

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 19, 2020 AT 6:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on February 19, 2020, 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 Jennifer Henderson, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Paul Emerson, Commissioner Sellers, and Commissioner Rob Wendt. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department; Katie Baker from PARD; and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. CITIZEN COMMUNICATION

E. CONSENT AGENDA:

- E1. Consider approval of the minutes for the February 5, 2020, Planning and Zoning Commission meeting.**
- E2. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004**
- E3. Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 2 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP2001-002**
- E4. Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003**

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

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

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

F. PLATTING AND ZONING:

Commissioner Sellers arrived during this item.

- F1. Consider public testimony regarding, and approval concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, for approval of a Concept Plan to be known as Chester Ranch Subdivision, generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. CP2001-002**
- F2. Consider public testimony regarding, and a recommendation concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, for the following zoning districts: (a) approximately 22.78 acres**

to SF-3 (Single Family Mixed Lot), 22.57 acres of which is original zoning and 0.21 acres of which is being rezoned from OF-1 (General Office); (b) approximately 8.80 acres to MF-1 (Multifamily – Low Density), 1.86 acres of which is original zoning, 3.31 acres of which is being rezoned from C-2 (Local Commercial) and 3.63 acres of which is being rezoned from OF-1 (General Office); and (c) approximately 6.0 acres to OS (Open Space), 4.26 acres of which is original zoning and 0.75 acres of which is being rezoned from C-2 (Local Commercial) and 0.99 acres of which is being rezoned from OF-1 (General Office), generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. ZON2001-002

Mr. von Rosenberg stated that agenda items F1 and F2 were for the same property and suggested one presentation for both items. The Commission agreed to have both items in one presentation. Mr. von Rosenberg continued to explain the purpose of a concept plan is to indicate the property and the approximate location of the public street connections. He noted that this project required a concept plan because the site was larger than twenty acres and new street connections were being proposed. Staff recommended approval of the concept plan.

He continued to explain the proposed zoning application noting that the applicant proposed three different zoning districts, SF-3 (Single Family – Mixed Lot), MF-1 (Multifamily – Low Density), and OS (Open Space). He gave brief background information noting that part of the land to the south of the tract was already zoned C-2 (Local Commercial) and OF-1 (General Office), the open space would be used for parks, drainage areas, and floodplain, and explained the lot mix variations for SF-3. He also noted that the General Plan 2020 designates the site for residential use. He stated that a Traffic Impact Analysis (TIA) was approved by the City. The applicant will be required to contribute a pro rata share to the traffic signal on Redbud & CR 122/117 and the Redbud & Old Settlers intersection improvement.

Lastly, Mr. von Rosenberg noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper, and staff sent emails to the Paloma Lake HOA regarding the public hearing. Following a discussion, staff recommended City Council approval of the SF-3 (Single Family – Mixed Lot) and OS (Open Space). The MF-1 (Multifamily – Low Density) zoning request was postponed and will be considered as a PUD (Planned Unit Development) district to allow a single-family common lot development later.

The developer, Mr. Steve Meid, with Pinehurst Builders, LLC, discussed the proposed development. Mr. Meid acknowledged that, after discussions with staff, the MF-1 district would not allow for what he proposed to build. Mr. Meid requested the Commission take action on the SF-3 and OS original zoning only.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. The following citizens spoke during the public hearing and expressed concerns regarding flooding, drainage, traffic, and road maintenance. Mr. Jim Alty, 2708 Diego Dr.; Ms. Sonia Guardado, 2548 Santa Barbara Lp.; Mr. Rick Seel, 2568 Santa Barbara Lp.; Mr. James Miller, 1308 Chase Dr.; Ms. Debra Tammen, 1890 N. CR 122; and Mr. Temple Aday, 1810 N. CR 122. After the MF1- zoning request was postponed, the following residents decided not to speak during the public hearing: Mr. Bill Hackel, 2608 Los Almos Pass; Ms. Melynda Hernandez, 3612 Rosalina Lp.; and Mr. Hunter Hendrix, 2716 Saint Paul Rivera. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Dunsworth and Mr. Carr answered questions regarding drainage concerns and noted a flood study was under review. Mr. Polasek explained a signal light for Redbud and CR 122/117 is being designed in the North Redbud design project. He noted that the TIA analysis concluded that a signal is needed for the proposed development to be built and stated that a pro rata share was included in the TIA analysis.

Following a brief discussion, the following motions were offered.

Agenda Item F1

Motion: Motion by Vice-Chair Henderson, second by Commissioner Bryan to approve the concept plan as presented.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

Agenda Item F2

Motion: Motion by Commissioner Bryan, second by Vice-Chair Henderson to recommend for City Council approval the SF-3 (Single Family – Mixed Lot) and OS (Open Space) zoning districts.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

F3. Consider public testimony regarding, and a recommendation concerning the request filed by Drenner Group, PC, for Amendment No. 5 to Planned Unit Development No. 42 (Warner Ranch PUD) to modify the PUD to allow high-density multi-family apartments, generally located southeast of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. ZON2001-001

Mr. von Rosenberg reviewed the PUD amendment application noting that the purpose of the application was to split Parcel 6 into two parcels. Parcel 6-A will remain commercial and Parcel 6-B will allow for multi-family. He explained that the proposed development will meet or exceed the MF-3 (Multi-family urban) zoning district requirements. A minimum density of 30 units per acre would be allowed and all buildings would be limited to five stories in height. A private access drive will be completed, connecting A.W. Grimes Blvd. with Warner Ranch Dr.

Lastly, Mr. von Rosenberg noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper, and staff reached out to the Sommerville at Warner Ranch HOA regarding the public hearing. Staff recommended approval of amendment No. 5 to PUD 42, to allow for urban style multi-family.

The owner's representative, Ms. Amanda Swor, with Drenner Group, PC, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. Ms. Tara Johnson, 1023 Branbury Cv. spoke during the public hearing and expressed concerns about traffic. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Polasek briefly discussed the TIA (Traffic Impact Analysis) findings.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Clawson to recommend for City Council approval Amendment No. 5 to PUD 42.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

F4. Consider approval of the Safa Valley Subdivision Preliminary Plat, generally located southeast of the intersection of Windy Park Dr. and Gattis School Rd. Case No. PP2001-001

Mr. Enriquez reviewed the preliminary plat application noting that the purpose of the application was to create 13 development lots, 1 open space/drainage lot, and 1 right-of-way lot. He noted that the proposed development would need to meet the SF-2 (Single-family standard lot) development standards. Safa Cove cul-de-sac will be designed and built by the developer and dedicated to the City at a later time. Staff recommended approval of the preliminary plat application as presented.

The owner's representative, Mr. Antonio Prete, with Waeltz & Prete, Inc., was available to answer questions.

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

Motion: Motion by Vice-Chair Henderson, second by Commissioner Clawson to approve the preliminary plat as presented.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 7 - 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 City Council had not taken action on any Commission related items since the last meeting.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:28 p.m.

Respectfully Submitted

Original Signed

Veronica Chandler, Planning Tech