

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 21, 2018 AT 6:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on March 21, 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, Clyde von Rosenberg, Erin Smith, Laton Carr, Susan Brennan, and Veronica Chandler. Kamie Fitzgerald and Gerald Pohlmeier from the Transportation Department were also present.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the March 7, 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. PRESENTATION:

E1. Consider a presentation and discussion of a General Plan Amendment for 37.58 acres of land, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. GP1803-001

Mr. von Rosenberg gave a brief presentation and explained that the future land use map in the General Plan 2020 designates the 37.58 acres for commercial uses. He noted that the public notice for the General Plan Amendment was not included on the agenda, however, a public hearing will be held during the April 4, 2018, Planning and Zoning meeting. He explained that the rezoning for item F1 on this agenda, will require a General Plan Amendment from commercial to residential and that both, the General Plan Amendment and the rezoning of the 37.58 acres will be presented to City Council during the April 26, 2018, City Council meeting.

The presentation was for informational purposes only and no motion was required.

F. ZONING:

F1. Consider public testimony and a recommendation concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, to rezone 37.58 acres of land from OF (Office) zoning district to SF-3 (Single-family – Mixed lot) zoning district, generally located at the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. ZON1802-007

Mr. von Rosenberg gave a brief overview of the application stating that SF-3 (single-family-mixed lot) zoning district provides for three sizes of single family lots. He explained that the

district was designed to provide a mixture of the three lots sizes, however, it could contain fewer estate lots or more small lots than allowed if it contained a higher connectivity index and specified design features.

Mr. von Rosenberg stated that the applicant sent a letter to the surrounding neighbors to inform them of the proposed rezoning. Staff recommended approval of the proposed rezoning.

The owner's representative, Mr. Kevin Pape, with Lennar Homes, was available to answer questions and explained that, in addition to the letter that was sent, he met with some of the surrounding neighbors and answered 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 Rabaey to recommend for City Council approval.

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.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that the Church of Christ rezoning was approved during the March 8th City Council meeting.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:16 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech