

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 6, 2019 AT 6:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on March 6, 2019, 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 Jennifer Henderson, Commissioner Michelle Ly, and Commissioner Greg Rabaey. Commissioners Casey Clawson and Jennifer Sellers were absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Laton Carr, Lee Heckman, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek from the Transportation Department, Katie Baker from PARD, 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 February 20, 2019, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Ly, second by Commissioner Henderson to approve Agenda Item D1 as presented.

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

E. PLATTING:

E1. Consider public testimony concerning the request filed by Optimized Engineering, on behalf of the property owner, Palm Valley Lutheran Church, for approval of a Concept Plan to be known as Palm Valley Lutheran Church Concept Plan, generally located northwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. CP1812-003

Mr. Heckman briefly reviewed the Concept Plan application noting that the purpose of the application was to create one development lot from 12 existing parcels.

He stated that no phone calls or e-mails were received in support or against the proposed application. Staff recommended approval of the application as conditioned.

The Palm Valley Lutheran Church's representative Mr. Allan Dunn, and Mr. Travis Robinson, with Optimized Engineering, 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. Round Rock resident, Mr. John Moman, 1701 Johnson Way, spoke in favor of the proposed Concept Plan. Seeing no additional 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 approve as conditioned.

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

E2. Consider public testimony concerning the request filed by Drenner Group, PC, on behalf of the property owner The Texas General Land Office, for approval of Amendment No. 2 to PUD (Planned Unit Development) No. 22 to change the zoning designation from BP (Business Park) to LI (Light Industrial) within the PUD, generally located northeast of the intersection of Louis Henna Blvd. and Meister Ln.; south of Gattis School Rd. Case No. ZON1902-001

Mr. von Rosenberg reviewed the application stating the purpose of the PUD amendment application was to change the zoning designation of Parcel 3 to allow uses from Business Park to Light Industrial. He noted that no changes were proposed to the exterior building finish and design standards. A 25 ft. landscape buffer would be required for loading or parking areas facing the western boundary of the parcel. He also explained that the land in between the residential subdivision and Parcel 3 was in a FEMA floodplain and was dedicated as parkland with the residential subdivision.

Mr. von Rosenberg noted a notice of public hearing was posted and a notification letter mailed to abutting property owners. In addition, the applicant, Drenner Group, PC, sent a letter to surrounding property owners. Staff recommended approval of the PUD amendment to allow light industrial uses on Parcel 3.

The property owner's representative, Ms. Amanda Swor, with Drenner Group, PC, had a brief presentation 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 residents spoke and/or were available during the public hearing: 1) Frank Fletcher, 2280 Hat Bender Loop; 2) Stephanie Muniz, 2404 Hat Bender Loop; 3) SRI, 2120 Hat Bender Loop; 4) Jitendra Singh, 2116 Hat Bender Loop; 5) Elisha Gada, 2029 Hat Bender Loop; 6) Essam Atalla, 2268 Hat Bender Loop; 7) Marilen Escalera, 2304 Hat Bender Loop; 8) Saydeed Shabbeerahmed, 2425 Hat Bender Loop; 9) Dinesh Kumar, 2108 Hat Bender Loop; 10) Mahmood Quadri Syed, 2420 Hat Bender Loop; 11) Dana Liburdi, 2904 Cattlemen Glen; 12) Pallavi Jishnu, 2232 Hat Bender Loop; 13) Asifoddin Shaik, 2912 Barbed Wire Street; 14) Chhaya Rege, 2060 Hat Bender Loop; 15) Meher Penmetsa, 2287 Hat Bender Loop; 16) Praveen Bhattar, 2421 Hat Bender Loop; 17) Aman Sharma, 2417 Hat Bender Loop; 18) Shaoeb Siddioui, 2416 Hat Bender Loop; 19) Agelito Dela Cruz, 2020 Hat Bender Loop; 20) Satheesh Karthik, 2916 Cattlemen Glen; and 21) Surya Vetsa, 2113 Hat Bender Loop. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, residents expressed concerns in the uses allowed in the Light Industrial district, property values, privacy, safety, and the potential increase in traffic and noise. One resident spoke in favor of the proposed development noting he had met with the applicant and the applicant provided a letter committing to deed the existing floodplain area to the City or determine a way to reserve or restrict future development in the floodplain area.

Following a discussion regarding the differences in between the Business Park and Light Industrial districts including site development standards and uses, floodplain, and restricted uses, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Bryan to recommend for City Council approval to change the zoning designation to Light Industrial excluding the following uses: Auto body and painting shops, outdoor shooting and archery ranges, retail sales and services consisting of predominately outdoor storage or consumer loading areas; self-service storage; shooting and archery ranges; small-scale alcohol production, and waste-related

services. Also, all outdoor storage and loading docks shall be screened according to the City's code requirements for screening.

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

- E3. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of a portion of the subject tract from business park to residential, generally located west of SH 130 and north of University Blvd. Case No. GP1902-001**
- E4. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for the original zoning of the subject tract to the following zoning districts SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Two-Family) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited) 26.51 acres, generally located west of SH 130; north and south of University Blvd. Case No. ZON1901-001**
- E5. Consider public testimony concerning the request filed by Randall Jones & Associates Engineering, Inc., on behalf of the property owner, JSL North Investments, LLC, for approval of a Concept Plan to be known as Sauls East Concept Plan, generally located west of SH 130; north and south of University Blvd. Case No. CP1807-001**

Mr. von Rosenberg noted that agenda items E3, E4, and E5 were for the same tract of land and recommended to have the staff presentation and public hearing for these three items together. Mr. von Rosenberg proceeded by reviewing the General Plan Map Amendment (E3) stating the request was to change about 168 acres north of University Blvd. from Business Park zoning district to Residential zoning district. The proposed residential includes: single family, two-family, and both low density and medium density multi-family. Staff recommended approval of the amendment to the Future Land Use Map to change the land use designation from business park to residential.

Next, Mr. von Rosenberg reviewed the original zoning request (E4) noting the proposed zoning districts included SF-3 (Single-Family – Mixed Lot) 104.39 acres; TF (Two-Family) 22.10 acres; MF-2 (Multifamily – Medium Density) 19.97 acres; MF-1 (Multifamily – Low Density) 10.00 acres; C-1a (General Commercial – Limited). He continued to explain that the City adopted annexation development agreements in-lieu of annexation with the property owner and with owners of the properties between these tracts and the existing City boundary. He noted these agreements provide for annexation under certain terms and conditions. The benefits of these agreements included: City can annex from the boundaries of these areas as if they were in the City limits, City has land use control where there would otherwise be no regulations, City zoning is applied upon annexation, and defers annexation until development is proposed. Staff clarified that one of the proposed zoning districts was indeed the TF (Two-Family) zoning district and not the TH (Townhouse) zoning district. The agenda referred to both districts in the caption. Staff recommended approval of the proposed zoning districts.

Mr. von Rosenberg concluded the staff presentation by reviewing the Concept Plan (E5) application. He noted that and approved TIA (Traffic Impact Analysis) and flood study will be required prior to submittal of the preliminary plat. Staff recommended approval of the Concept Plan as conditioned.

Ed Polasek, with the Transportation Department gave an update regarding proposed roadways in the Transportation Master Plan and road projects currently under construction surrounding the proposed tract. He noted that the City and the Applicant have been working on the TIA.

The property owner's representative, Mr. Brent Jones, with Randall Jones & Associates Engineering, 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. The following neighbors spoke and/or were available during the public hearing: 1) Dusky Waters, 111 Ranch View Rd., Georgetown, Texas; 2) Jane Spangler, 651 CR 107, Georgetown, Texas; 3) Greg Carter, 175 CR 107, Georgetown, Texas; 4) Evelyn Petrere, 301 CR 107, Georgetown, Texas; 5) Mark Silla, 140 Woody Way, Hutto, Texas; 6) Harold Browne, 130 Woody Way, Hutto, Texas. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, concerns conveyed to the Commission included the potential increase to already existing traffic problems, the three (3) proposed access roads in County Road 107, and the possible impact on property values.

Following a discussion regarding transportation roadway plans and improvements, traffic, the Traffic Impact Analysis, and flood plain, a motion was offered.

Agenda Item E3

Motion: Motion by Commissioner Bryan, second by Commissioner Wendt to recommend the amendment to the Land Use Map for City Council approval.

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

Agenda Item E4

Motion: Motion by Commissioner Wendt, second by Commissioner Bryan to recommend the original zoning for City Council approval.

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

Agenda Item E5

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

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

E6. Consider approval of The Reserve at Wyoming Springs Preliminary Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. PP1806-002

Mr. von Rosenberg briefly review the proposed application noting that the site qualifies for an exemption to the connectivity index requirement due to natural features. He also stated floodplain and easement encumbrances on Lots 12 and 13 must be removed following an update of the flood study and approval of an SIP (Subdivision Improvement Permit). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Bob Allen, with Cunningham/Allen, was available to answer questions.

After clarifying the street names, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Ly to approve as conditioned.

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

E7. Consider approval of The Reserve at Wyoming Springs Final Plat, generally located at the northwest corner of Smyers Lane and Wyoming Springs Dr. Case No. FP1807-003

Mr. von Rosenberg gave a brief overview of the application noting the final plat would not be able to be recorded until floodplain and drainage easement encumbrances on Lots 12 and 13 are removed following an update of the flood study and approval of an SIP (Subdivision Improvement Permit). Staff recommended approval of the application as conditioned.

The property owner's representative, Mr. Bob Allen, with Cunningham/Allen, 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 Henderson, Commissioner Ly, and Commissioner Rabaey. Vote to approve: 6 - 0. The motion carried unanimously.

E8. Consider approval of Hairy Man Subdivision Phase 1 Final Plat, generally located northwest of Creek Bend Blvd. and south of Hairy Man Rd. Case No. FP1902-001

Mr. von Rosenberg gave a brief overview of the application noting that the proposed final plat replaced the previously approved final plat. He noted that the Hairy Man Subdivision will have two phases; phase one has 79 development lots and the remaining 23 development lots will be in phase two. Staff recommended approval of the application as conditioned.

The property owner's representative, RJ Rychlik, with BGE, Inc., was available to answer questions.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, and Commissioner Rabaey. 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 City Council approved the Roadway Impact Fees on first reading. A second reading is scheduled for March 14th.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:19 p.m.

Respectfully Submitted

Original Signed

Veronica Chandler, Planning Tech