

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 15, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on May 15, 2019, 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 Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioners Jennifer Sellers. Absent was Commissioner Casey Clawson.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were 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 May 1, 2019, 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 Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATting AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, RM Development Group, LLC, to Replat Lot 4 & 5, Block A of the Round Rock Retail Subdivision Phase 2., generally located southeast of the intersection of S. AW. Grimes Blvd. and Louis Henna Blvd. Case No. FP1904-003

Mr. Enriquez reviewed the replat application noting that the purpose of the application was to combine lots 4 & 5 and to modify an existing 30-foot cross-access easement within the two lots. He also stated the proposed replat was postponed on May 1, 2019; however, the public hearing was continued to the May 15, 2019, P&Z agenda at the Applicant's request.

Finally, he noted an on-site notice of public hearing was posted on the site and staff received no calls or correspondence in response. Staff recommended approval of the replat request.

Chairman Pavliska continued 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 Sellers to recommend for City Council approval.

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

E2. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of a portion of the subject tract from residential to commercial, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. GP1903-001

It was decided that since the requested actions for Agenda Items E2, E3, and E4 were related to each other, staff presentations and the public hearings for these three items would be considered together. Each item had a separate motion. Mr. von Rosenberg continued by reviewing the General Plan Amendment (E2) stating the tract was designated for residential in 2010. He noted that since two large residential developments have been proposed to the north and south of University Blvd. the change from residential to commercial land use would be justified.

Next, Mr. von Rosenberg reviewed the original zoning request (E3) noting that 11.31 acres were proposed for C-1a (General commercial – limited) and 345.17 acres were proposed for SF-3 (Single-family – mixed lot) zoning district. He briefly discussed the required lot size percentages and the exceptions allowed for varying from the percentages. He also noted the allowed uses in the general commercial zoning district and building materials.

Mr. von Rosenberg concluded his staff presentation by reviewing the Concept Plan (E4) application noting that it included an extension of CR 112 from CR 110 to the eastern boundary of the property. He continued by stating that a Traffic Impact Analysis (TIA) would need to be approved prior to the submittal of the preliminary plat.

Mr. Polasek with the Transportation Department briefly discussed the TIA review, noting that the City had been working with the Williamson County regarding the improvements for CR110 and CR112 within the development area.

Finally, it was noted on-site notices of public hearing were posted on the site and staff received several inquiries about the project. Staff recommended approval of the applications as presented.

The property owner's representative Mr. John Zinsmeyer, with KB Home, 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 discussion, a motion was offered for Agenda Item E2.

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

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

E3. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family – Mixed Lot) and C-1a (General Commercial – Limited), generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. ZON1903-003

(See Agenda Item E2 for staff presentation and discussion).

Motion: Motion by Commissioner Henderson, second by Commissioner Ly to recommend for City Council approval.

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

- E4. Consider public testimony regarding, and a recommendation for the request filed by Carlson, Brigrance & Doering, Inc., for the Caffey Tract on behalf of the property owners, Creek Bend Land Holdings, LLC, et al. for approval of the Concept Plan to be known as Caffey Tract Concept Plan, generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. CP1902-001**

(See Agenda Item E2 for staff presentation and discussion).

Motion: Motion by Commissioner Sellers, second by Commissioner Ly to approve as presented.

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

- E5. Consider approval of the QuikTrip #4163 Preliminary Plat, generally located at the northeast corner and Round Rock Ave. at Deep Wood Dr. Case No. PP1904-004**

Mr. Enriquez reviewed the preliminary plat application noting that the purpose of the application was to create two development lots. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Jonathan Naut, with QuikTrip Corporation, was available to answer questions.

Following a brief discussion, a motion was offered.

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

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

- E6. Consider approval of the QuikTrip #4163 Final Plat, generally located at the northeast corner of Round Rock Ave. and Deep Wood Dr. Case No. FP1904-005**

Mr. Enriquez reviewed the final plat application noting that the final plat presented was for Phase 1 of the preliminary plat approved in the previous agenda item. He noted that the purpose of the application was to create one development lot. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Jonathan Naut, with QuikTrip Corporation, was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, 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 informed the Commission that City Council approved eight (8) code amendments.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:32 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech