PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 7, 2018 AT 6:00 PM

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on March 7, 2018, 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 Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Erin Smith, Joe Brehm, Laton Carr, Susan Brennan, and Veronica Chandler. Representatives from other departments included: Kamie Fitzgerald and Gerald Pohlmeyer from Transportation; Katie Baker from PARD; Charlie Crossfield and Steve Sheets from the City attorney's office; and Brooks Bennett, Assistant City Manager.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the February 21, 2018 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 Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and a recommendation concerning the request filed by Armbrust & Brown, PLLC, on behalf of the property owner SPG Round Rock NS, LP, for Amendment No. 4 to Planned Unit Development No. 61 (Simon North PUD) to allow for multi-family residential use on 11.58 acres, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. ZON1801-001

Mr. von Rosenberg gave a brief overview of the application and outlined the proposed amendment to PUD 61. Mr. von Rosenberg stated that MF-3 (Multifamily-urban) zoning district is a high density residential district. He briefly reviewed the requirements and explained that the uses and development standards will conform to the MF-3 zoning district with some changes. He also explained that since this district must be implemented as a PUD (Planned Unit Development), the City has the discretion to modify the standards of the district when the PUD is being created.

Mr. von Rosenberg continued by explaining that the site is divided into three subareas and the requirements for each subarea. Finally, he noted that mobile food establishments will be allowed on the site and recommended approval of Amendment No. 4 to PUD 61.

The owner's representative, Mr. Richard Suttle, Armbrust & Brown, PLLC, 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 Vice-Chair Wendt, second by Commissioner Rabaey to approve as conditioned.

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

E2. Consider public testimony and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner Mildred Sauls, for the original zoning of 41.21 acres to SF-3 (Single-family – Mixed lot) zoning district to allow for single-family residential, generally located at the southwest corner of Creek Bend Blvd. and Hairy Man Rd. Case No. ZON1802-001

Mr. von Rosenberg briefly reviewed the application stating that the subject tracts were currently in the ETJ (Extraterritorial Jurisdiction). He noted that the SF-3 zoning district provides for three sizes of single family lots and briefly discussed development standards and the connectivity index.

Mr. von Rosenberg explained that on February 26, 2018, the developer held an informational meeting for the adjacent neighborhoods, Creek Bend & Fern Bluff MUD. Finally, he explained that the developer and the County will need to agree on the dedication and construction of the Brushy Creek hike and bike trail segment; once the agreement is finalized, the zoning will be considered by the City Council. Staff recommended approval of the original zoning.

The owner's representative, Mr. Ron Thrower, with Thrower Design, 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 Bryan, second by Commissioner Henderson to approve as conditioned.

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

E3. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 117.53 acres of land (The Bison Tract No. 1) from PUD No. 91 (Planned Unit Development) to Planned Unit Development to be known as the Kalahari PUD, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1707-001

Mr. Dushkin gave a presentation for items E3, 34, and E5. A public hearing was held for all three agenda items, however, each item had a separate vote.

Mr. Dushkin described the community outreach efforts and timeline, the purpose of the PUD, the current zoning for the subject tracts and for the adjacent properties, permitted uses, development standards, including height and setbacks, building designs, compatibility buffer, noise and light, and sign regulations.

Finally, he explained the impacts that Kalahari will have on drainage, floodplain, transportation, and water and how the city has planned for them. Staff recommended approval of the Kalahari PUD.

The owner's representative, Mr. Daron Anders, with HKS Architects, gave a presentation of the proposed project and 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. The following Round Rock residents spoke during the public hearing: David Ludwig, 1917 Paradise Ridge Dr.; Graham Perks, 2620 Collingwood Dr.; and Hollis Bone, 2601 Henley Dr.

In summary, the speakers spoke in favor of the project and the value that economic diversity the Kalahari facilities will bring to the City. Concerns about enforcing city ordinances, on-site housing, and pedestrians/cyclists' safety on Kenney Fort Blvd. were expressed.

Mr. Pohlmeyer from the transportation department stated that all arterial roadways provide a 10-ft. shared-use path for cyclists outside the traffic lines. The shared-use path will continue to State Hwy 45 when the remainder of Kenney Fort Blvd. is built. He also explained that the City is working with TXDOT on future road improvements for Hwy 79.

Commissioner Bryan asked if the percentage of Exterior Insulating Finishing Systems (EIFS) should be limited, but no motion was made to do so. Mr. Dale Henson of Kalahari Resorts addressed the use of EIFS at other Kalahari Resorts.

Following a discussion, a motion was offered for agenda item E3 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Sanchez, second by Commissioner Clawson to recommend for City Council approval as presented.

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

E4. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 61.50 acres of land (The Keller/Johnson Tract) and 156.77 acres of land (The Krienke Tract) from AG (Agricultural) zoning district to PUD (Planned Unit Development) to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-004

See item E3 (Mr. Dushkin gave a presentation for items E3, E4, and E5).

A motion was offered for agenda item E4 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Henderson, second by Commissioner Sanchez to recommend for City Council approval as presented.

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

E5. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the original zoning of 1.5 acres of land (The Boyles Tract) to Planned Unit Development to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-006

See item E3 (Mr. Dushkin gave a presentation for items E3, E4, and E5).

A motion was offered for agenda item E5 to recommend for City Council approval as presented.

Motion: Motion by Commissioner Henderson, second by Vice-Chair Wendt to recommend for City Council approval as presented.

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

E6. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 9.80 acres of land (The Bison Tract No. 4) from PUD No. 91 (Planned Unit Development) to Planned Unit Development to be known as the Kalahari Commercial PUD, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-002

Mr. Dushkin reviewed the PUD application stating that the PUD proposes all uses in the C-1a (General Commercial – Limited) zoning district, with the addition of employee housing to accommodate Kalahari Resort employees. He noted that all C-1a development and design standards will apply, except no on-site parking will be required for the employee housing.

The owner's representative, Mr. Bill Otto, 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. Mr. David Ludwig, 1917 Paradise Ridge Dr., and Ms. Christel Elrod, 300 S. Kenney Fort Blvd. In summary, concerns about the location of the dormitories, the number of employees that will be housed in the dormitory, and the potential impact on property values were expressed.

Following a brief discussion, a motion was offered to recommend agenda item E6 for City Council approval as presented.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to recommend for City Council approval as presented.

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

E7. Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 0.04 acres of land (The Bison Tract No. 2) and 4.61 acres of land (The Bison Tract No. 3) from PUD No. 91 (Planned Unit Development) to C1-a (General Commercial – limited) zoning district, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-005

Mr. Dushkin briefly reviewed the rezoning application and noted that the northern tract is undevelopable because is very small; the southern tract meets the criteria for C1-a (General commercial-limited).

The owner's representative 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 to recommend agenda item E7 for City Council approval as presented.

Motion: Motion by Commissioner Bryan, second by Commissioner Rabaey to recommend for City Council approval as presented.

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

E8. Consider approval of the Kalahari Preliminary Plat, generally located east and west of S. Kenney Fort Blvd. Case No. PP1802-001

Mr. Dushkin reviewed the application noting that the Preliminary Plat was for the Kalahari PUD area and tracts west of Kenney Fort Blvd. Staff recommended approval as conditioned. The owner's representative was available to answer questions.

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

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

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

E9. Consider approval of the Kalahari Final Plat, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. FP1802-003

Mr. Dushkin reviewed the application stating that the Final Plat is in compliance with the Kalahari Preliminary Plat. Staff recommended approval as conditioned. The owner's representative was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, 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 had not taken action on any Commission related items since the last Commission meeting.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech