

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, MAY 16, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on May 16, 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 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Jennifer Henderson was 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 Brian Kuhn, Gerald Pohlmeier, Kamie Fitzgerald, and Leah Collier 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 April 18, 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 Rabaey to approve Agenda Item D1 as presented.

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

**E. PLATTING:**

**E1. Consider approval of the Palm Valley Crossing Preliminary Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. PP1804-001**

Mr. Enriquez briefly reviewed the application explaining that the purpose of the preliminary plat was to subdivide one (1) lot into three (3) lots. He explained that it was in compliance with the concept plan approved by the Planning and Zoning Commission on April 4, 2018. He also noted that a deceleration lane will be designed and built by the applicant along Palm Valley Blvd. and that water/wastewater will be provided by the City. He noted that staff recommended approval of the preliminary plat as conditioned.

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

A motion was offered.

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

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

**E2. Consider approval of the Palm Valley Crossing Final Plat, generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. FP1804-004**

Mr. Enriquez reviewed the application explaining that the purpose of the final plat was to create two (2) lots. He explained only two lots were included in the final plat and the remaining lot will be platted at a later time and stated that staff recommended approval of the final plat as conditioned.

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

A motion was offered.

**Motion:** Motion by Commissioner Sellers, second by Commissioner Sanchez to approve as conditioned.

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

**E3. Consider approval of the Four Points by Sheraton Preliminary Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. PP1804-002**

Mr. Enriquez reviewed the application and explained that the purpose of the preliminary plat was to subdivide one (1) lot into two (2) lots. He explained that it was in compliance with the concept plan approved by the Planning and Zoning Commission on February 21, 2018. He noted that a deceleration lane will be built by the applicant along Hesters Crossing Rd. Water/wastewater will be provided by the City. Staff recommended approval of the preliminary plat as conditioned.

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

Following a brief discussion, a motion was offered.

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

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

**E4. Consider approval of the Four Points by Sheraton Final Plat, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. FP1804-005**

Mr. Enriquez continued to review the Four Points by Sheraton Final Plat and explained that the final plat was in compliance with the preliminary plat presented in Agenda Item E3. Staff recommended approval of the final plat as conditioned.

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

A motion was offered.

**Motion:** Motion by Commissioner Sellers, second by Commissioner Sanchez to approve as conditioned.

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

**E5. Consider public testimony and action concerning the request filed by CalAtlantic Homes of Texas, Inc. on behalf of the property owner, Robinson Land Ltd. Partners, for approval of a Concept Plan to be known as The Reserve at Wyoming Springs Concept Plan, generally located on the northwest corner of Wyoming Springs Dr. and Smyers Ln. Case No. CP1804-001**

Mr. von Rosenberg reviewed the application stating that the General Plan Amendment to residential and the re-zoning to SF-3 (Single family – mixed lot) was approved during the April 26, 2018, City Council meeting. He briefly discussed the requirements for the SF-3 zoning district and noted that staff requested that all connection points to the site be specified in the concept plan; specifically, the Smyers Lane connection needed to be added.

The owner's representative, Mr. Chris Blackburn, with Waterloo Development Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Rabaey to approve with the following condition: Add an indication of the entry point to the subdivision from Smyers Lane.

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

**F. STAFF REPORT:**

**F1. Consider a presentation and update from the Transportation Department.**

Mr. Pohlmeier gave an update on the City's transportation projects.

**F2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that The Reserve at Wyoming Springs re-zoning was approved by City Council.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech