

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 5, 2020 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on February 5, 2020, 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, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Vice-Chair Jennifer Henderson and Commissioner Casey Clawson were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Hunter Maples, Joelle Jordan, Juan Enriquez, Laton Carr, Nicole Haggerty, 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. CONSENT AGENDA:**

- D1. Consider approval of the minutes for the January 8, 2020, Planning and Zoning Commission meeting.**
- D2. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004**
- D3. Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003**

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

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

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Emerson, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

**E. PLATTING:**

- E1. Consider public testimony regarding, and approval concerning the request filed by Peloton Land Solutions, on behalf of the property owner, Responsive Education Solutions, for approval of a Concept Plan to be known as Round Rock Founders Academy, generally located east of the intersection of E. Old Settlers Blvd. and N. A.W. Grimes Blvd. Case No. CP2001-001**

Commissioner Emerson recused himself from the discussion and voting on Agenda Item E1 and left the Council Chamber.

Mr. Enriquez reviewed the concept plan application noting that the preliminary and final plats will be submitted after the concept plan approval. He noted that the applicant intends to develop an open enrollment charter school and stated that access points to the site will be finalized during the site development review.

He explained that a Traffic Impact Analysis (TIA) is under review and will need to be approved prior to the preliminary plat or site plan submittal, whichever comes first. Furthermore, the applicant will dedicate 12 feet of right-of-way along east Old Settlers Blvd for future road widening.

Lastly, Mr. Enriquez 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, and staff

reached out to the Chandler Creek HOA regarding the public hearing. Staff recommended approval of the concept plan as presented.

The owner's representatives, Mr. Lynn Tompkins, with Responsive Education Solutions, and Mr. Justin Lange, with Peloton Land Solutions, were available to answer questions and stated that a road extension, with the Chandler Creek neighborhood located to the south of the site, is not being proposed for this project.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. Mr. Christopher Yarbrough, 112 Chandler View Trail, and Ms. Sierra Wood, 202 Chandler View Trail, spoke during the public hearing and expressed concerns about the street extension. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Polasek confirmed a street extension is not being proposed, however, the updated TIA must prove the site can work without it based on an identified signal location on Old Settlers Blvd.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Rabaey, second by Commissioner Bryan to approve the Concept Plan as presented.

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 5 - 0. The motion carried unanimously.

Commissioner Emerson returned to the Council Chamber following the vote.

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

##### **F1. Consider a presentation and update on the *Round Rock 2030* comprehensive plan.**

Mr. Jordan gave a brief overview of the *Round Rock 2030* comprehensive plan noting that the purpose of the presentation was to update the Commission on an upcoming comprehensive plan draft. She stated the public input process began last year; it included a series of public meetings, online public engagement, and a future land use mapping exercise.

Ms. Jordan explained that staff presented a presentation to City Council in January and it was well received; the plan will be presented to City Council for adoption later this year.

She continued to briefly discuss the 12 policies developed through the public engagement process and the list of implementation strategies for each policy.

Lastly, Ms. Jordan noted that a draft of the *Round Rock 2030* comprehensive plan will be available online for public comment on February 21. The public is welcome to review the draft plan, talk to staff, and provide comments in one of the two open houses scheduled for March. In addition, there are three office hours dates scheduled for the public to meet with staff in March.

A Planning and Zoning public hearing and recommendation is tentatively scheduled for April 1.

##### **F2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last meeting.

#### **G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:26 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech