. Consider public testimony and action concerning the request filed by LJA Engineering, Inc., on behalf of the property owner, 1493 Round Rock, LLC, for approval of a Concept Plan to be known as 3651 N. I-35 Retail Concept Plan, generally located southeast of the intersection of RM 1431 and N IH 35. Case No. CP1811-001**

Mr. Enriquez reviewed the application noting that the purpose of the application was for a Concept Plan approval. The Concept Plan showed two potential access points along the IH-35 service road and two deceleration lanes near the proposed access points. He explained that Preliminary and Final plats will be required after the Concept Plan is approved.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner's representative Mr. Joseph Longaro, with LJA Engineering, Inc., was available to answer questions.

Mr. Pohlmeier explained that in 2019 TxDOT is planning to do some work on IH-35 frontage road and will build the two deceleration lanes as part of the IH-35 frontage road project. He noted that the applicant and TxDOT are working together on the planning and construction of the deceleration lanes.

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 Clawson, second by Commissioner Rabaey to approved as conditioned.

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

**E4. Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of 7.5 acres of land from residential to commercial use, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. GP1811-001**

Mr. Enriquez reviewed the application noting that the purpose of the application was to amend the General Plan Land Use from residential to commercial. He noted that the Future Land Use Map (FLUM) in the General Plan 2020 designated the tract for both commercial and residential uses.

He explained that commercial development would be the most appropriate designation for the entire tract because the tract's limited residential designated acreage would be unlikely to develop with a low density type residential development and the General Plan's multifamily location criteria prevents apartments in close proximity to other apartments.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner's representative Mr. Tony Prete, with Waeltz & Prete, 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.

Following a brief discussion, a motion was offered.

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

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

**E5. Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, for the original zoning of 7.5 acres of land to C-1a (General Commercial Limited) zoning district, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. ZON1811-006**

Mr. Enriquez continued to review the proposed application noting that the purpose of the application was to request the original zoning to C-1a (General Commercial – Limited). He stated that the proposed zoning will allow commercial land uses such as offices, retail, and restaurants; he explained that the proposed access points and the decision on whether a full TIA (Traffic Impact Analysis) will be required will be determined during the site development review stage.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner's representative Mr. Tony Prete, with Waeltz & Prete, 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.

Following a brief discussion, a motion was offered.

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

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

**E6. Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to rezone 13.06 acres of land from SF-1 (Single-Family – Large Lot) zoning district to PF-3 (Public Facilities – High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-004**

It was decided that since Agenda items E6, E7, E8, and E9 were related, staff presentations and the public hearings for these four items would be considered together; however, there would be a motion for each agenda item.

Mr. von Rosenberg proceeded by reviewing the rezoning of the 13.06 ac. tract of land from SF-1 (Single Family – Large Lot) to PF-3 (Public Facilities – High Intensity) zoning district. He explained that when the tract was originally zoned, the PF-3 zoning district did not exist; he listed the existing facilities and its uses stating that rezoning the tract of land to PF-3 zoning district will bring the uses into the appropriate zoning district.

He continued to explain that zoning the 2.51 ac. and 2.03 ac. tracts to PF-3 zoning district will make the zoning consistent with the remainder of the tracts. He noted that the 2.51 ac. tract

contains several buildings, and the 2.03 ac. tract is undeveloped and the church has no immediate plans to develop it.

Mr. von Rosenberg concluded the staff presentation by reviewing the replat application noting that the purpose of the application was to include the addition of the 2.51 ac. and 2.03 ac. tracts owned by the church. It was noted that the right-of-way dedication on Apple Circle and Lake Drive will be removed from the replat and become a private access easement as it has been historically. The replat will include all the properties owned by the church.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the applications.

The property owner's representatives, Ms. Tammi Migl, with Migl Engineering and Consulting, and Kennedy Colombo, Jackson Galloway Architects, 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 people spoke during the public hearing. 1) Justin Huskisson, 11 Applegate Cir.; and 2) Dana and Deidra Hartford, 7 Lake Dr. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Chairman Pavliska re-opened the public hearing and the Commission allowed Mr. Steven Gonzales, 3 Lake Dr., to speak during the public hearing. Seeing no additional speakers, Chairman Pavliska re-closed the public hearing. Finally, the following letter had been received by staff and was shared with the Commission.

**December 3, 2018**

**TO: Clyde von Rosenberg, City of Round Rock**  
**Planning and Development Services Department**

**SUBJECT: Regarding the notification about the public hearing scheduled for December 5, 2018 in Round Rock (copy attached), to change the zoning of the properties in question.**

Hello:

Simply, whether our response affects anything, please note that **we are opposed to the change in classification**, but because of distance and personal & business responsibilities, we will not be able to attend the hearing in Round Rock... We phoned and left a message at the number listed in the notification... and to be sure our view is duly noted, we are mailing our response.

Thank you.



**Edward & Mary Torres – "ol' Dragons" originally from Round Rock**

**[owners of 10 Lake Drive, Round Rock, Texas 78665 – county appraisal district # R71626- ]**

In general, speakers expressed concerns about flooding issues for the properties located to the northeast of Applegate Cir. Concerns about access and road maintenance on Lake Dr. were also mentioned.

Following a discussion regarding private access easements, water and wastewater service connection/extension, road maintenance, and water detention, 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 Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

- E7. Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.51 acres of land to PF-3 (Public Facilities – High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-002**

(See Agenda Item E6 for staff presentation, public hearing comments and discussion).

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

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

- E8. Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.03 acres of land to PF-3 (Public Facilities – High Intensity) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-003**

(See Agenda Item E6 for staff presentation, public hearing comments and discussion).

**Motion:** Motion by Commissioner Sellers, second by Commissioner Wendt to recommend for City Council approval as presented.

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

- E9. Consider public testimony and action concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to replat Lot 1, Block A, St. John Vianney Catholic Church Subdivision, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. FP1811-001**

(See Agenda Item E6 for staff presentation, public hearing comments and discussion).

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

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

- E10. Consider public testimony and a recommendation concerning the request filed by the property owner, Global Fundamentals, Inc., to rezone 17.81 acres of land from the C-1 (General Commercial) zoning district to the TH (Townhouse) zoning district, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-005**

Mr. von Rosenberg reviewed the application noting that the purpose of the application was to rezone the property from C-1 (General Commercial) to TH (Townhouse). He noted that the property contains about 5.7 acres of buildable area, with the remaining 12.11 acres restricted from development due to a flood control easement. Mr. von Rosenberg briefly discussed the townhouse requirements and stated that due to its location, a townhouse residential development is a more suitable use of the property.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner, Mr. Munir Khan, 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 Rabaey, second by Commissioner Henderson to recommend for City Council approval as presented.

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

**E11. Consider public testimony and a recommendation concerning the request filed by HKS Architects, on behalf of the property owners, David Leppin, Lee Ann Brunelli, and KDL Meadowcrest Partners, LP, for the rezoning of 12.91 acres of land, from PUD (Planned Unit Development) No. 107 to the PF-2 (Public Facility) zoning district, generally located Southeast of Louis Henna Blvd. and east of Greenlawn Blvd. Case No. ZON1811-007**

Mr. von Rosenberg reviewed the application noting that the purpose of the application was to rezone 12.91 acres from PUD (Planned Unit Development) No. 107 to PF-2 (Public Facilities – Medium Intensity) zoning district. He noted that the property would be used for a charter school providing for grades K-12. He stated that the first phase being planned will serve grades K-8 and the second phase will serve grades 9-12. He briefly discussed the PF-2 zoning district design standards for wall finish, orientation and building articulation and variation.

He noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper. Staff recommended approval of the application.

The property owner's representatives 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. Mr. Michael Williams, 3118 Kissatchie Trl., Remington Heights HOA Representative, spoke during the public hearing. Mr. Williams was seeking information about the proposed development including size, proposed number of students, and how will the future charter school affect the neighboring properties. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, the Commission noted that more information will be known about the proposed development when a site plan is submitted. A motion was offered.

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

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

**F. STAFF REPORT:**

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

Mr. Wiseman stated there were no items to report.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:59 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech