

PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 17, 2013 AT 7:00 PM

DRAFT MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on April 17, 2013 in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:02 p.m.

B. ROLL CALL

Present for roll call were, Chairman Al Kosik, Vice Chair David Pavliska, Commissioner Peter Drapes, Commissioner Rene Flores, Commissioner Frank Leffingwell, Commissioner Michael Morales, Commissioner Will Peckham, Commissioner Jim Shelgren and Commissioner Larry Yawn. Commissioner Jim Shelgren was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Ashley Lumpkin, Aneil Naik and Diane Buck. David Buzzell from PARD, John Dean from Transportation and Charlie Crossfield from the City's attorney's office, were also present.

C. CONSENT AGENDA:

C1. Consider approval of the minutes for the April 3, 2013, regular Planning and Zoning Commission meeting.

Motion: Motion by Commissioner Leffingwell, second by Commissioner Morales to approve as presented.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Leffingwell, Commissioner Morales, Commissioner Peckham and Commissioner Yawn. Vote to approve: 8 - 0. The motion carried unanimously.

D. PLATTING AND ZONING:

D.1 Consider public testimony and a recommendation to approve the original zoning of 158.006 acres of land, more or less, out of the Joseph Marshall Survey, to PUD (Planned Unit Development) to be known as the Freeman Tract PUD (generally located southwest of the intersection of E. Palm Valley Blvd and Red Bud Ln.), Case No. ZON1211-001.

Ms. Lumpkin reviewed the PUD application and an update that clarified recent changes to the PUD noting staff recommended approval. The developer's representative, Mr. John Zinsmeyer, outlined the accomplishments of KB Homes and reviewed the community outreach meetings and the associated PUD modifications made after these meetings.

Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Speakers included: 1) Mr. Ron Buffum, 3016 Rock Rose Place, Round Rock, TX 78665; 2) Mr. Mark Green, 1000 Forest Bluff Trail, Round Rock, TX 78665; 3) Mr. Byron Hendrix, 1001 Forest Bluff Trail, Round Rock, TX 78665; 4) Mr. Roger El-Khoury, 1036 Forest Bluff Trail, Round Rock, TX 78665; 5) Mr. Ralph Varela, 2946 Cedar Crest Circle, Round Rock, TX 78665; 6) Mr. Danny Hill, 1002 Forest Bluff Trail, Round Rock, TX 78665; 7) Ms. Kathy Hopkins, 10 Red Bud Trail, Round Rock, TX 78665; 8) Mr. Dwight Hall, 3008 Indigo Trail, Round Rock, TX 78665; 9) Mr. Jim Dossett, 1136 Forest Bluff Trail, Round Rock, TX 78665; and 10) Ms. Tina Sliger, 1151 Forest Bluff Trail, Round Rock, TX 78665. Seeing no other speakers, Chairman Kosik closed the public hearing.

Following the discussion, a motion was offered.

Motion: Motion by Commissioner Peckham, second by Commissioner Morales to approve, as conditioned and clarified.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Leffingwell, Commissioner Morales, Commissioner Peckham and Commissioner Yawn. Vote to approve: 8 - 0. The motion carried unanimously.

E. STAFF REPORT:

E1. Update on Council Actions related to Planning and Zoning Items.

Mr. Wiseman stated the Success High School Rezoning had passed with a 6-0 vote.

E3. Next Planning and Zoning Commission meeting: May 1, 2013 at 7:00 pm

Mr. Wiseman noted the May 1st Planning and Zoning Commission meeting had been cancelled. The next P&Z meeting was scheduled for May 15th.

Chairman Kosik covered the following:

Chairman Kosik requested the Planning and Zoning Commission's *Rules of Procedures (Guidelines)* be placed on the agenda for reviewed at the next meeting. Need to discuss developer and speaker time limits. If changes are made, rules for addressing the Commission may need to be added to the "Appearance before the Planning and Zoning Commission" (yellow) card.

Discuss the possibility of a work session to address the Round Rock Independent School District's review and input on platting and zoning applications. Mr. Wiseman stated the next work session was scheduled for later this year and a representative from the School District could be invited to attend to answer RRISD related questions.

Chairman Kosik announced he was not going to apply for re-appointment and planned to retire from the Commission.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 9:24 p.m.

Respectfully Submitted,

Diane Buck, Planning Tech