

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 20, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on February 20, 2019, 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 Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier and Ed Polasek from the Transportation Department, 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 February 6, 2019, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING:

E1. Consider public testimony and action concerning the request filed by Binkley and Barfield, Inc., on behalf of the property owner, Limin Properties, LTD, to Replat Lot 2, Block A of the Austin Addition, generally located at the northeast corner of Louis Henna Blvd. and Double Creek Dr. Case No. FP1901-001

Mr. Enriquez briefly reviewed the application noting that the purpose of the Replat was to create two development lots from one existing lot.

He stated that no phone calls or e-mails were received in support or against the proposed application. Staff recommended approval of the application as conditioned.

The property owner's representative, Gary Jones, with Binkley and Barfield, Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked 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 Wendt, second by Commissioner Bryan to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider public testimony and action concerning the request filed by Doucet & Associates, Inc., on behalf of the property owner, Sai SRK Properties, LLC and Aquataina Austin, LP, to Replat Lot 2, Block A of the Teravista Sec. 32 Ph. 2 Subdivision, generally located at the southeast corner of Bass Pro Dr. and N. Mays St. Case No. FP1901-005

Mr. Enriquez reviewed the application stating the purpose of the Replat was to create three development lots from one existing lot. He noted that staff did not receive e-mails or phone calls in support or against the proposed project and recommended approval with the conditions listed in the staff report.

The property owner's representative, Mr. Victor Ostiguin, with Doucet & Associates, Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked 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 Clawson, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E3. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owners, CSW 620 Smyers, LLC and CSW Smyers GW, LLC, to Replat Lots 5A and 5B of the Wyoming Springs at 620 Subdivision, generally located northwest of the intersection of Wyoming Springs Dr. and RM 620; south side of Smyers Ln. Case No. FP1901-006

Commissioner Clawson recused himself from the discussion and voting on item E3 and left the Council Chambers.

Mr. Enriquez reviewed the Replat application noting the request was to create 12 development lots from 2 existing lots. He noted that two public notice signs were posted on the site and a notice of public hearing was mailed to abutting property owners. Mr. Enriquez stated a neighbor expressed concerns regarding the type of businesses proposed for the property. Staff recommended approval of the application as conditioned.

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

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

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve as conditioned and to include an additional condition to revise the vicinity map.

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

Commissioner Clawson returned to the Council Chambers following the vote.

E4. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LTD, for

approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 3 Concept Plan, generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Pkwy.; west side of IH-35. Case No. CP1901-001

Mr. Enriquez reviewed the proposed Concept Plan application noting that Preliminary and Final Plats would be required after the Concept Plan approval. He noted that the TIA (Traffic Impact Analysis) has been completed and a flood plain study would need to be submitted at a later time. Staff recommended approval of the application as conditioned.

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

Chairman Pavliska opened the public hearing and asked 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 Rabaey, second by Commissioner Sellers to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E5. Consider approval of the Vizcaya Phase 5D & 7B Final Plat, generally located to the west of Pietra Ln. and Varano Bend. Case No. FP1901-007

Mr. Enriquez gave a brief overview of the application noting that Phase 5D & 7B contained 44 standard lots, 1 right-of-way lot, and 6 special purpose lots. Staff recommended approval of the application as conditioned.

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

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated City Council approved the following items as recommended by the Planning and Zoning Commission: Code amendments and Cressman Ranch annexation and zoning.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:19 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech