

**PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 18, 2015 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on November 18, 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 Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Rene Flores was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present was Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

- C1. Consider approval of the minutes for the November 4, 2015, Planning and Zoning Commission meeting.**

Motion: Motion by Commissioner Doss, second by Commissioner Bryan to approve the November 4 meeting minutes as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

D. PLATTING:

- D1. Consider approval of the Preliminary Plat for HR 79 Investment. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. PP1509-001**

Mr. von Rosenberg briefly reviewed the application, stating that the PUD and the Concept Plan had been approved by the Commission during the previous meeting. He also explained that the following note, not listed in the staff report, has been added: "Based on the results of a revised Traffic Impact Analysis, a revision to this preliminary plat may be required in order to provide additional right-of-way on SH 79 (Palm Valley Boulevard), subject to applicable requirements."

The owner's representative, Mr. Henry Royce, was available to answer questions.

Following a brief discussion, the following condition was added: Add the word "drainage easement" to Lot 8, in Phase 1, and continuing south to E. Palm Valley Blvd. through Phase 2.

A motion was offered to recommend approval as conditioned.

Motion: Motion by Vice Chair Bone, second by Commissioner Henderson to recommend approval as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

D2. Consider public testimony and a recommendation to approve the request for approval of a Concept Plan to be known as the Rock at Roundville Concept Plan. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. CP1510-001

Mr. von Rosenberg briefly reviewed the application stating that the applicant was proposing two lots. The lot on the west of the property will have frontage on S. A.W. Grimes and the lot on the east of the property will have frontage on Roundville Lane.

He explained that Roundville Lane is deemed public right-of-way by a prescriptive easement and that Williamson County is responsible to maintain that road.

The owner, Mr. Mark Rock, and his representative, Mr. F.P. (Tres) Howland, III, were 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

With there being no questions or comments, a motion was offered to approve as conditioned.

Motion: Motion by Commissioner Baker, second by Commissioner Sanchez to recommend approval as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. STAFF REPORT:

E1. Consider approval of the 2016 Planning and Zoning Commission Meeting Schedule.

No objections were offered, so the 2016 schedule was approved.

Motion: Motion by Commissioner Bryan, second by Commissioner Doss to approve as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider an update regarding Council actions related to Planning and Zoning items.

Ms. Wiseman informed the Commission that City Council approved the following items during the November 12th Council meeting as recommended by the Planning and Zoning Commission: PUD 20 – Amendment No. 1, Keese Tract Rezoning, and HR Investments PUD.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:17 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech