

**PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 6, 2017 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on September 6, 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 7:00 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 Bradley Dushkin, Clyde von Rosenberg, and Veronica Chandler.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the August 16, 2017, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Clawson, 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 public testimony and a recommendation concerning the request filed by Ryan Jerke, on behalf of the property owner, Werner Cain Construction, LLC, for the rezoning of the subject tract from SF-2 (Single-family standard lot) zoning district to MU-R (Mixed-use Redevelopment and Small Lot) zoning district. Generally located in the northwest corner of McNeil Rd. and Old Austin Rock Rd. Case No. ZON1708-001

Mr. von Rosenberg gave a brief overview of the proposed rezoning explaining that the purpose of the MU-R (Mixed-use Redevelopment and Small Lot) zoning district was to provide greater flexibility for relatively small lots along arterial corridors. These standards will allow more use of the lot by reducing the compatibility buffer requirements that are normally required for C-2 (Local Commercial) or OF (Office) zoning districts. He stated that the MU-R zoning district had some unique features including building setbacks and height, location of parking, building design, and limited drive-throughs.

The owners' representative, Mr. Bryan Jerke, 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 Henderson to recommend for City Council approval 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.

F. STAFF REPORT:

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

Mr. Dushkin stated that City Council tabled the 1201 S. Mays rezoning during the August 24th City Council meeting. This rezoning will be in the September 14th City Council agenda.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:18 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech