

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 15, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on July 15, 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 Michael 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, Bradley Dushkin, Laton Carr, Savina Gonzalez, and Veronica Chandler. Also present were John Dean from Transportation, and Charlie Crossfield from the City attorney's office.

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the June 17, 2015, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Final Plat for Warner Ranch Commercial. Generally located southwest of the intersection of Louis Henna Blvd. and Warner Ranch Dr. Case No. FP1506-002**

Motion: Motion by Commissioner Flores, second by Commissioner Bone 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 approval of a Replat of Lot 1A, Block 1, HEB #4 Subdivision Replat. Generally located on the northwest corner Palm Valley Blvd. and N. AW Grimes Blvd. Case No. FP1506-001**

Ms. Lumpkin stated the applicant requested this item to be postponed for the August 5, 2015, Planning and Zoning 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. The public hearing was continued until the August 5 meeting.

Motion: Motion by Commissioner Bryan, second by Commissioner Doss to table and continue the public hearing.

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 amendments to the City of Round Rock Code of Ordinances (2010 Edition) to allow mobile food establishments in certain areas of the City limits. Case No. AM1506-001**

Mr. Dushkin gave a brief overview of the application stating the purpose of the code amendment was to allow mobile food establishments to provide limited, temporary food service to support certain types of businesses in certain locations in the City. He also explained that mobile food establishments may only be permitted in conjunction with the primary uses. Mr. Dushkin continued by reviewing site location criteria and additional requirements.

He also stated that before applying for a permit the applicant must have approval from the Williamson County & Cities Health District (WCCHD) and the Round Rock Fire Department (RRFD).

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following people spoke during the public hearing: Anisha Yadav, Round Rock Premium Outlets, General Manager, 4401 N. IH 35; and Jesus Franco, Round Rock resident, 208 S. Blair St.

Seeing no additional speakers, Chairman Pavliska closed the public hearing. In summary, Ms. Yadav expressed support towards mobile food establishments and stated that having food trucks during busy times at the Premium Outlets allows them to provide better customer service to their clients. She also stated her customers love the variety of food these mobile food establishments offer. Mr. Franco conveyed concerns about mobile food establishments in the downtown area and asked the commissioners to vote against the amendment.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Bone to recommend approval of the code amendment. Chairman Pavliska added the following 2 recommendations to the motion: 1) A letter or some sort of approval from the property owner must be provided when applying for the permit; 2) A review process to see how the ordinance works after adoption.

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 reported that the following items had been approved by City Council. 1) The Palmer Tract annexation and the Planned Unit Development (PUD No. 101), 2) the Arterial H ROW annexation, and 3) The Joseph tract rezoning and alternative standards agreement.

Mr. Wiseman also informed the Commission that the Robinson East PUD application had been withdrawn and that the tract remains zoned as Office (OF).

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech