

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, APRIL 1, 2015 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on April 1, 2015, 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 7:01 p.m.

**B. ROLL CALL**

Present for roll call were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Mike Doss, Commissioner Rene Flores, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Ashley Lumpkin, Clyde von Rosenberg, Aneil Naik, Laton Carr, and Veronica Chandler. Also present were Aileen Dryden from PARD, Leah Collier from Transportation, and Charlie Crossfield from the City's attorney's office.

**C. CONSENT AGENDA:**

- C1. Consider approval of the minutes for the March 4, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Preliminary Plat for Northfields (GLO Tract – PUD 22). Generally located on the northeast corner of Louis Henna Blvd. and Meister Ln. Case No. PP1502-001**
- C3. Consider approval of the Final Plat for Mayfield Ranch Enclave – Lot 27. Generally located on the northeast corner of Mayfield Ranch and FM 1431. Case No. FP1503-001**
- C4. Consider approval of the Final Plat for Koshy Subdivision (Minor Plat). Generally located west of Sam Bass Rd. at Hermitage Dr. Case No. FP1503-002**

**Motion:** Motion by Commissioner Henderson, second by Commissioner Bryan to approve agenda items C1, C2, C3, and C4 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**D. ZONING:**

- D1. Consider public testimony and approval of 25.28 acres, more or less, to be known as Greenlawn Multi-family Concept Plan. Generally located on the southwest corner of the intersection of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. CP1502-001**

Ms. Lumpkin gave a brief overview of the Concept Plan stating the application was for a two lot subdivision. She stated one of the lots will be developed and the other lot will be used for drainage and existing floodplain. Staff recommended approval as conditioned.

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

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

**Motion:** Motion by Commissioner Flores, second by Commissioner Doss to recommend approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**D2. Consider public testimony and a recommendation to approve the request filed by JR Fischer Ventures II LP, on behalf of the owners, Jay and Robin Fischer, for Amendment No. 7 to PUD (Planned Unit Development) 4 (also known as Forest Creek) to modify development standards and allowed uses of the remainder Parcel G. Generally located southeast of the intersection of Forest Creek and Red Bud Ln. Case No. ZON1503-002**

Mr. von Rosenberg briefly reviewed the application stating this tract was zoned as Parcel G in PUD 4 in 1991. Mr. von Rosenberg stated the purpose of the PUD amendment was to find uses that are comparable with the character of Forest Creek and the surrounding neighbors. He continued by outlining the current and proposed uses and suggested development standards for Parcel G. Staff recommended approval.

The owner's broker, Mr. Brent Campbell, with Don Quick and Associates, 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. The Forest Creek HOA representative, Mr. Keith Chandler, spoke in favor of the proposed PUD amendment during the public hearing.

Commissioner Henderson made a motion to remove small animal grooming and vet clinics from the permitted uses list. The motion was not seconded.

**Motion:** Motion by Commissioner Bone, second by Commissioner Baker to recommend approval of the rezoning as recommended by staff.

**Vote: AYE:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Sanchez, and Commissioner Wendt. **NAY:** Commissioner Henderson. Vote: 8 - 1. The motion carried.

**E. OTHER BUSINESS:**

**E1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman stated City Council approved the following zoning projects as recommended by the Commission: Greenlawn Multi-family apartment complex and the Rock and Roe Tract.

**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech