

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 19, 2017 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 19, 2017, 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 7:01 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, Commissioner Jennifer Sellers, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Bradley Dushkin, Clyde von Rosenberg, David Fowler, Aneil Naik, and Veronica Chandler. Also present were Katie Baker from PARD, Gerald Pohlmeier and Kamie Fitzgerald 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 April 5, 2017, 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 Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of The Depot Townhomes Preliminary Plat. Generally located southeast of S. Mays St. and E. Bagdad Ave. Case No. PP1703-001

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to create a townhouse development that will cover three blocks in downtown Round Rock. Mr. Fowler stated that the applicant proposed 82 residential lots on the site formerly occupied by Builder's Gypsum.

He continued by reviewing the surrounding uses and the current zoning for the site. He explained that the rezoning application will be presented to City Council on April 27th. Mr. Fowler stated that the project will have three phases; phase one of the preliminary plat will include the easternmost residential block plus all the streets to be dedicated as part of the plat. Phases two and three represented the other two residential blocks. He explained that once the project is completed, Bagdad Rd. will no longer go under Mays St.; however, McNeil Rd. will be extended to the east of Mays St. Lampasas St. will also be extended to the south.

Mr. Fowler explained that the proposed development will provide access to residential units via both public streets and private alleys. He stated that parking for units will be off the common area alleys, which will be privately owned and not dedicated to the City. He continued explaining that before the final plats can be recorded a common area agreement will need to be recorded. The agreement will include the alleys and all courtyards.

Mr. Fowler explained that all of the blocks were city owned, however, the westernmost block contained a small area owned by Union Pacific. The applicant was negotiating the purchase of the land with Union Pacific.

Finally, he stated that The Depot Townhomes Preliminary Plat preceded the final plats, which will be the next three agenda items.

The Civil Engineer, Antonio Prete, with Waeltz & Prete Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E2. Consider approval of The Depot Townhomes Final Plat Phase 1. Generally located southeast of S. Mays St. and E. Bagdad Ave. Case No. FP1703-002

Mr. Fowler continued reviewing the final plat application for The Depot Townhomes Phase 1, explaining that phase 1 consisted of 1.85 acres and was the easternmost of the residential blocks; he stated that phase 1 included all the streets to be plotted. Mr. Fowler explained that 23 townhouse units were proposed for phase 1 and that the final plat was consistent with the preliminary plat approved in Agenda Item E1. Staff recommended approval of the final plat.

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

Motion: Motion by Vice Chair Baker, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E3. Consider approval of The Depot Townhomes Final Plat Phase 2. Generally located southeast of S. Mays St. and E. Bagdad Ave. Case No. FP1704-002

Mr. Fowler continued reviewing the final plat application for The Depot Townhomes Phase 2, stating that phase 2 consisted of 0.78 acres and that 22 townhouse units were proposed for this phase. He stated that units 21 and 22 were the only units allowed direct access to a public street; phase 2 was consistent with the preliminary plat approved in Agenda Item E1. Staff recommended approval of the final plat.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E4. Consider approval of The Depot Townhomes Final Plat Phase 3. Generally located southeast of S. Mays St. and E. Bagdad Ave. Case No. FP1704-003

Finally, Mr. Fowler reviewed the application for The Depot Townhomes Phase 3 stating that Phase 3 consisted of 1.26 acres and that 37 townhouse units were proposed for this phase. Mr. Fowler explained Union Pacific owned a small piece of land located on the west side of the plat; the developer is currently under negotiations with Union Pacific to purchase the land. He explained that a retaining wall will be built near the northwest corner of the site. Lastly, he stated that by the time all three plats are recorded, City of Round Rock will no longer own the land. Staff recommended approval of the final plat.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E5. Consider public testimony and a recommendation regarding the request filed by Avery Centre DevCo, Inc., for Amendment No. 6 to Planned Unit Development No. 84 (Avery Centre PUD), approximately 907.69 acres of land, to provide for additional uses, amend the boundary between two of the ten use areas, amend the roadway cross sections, and make administrative changes. Generally located northwest of the intersection of University Blvd. and A.W. Grimes Blvd. Case No. ZON1703-001

To familiarize the Commission with the proposed application, Mr. von Rosenberg presented a brief overview of the entire PUD. He explained that the PUD was approved in 2008 and it consisted of 907 acres; 850 of those acres were developable. The PUD is surrounded and adjacent to the Higher Education Center (HEC) and to Seton Medical Center Williamson. Mr. von Rosenberg summarized the purpose of the previous amendments.

He explained that the PUD had two land use categories: 507 acres were designated MU (Mixed Use) which allowed commercial, office, and residential development; and 342.8 acres were RES (Residential) which allowed only residential development, except for 168.6 acres located on the easternmost part of the property where employment centers could be located. Mr. von Rosenberg explained the development standards for the two districts

Following the PUD overview, Mr. von Rosenberg continued by reviewing the proposed PUD amendments which included: 1) Revised roadway cross sections for College Park Drive, Seton Parkway, and Medical Center Parkway; 2) Allowed parking in the street yard on University Blvd, Seton Parkway, and Medical Center Parkway; 3) Added Two Family and Single Family – Common Lot to the allowed residential uses; 4) Allowed two additional hospitals in MU districts No. 1, 2, and 6; 5) Added restricted manufacturing and data center as uses in RES District No. 8-A; 6) Adjusted the maximum limit on the number of fuel pumps at gas stations; 7) Changed the boundary between MU District No. 7 and No. 9; 8) Added project identification signs at the entrances on University Blvd. and A.W. Grimes Blvd.; 9) Restated the requirement for constructing the extension of Medical Center Parkway to connect with Gulf Way in the Lakeside subdivision on the western boundary; 10) Changed wording to provide for more effective review of development projects. This amendment replaces the original PUD and the previous amendments with a single document.

Mr. von Rosenberg recommended approval of Amendment No. 6 to the Avery Center PUD No. 84.

The property owner Mr. John Avery, Jr. and his representative, Mr. Mark Baker, with SEC Planning, LLC., 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 Round Rock residents spoke during the public hearing: 1) Raymond DeLeon, 701 Fairview Cove; 2) Jim Hargrove, 701 Ryders Ridge; 3) Karen Chuate, 20 Fairview Dr.; and 4) Samuel Glass, 705 Fairview Cove. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, the speakers expressed concerns regarding traffic, security, and general questions about the proposed uses/development.

Following a brief discussion regarding the traffic study, the extension of Gulf Way, and the proposed changes for residential districts 8 and 9, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

F. STAFF REPORT:

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

Mr. Wiseman stated City Council approved the following amendments: the number of bars allowed in the downtown area, building height restrictions, code amendment regarding subdivision walls and compatibility, subdivision platting procedures, amendments to the concept plan platting requirement, and finally, the amendment to PUD 62 was approved as recommended by Planning and Zoning

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:16 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech