

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 5, 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 June 5, 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 Casey Clawson, Commissioner Paul Emerson, Commissioner Jennifer Henderson, and Commissioner Michelle Ly. Absent were Commissioners Greg Rabaey and Jennifer Sellers.

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 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 15, 2019, 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 Emerson, Commissioner Henderson, Commissioner Ly. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by Civil and Environmental Consultants, Inc., on behalf of the property owner Green Adobe Developers, LLC, to rezone 6.50 acres of land from SF-2 (Single-family – Standard Lot) zoning district to the MF-1 (Multifamily – Low Density) zoning district, generally located Northeast corner of Joyce Ln. and Gattis School Rd. Case No. ZON1905-001

Mr. von Rosenberg reviewed the zoning application noting that a Concept Plan for a single lot was approved on January 9, 2019. He explained that the applicant is proposing 56 units and noted that the land use is designed as residential in the General Plan, however, certain location criteria must be met for the MF-1 (Multifamily – Low Density) zoning district including: 1) Primary access allowed via arterial roadway or collector street; 2) Direct access to abutting single-family neighborhood is discouraged; and 3) Low density multifamily developments shall not be located immediately adjacent to other low density multifamily developments.

He continued to explain that the MF-1 zoning district allows a maximum of 12 units per acre and these could be apartments, townhouses, or a multifamily house. Mr. von Rosenberg stated that the property has frontage on Gattis School Road and explained that Gattis School Road is being widened to a six-lane divided section with a median placed along the property's frontage. He noted that a median break will not be permitted.

Finally, he noted an on-site notice of public hearing was posted on the site and staff sent courtesy e-mails to neighboring groups. Staff recommended approval of the proposed rezoning.

The property owner's representative Ms. Jennifer Garcia, with Civil and Environmental Consultants, Inc., was available to answer questions.

Chairman Pavliska continued 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: Mr. Bill Welford, 2029 Rachel Lane, and Ms. Heidi Tucker, 1631 Plume Grass Place, expressed concerns about the potential increase in traffic the proposed rezoning might generate. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Ed Polasek provided information about the Gattis School Road project and Brad Wiseman explained how the General Plan is used to guide zoning decisions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Clawson, second by Commissioner Wendt to recommend for City Council approval.

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

E2. Consider approval of the Hairy Man Tract Revised Preliminary Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. PP1904-002

Mr. von Rosenberg gave a brief overview of the proposed revised preliminary plat application noting that a revised preliminary plat was approved on February 6, 2019. He noted that City staff determined that a tree identified as a 'monarch' did not qualified as a 'monarch' tree; this decision allowed one lot to be added to the plat.

The property owner's representative Mr. RJ Rychlik, with BGE, Inc., was available to answer questions.

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

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve as presented.

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

E3. Consider approval of the Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1905-002

Mr. von Rosenberg continued to review the final plat application noting that a Hairy Man Final Plat Phase 1 was approved on March 6, 2019. He stated that Lot 15, Block C added to the preliminary plat in the previous agenda item was also added to the final plat.

The property owner's representative Mr. RJ Rychlik, with BGE, Inc., was available to answer questions.

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

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

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

E4. Consider approval of the Freedom Church Preliminary Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. PP1905-002

Mr. Enriquez reviewed the preliminary plat application noting that the purpose of the application was to create three development lots and one right-of-way lot. He noted that the Concept Plan was approved on October 16, 2018. He stated that the applicant will be dedicating 25 ft. of right-of way along Sam Bass Road with the plat and a flood study was approved by staff. Staff recommended approval of the application as conditioned.

The property owner Mr. Wade Stocklin, 2339 Innovation Boulevard, and his representative Ms. Raquel Ramirez, with Hagood Engineering, were available to answer questions.

Following a brief discussion, a motion was offered.

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

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

E5. Consider approval of the Freedom Church Final Plat, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. FP1905-001

Mr. Enriquez reviewed the final plat application noting that the final plat was for the preliminary plat approved in the previous agenda item. He noted that the purpose of the application was to create three development lots and one right-of-way lot. He noted that the Concept Plan was approved on October 16, 2018. Staff recommended approval of the application as conditioned.

The property owner Mr. Wade Stocklin, 2339 Innovation Boulevard, and his representative Ms. Raquel Ramirez, with Hagood Engineering, were available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly. 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 approved the rezoning of 1.72 acres of land located on High Country Boulevard.

G. ADJOURNMENT

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

Respectfully Submitted

Veronica Chandler, Planning Tech