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

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 6, 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 7:00 p.m.

B. ROLL CALL

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

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeyer 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 May 16, 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 Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider public testimony and an action concerning the request filed by BGE, Inc., on behalf of the property owner, Clarence Lorenza Sauls, for approval of a Concept Plan to be known as Hairy Man Tract Concept Plan, generally located northeast of the intersection of Creek Bend Blvd. and Hairy Man Rd. Case No. CP1805-001

Mr. von Rosenberg reviewed the application explaining that the tract of land was annexed and zoned into the City on March 22, 2018. He briefly noted that SF-3 (Single-family – mixed lot) district provides for three sizes of single family lots and stated that the district may contain fewer estate lots or more small lots than allowed if it provided a higher connectivity index and included several specified design features.

The owner's representative, Mr. RJ Rychlik, with BGE Inc., 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. Terry Cook, County Commissioner for District 1, spoke during the public hearing and thanked the developer and the City for their effort coordinating the Brushy Creek Regional Trail section on the property.

Mr. Wiseman also expressed appreciation for the effort city staff, the city attorney's office, and county personnel put into this development.

Following a brief discussion, a motion was offered.

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

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

E2. Consider public testimony and an action concerning the request filed by KBGE, Inc., on behalf of the property owners, William and Bess Behrens, for approval of a Concept Plan to be known as Round Rock Industrial Concept Plan, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. CP1805-002

Mr. Enriquez gave a brief overview of the application stating that the purpose of the concept plan was to create one lot. He noted that preliminary and final plats will be required after the concept plan approval. He also explained that a Traffic Impact Analysis (TIA) will not be required because the applicant plans to dedicate right-of-way and build half of the road for the future Chisholm Trail extension. Staff recommended approval of the Concept Plan as conditioned.

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: Sheila Bledsoe, 716 Hidden Glen Cv.; Todd Schumaker, 705 Hidden Glen Cv.; and Karen Batiste, 704 Hidden Glen Cv.

In summary, the speakers expressed concerns about safety, noise screening, and requested more information about the LI (Light Industrial) zoning district and the allowed uses.

The owner's representative, Ms. Jennifer Garcia, with KBGE, was available to answer questions.

Following a brief discussion regarding the proposed development, a motion was offered.

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

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

E3. Consider approval of the Madsen Ranch Subdivision Ph. 4 Final Plat, generally located southeast of the intersection of N. Red Bud Ln. and CR 117. Case No. FP1805-001

Mr. Enriquez stated that the applicant requested this application be postponed for a later meeting date.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to postpone for a later meeting date.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 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 7:49 p.m.

Respectfully Submitted

Original Signed

Veronica Chandler, Planning Tech