

# Planning and Zoning Commission Nov. 10 Public Hearing

## *Issues/Questions raised, by category*

### **Historic Residential Character Overlay**

Three speakers, James Hemenes, Natalie Bogue and Rob Wendt, addressed this issue on behalf of themselves and neighbors. Mr. Hemenes emailed a letter to the City Council and Planning and Zoning Commission, advocating adding the East Main Street ballfield property, which is owned by the Round Rock Community Foundation, to the Historic Residential Character Overlay boundaries. They also would like the HRCO to be included in the recommended first phase adoption of the Form Based Code.

### **The Flat**

John Avery, Gonzalo Perez, Maricruz Perez, Hank Hester, all spoke about potential redevelopment in The Flat, the residential neighborhood that is generally bounded by Mays Street to the east, Main Street to the south, Lewis Street to the west, and Brushy Creek to the north.

- Avery, who owns the property at 400 E. Main St., addressed the challenges that redevelopment faces regarding infrastructure improvement, lot size and property assembly, and potential complexity of adhering to the future Form Based Code.
- Gonzalo Perez grew up at 511 Pecan St. in a home built by his father. His daughter, Maricruz Perez, lives in the home today. Mr. Perez asked that The Flat be removed from the Plan. Maricruz Perez said she would like her children to enjoy the same view of the creek and park that she enjoyed growing up. Both said they did not want to see multi-story condos or apartments in the neighborhood.
- Hank Hester of 605 E. Austin Ave. agreed with Avery's comments, and said the neighborhood has had few problems throughout the many years he has lived there and is concerned the changes envisioned in the Plan would create issues not present today.

### **Brushy Creek Trail**

Three speakers addressed the inclusion of a trail along the north bank of Brushy Creek between Memorial Park and Mays Street. Alan Sagan, Blake Scott and Ashley Fisher oppose the trail, which is proposed to run behind their homes.

- Sagan, who lives at 309 Vista, noted his property extends to the center of Brushy Creek and the trail would cut off access to the portion of his property at the creek. He said he and his wife have a "registered backyard wildlife habitat" and the trail would threaten that. He also fears a loss of privacy and his personal enjoyment of that property.
- Scott, who lives at 101 Vista, opposes the proposed trail for similar reasons.
- Fisher, who lives at 211 Vista, believes a trail would draw criminal activity.

## Other speakers

- Greg Kirwin, 302 Sunset, expressed concern that his neighborhood, the Teachers Addition, is trapped between the City's vision for downtown redevelopment and First United Methodist Church's expansion plans. He noted four of the six residential properties on the north side of Sunset are owned by the church and the upkeep of the lawns is often poor. He wanted more information on what will be allowed in T3, since that what is currently proposed for his property. Chairman Kosik noted those details will be worked out during the development of the Form Based Code.
- Morris Joseph, 110 S. Lampasas, said removing the center island parking in the 100 and 200 blocks of East Main Street would leave too few surface parking spaces downtown.
- Bob Sovil owner of the Water Jug and Kawaii's Shaved Ice at 113 N. Mays St., was concerned about how the street network changes proposed for the Town Green would impact access to his business. He also asked how the elements of the plan would be paid for.
- Karen Price, 305 W. Liberty Ave., said the streetscape improvements in southwest downtown have created periodic issues with phone service for her. She also said parallel parking, such as has been created on Brown Street, is discriminatory against families and senior citizens because of perceived challenges exiting their vehicles. She had questions about a potential new traffic signal at Round Rock Avenue and Brown. She also she does not like roundabouts, and noted she often sees motorists going the wrong way in the roundabout in La Frontera. She is worried about the increased response times of fire trucks that would have to drive through roundabouts.
- Rusty Boles, 409 Fannin, said the plan doesn't seem to meet the needs of the people who had spoken at the public hearing. He agreed with Avery's comments about challenges to redevelopment in the area. He said there should be more input from developers, and that many elements of the plan are undefined. He cited the trail on the south side of Brushy Creek as an example – what will it look like, where will it go? He said there are six property owners on the south bank of the creek between Mays Street and Veterans Park, and we should be able to get those folks together to talk through this issue. He also wanted to have a better understanding of the City's schedule for infrastructure investment.
- Mary Pelten, 117 E. Main Street, owns Envy Salon and likes what is being proposed in the Plan and wants her neighbors to be successful as well.