

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 15, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 15, 2016, 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 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, and Commissioner Selicia Sanchez. Commissioners Michael Doss, Greg Rabaey, and Rob Wendt were absent.

Planning and Development Services Department staff included Susan Brennan, David Fowler, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

C1. Consider approval of the minutes for the June 1, 2016, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Henderson, second by Vice Chair Bone to approve the June 1, 2016, meeting minutes.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

D. POSTPONED WITH PUBLIC HEARING:

D1. Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

Mr. von Rosenberg stated the applicant requested this item to be postponed for the July 20, 2016, Planning and Zoning meeting.

He informed the commission that new notification letters to surrounding property owners will be sent, neighboring HOAs will be re-notified, and an updated newspaper advertisement will be published for the July 20, 2016, meeting.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward.

A motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Sanchez to postpone the item for the July 20, 2016, Planning and Zoning meeting.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002

Mr. Fowler stated that the applicant requested this item to be postponed until further notice.

A motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to postpone this item.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider public testimony concerning the request filed by Thompson Architectural Group, Inc., on behalf of the owner, Cavender Investment Properties F, LTD., to Replat Lot 2, Block A, CPG Partners Commercial Tract. Generally located northeast of the intersection of N. IH 35 and Bass Pro Dr. Case No. FP1605-001

Mr. Fowler briefly reviewed the proposed application, stating that the intent of the application was to divide a platted 24.5 acre tract of land into two lots.

The owner's representative, Mr. Byron Waddey, with Vasquez Engineering was available to answer questions.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward; no speakers came forward.

Mr. Pohlmeier, from the Transportation Department, explained that the plans for the Future Roadway that will be constructed next to this tract were complete. The construction for this project is scheduled to begin in the next few months. He also explained that the TIA study for this site did not require any additional improvements.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve the Final Plat as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, and Commissioner Sanchez. 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.

Ms. Brennan stated that during the last City Council meeting, the City entered into a Memorandum of Understanding (MOU) with InTown Homes for the development of the Gypsum site. The City will sell 3.68 acres of land to InTown Homes; 82 town home units are proposed to be built on the site. A Planned Unit Development (PUD) for the site will be presented to the P&Z Commission later in the year.

She also informed the Commission that Kalahari Resorts had announced its intention to locate in Round Rock. She gave a brief summary of the many amenities Kalahari will offer.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech