

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 4, 2015 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on March 4, 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 7:00 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, and Veronica Chandler. Also present were Aileen Dryden from PARD, and John Dean and Leah Collier from Transportation.

**C. CONSENT AGENDA:**

- C1. Consider approval of the minutes for the February 18, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Final Plat for Highland Hwy 79 Commercial – Phase 3. Generally located southeast of the intersection of N. A.W. Grimes Blvd. and W. Palm Valley Blvd. Case No. FP1501-005**

**Motion:** Motion by Vice Chair Bone, second by Commissioner Doss to approve agenda items C1 and C2 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 a recommendation to approve the request filed by Taylor Morrison of Texas, Inc., on behalf of the owner, Robinson Land Limited Partnership, to rezone a 37.59 acre tract of land from OF (Office) district to PUD (Planned Unit Development) to be known as Robinson East PUD. Generally located northwest of the intersection of Wyoming Springs Dr. and Round Rock Ave. Case No. ZON1502-002**

Mr. von Rosenberg briefly reviewed the application stating this tract was annexed and zoned OF (Office) in 2007. Mr. von Rosenberg continued by outlining that the purpose of the proposed PUD was to provide a large lot single family development. He also explained the planned development would be subject to development standards which exceeded those required by City Code. Staff recommended approval.

The owner's representative, Ms. Nancy Stroder, with Taylor Morrison, 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. Speakers included the following Brushy Creek residents: Chase Hoffman, 418 Valona Loop; Carol George, 301 Valona Drive; David McClellan, 203 Valona Loop; and Terry Kerrigan, 2971 Freemont Street.

In summary, concerns conveyed to the Commission included tree removal, building setbacks, the type of fencing that would be installed along the west boundary of the proposed development, and the need for a camera or better lighting for security at the proposed emergency access road in Liberty Walk. Support towards the proposed concept was also expressed during the public hearing.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Baker, second by Commissioner Sanchez 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.

**E. OTHER BUSINESS:**

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

Mr. Wiseman stated City Council had not taken action on items related to Planning and Zoning. He also updated the Commission on topics discussed during the City Council annual goals retreat.

**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech