



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda

Chairman David Pavliska  
Vice Chair J. Hollis Bone  
Alternate Vice Chair Rene Flores  
Commissioner Matt Baker  
Commissioner Stacie Bryan  
Commissioner Mike Doss  
Commissioner Jennifer Henderson  
Commissioner Selicia Sanchez  
Commissioner Rob Wendt

---

Wednesday, November 4, 2015

7:00 PM

City Council Chambers, 221 East Main St.

---

**A. CALL TO ORDER - 7:00 P.M.**

**B. ROLL CALL**

**C. CONSENT AGENDA:**

- C.1 [2015-3016](#) [Consider approval of the minutes for the October 21, 2015, Planning and Zoning Commission meeting.](#)
- C.2 [2015-3017](#) [Consider approval of the Final Plat for Cedar Ridge Assisted Living. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1510-002](#)
- C.3 [2015-3018](#) [Consider approval of the Final Plat for The Grove at Kenney Fort. Generally located on the northwest of the intersection of Forest Creek Dr. and S. Kenney Fort Blvd. Case No. FP1510-003](#)
- C.4 [2015-3019](#) [Consider approval of the Final Plat for Vizcaya Western Amenity Center Phase 1 and 2. Generally located at the intersection of Caruso Ln. and Mazaro Way. Case No. FP1510-006](#)
- C.5 [2015-3020](#) [Consider approval of the Revised Preliminary Plat for University Village North, Sections 3 & 4. Generally located on the east side of Sandy Brook Dr. and south of University Blvd. Case No. PP1510-001](#)
- C.6 [2015-3021](#) [Consider approval of the Final Plat for University Village Office Condos. Generally located on the east side of Sandy Brook Dr. and South of University Blvd. Case No. FP1510-004](#)
- C.7 [2015-3022](#) [Consider approval of the Final Plat for Capital Gymnastics. Generally located on the west side of Campus Village Dr. and south of University Blvd. Case No. FP1510-005](#)

**D. PLATTING AND ZONING:**

- D.1     [2015-2956](#)     [Consider approval of the Preliminary Plat for Gardens at Mayfield Ranch. Generally located on the northeast corner of CR175 and Future Arterial H. Case No. PP1507-001](#)
- D.2     [2015-2957](#)     [Consider approval of the Final Plat for Gardens at Mayfield Ranch. Generally located on the northeast corner of CR175 and Future Arterial H. Case No. FP1509-002](#)
- D.3     [2015-3023](#)     [Consider approval of the Final Plat for Vizcaya Phase 3B. Generally located north of Pietra Ln. and Caruso Ln. Case No. FP1510-007](#)
- D.4     [2015-3024](#)     [Consider public testimony and approval to Replat 1.15 acres of Lot 8, Block 3, Round Rock North Industrial Business Park Section II. Generally located at the northwest corner of the intersection of Texas Ave. and Enterprise Dr. Case No. FP1509-003](#)
- D.5     [2015-3025](#)     [Consider public testimony and approval to Replat the Round Rock Express Subdivision Section 3, a Replat of remainder of Lot 6, Block C and a Final Plat of 32.95 acres out of the Joseph Marshall Survey. Generally located northwest of the intersection of E. Palm Valley Blvd. and Nolan Ryan Blvd. Case No. FP1510-001](#)
- D.6     [2015-3026](#)     [Consider public testimony and a recommendation to approve the request filed by Nicole Adair Stephens, for the rezoning of a 0.20 acre tract of land from SF-2 \(Single-family - standard lot\) District to MU-L \(Mixed-use limited\) District. Generally located on the southeast corner of the intersection of Pecan Ave. and Circle Ave. Case No. ZON1508-001](#)
- D.7     [2015-3027](#)     [Consider public testimony and a recommendation to approve the request filed by HR 79 Investment LTD., for the rezoning of a 20.79 acre tract of land from C-1 and SF-2 \(General commercial and Single-family - standard lot\) Districts to PUD \(Planned Unit Development\) to be known as HR 79 Investment PUD. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. ZON1508-002](#)

**E. STAFF REPORT:**

- E.1     [2015-3028](#)     [Consider an update regarding Council actions related to Planning and Zoning items.](#)

**F. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on this 29th day of October 2015 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*