

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 6, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on January 6, 2016, 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, and Commissioner Rob Wendt. Commissioner Selicia Sanchez was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, Laton Carr, and Veronica Chandler. Also present were Katie Baker from PARD, Gerald Pohlmeier from Transportation, and Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

- C1. Consider approval of the minutes for the December 16, 2015, Planning and Zoning Commission meeting.**

Motion: Motion by Commissioner Henderson, second by Commissioner Flores to approve the December 16, 2015, meeting minutes.

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

D. PLATTING AND ZONING:

- D1. Consider approval of the Final Plat for Tark Park Tract (Minor Plat). Generally located on CR 172, between Lynda Sue St. and Martin Ave. Case No. FP1512-001**

Mr. Fowler stated that this tract was located in Round Rock's ETJ and that it met the conditions for a minor plat. He explained that the General Plan designation for this property is residential and that the current and proposed use is commercial.

Mr. Fowler explained that the City of Round Rock will provide water through an out of service area agreement.

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

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

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

- D2. Consider public testimony and approval of a Concept Plan to be known as the Tabrizi 35 Subdivision Concept Plan. Generally located on IH-35 along the southbound frontage road, east of Chisholm Trail Road. Case No. CP1511-001**

Mr. von Rosenberg stated the applicant requested this item to be postponed for the February 3, 2016, 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 for the February 3, 2016, P&Z meeting.

A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to continue the public hearing until the February 3rd meeting.

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

D3. Consider public testimony and a recommendation to approve the request filed by WSP Development #1 LTD., for Amendment No. 1 to PUD 45 (Stonecrest Retail PUD) to modify the distance requirement for an outdoor patio from residential properties. Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002

Mr. von Rosenberg stated the applicant requested this item to be postponed for the February 3, 2016, 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 for the February 3, 2016, P&Z meeting.

A motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Wendt to continue the public hearing until the February 3rd meeting.

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

D4. Consider public testimony and a recommendation to approve the request filed by Bradley Family Partnership LTD., for the rezoning of a 24.80 acre tract of land from BP (Business Park) District to a new PUD (Planned Unit Development) to be known as Sunrise Condominiums PUD. Generally located southeast of the intersection of E. Old Settlers Blvd. and Sunrise Rd. Case No. ZON1511-001

Mr. von Rosenberg gave a brief overview of the proposed Planned Unit Development (PUD). He stated that a creek divides the land into two separate parcels and explained that the proposed development was consistent with other common lot single family projects that have been recently approved.

Mr. von Rosenberg briefly explained the exterior finish, private drive aisles and parking, landscaping, and perimeter fencing requirements for the proposed development. He also stated that, in order to meet transportation's future design, one of the entrances located on E. Old Settlers Blvd. will be right in/right out only.

The owner's representative, Laurie Lara, was available to answer questions.

Mr. Pohlmeier with the Transportation Department explained that the future design for E. Old Settlers Blvd. has a raised median. He stated that limiting the western driveway on Old Settlers Blvd. to only right turns in and right turns out will help when the median is built.

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.

Following a discussion a motion was offered to revise Exhibits B and C to adjust the line work.

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

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

E. STAFF REPORT:

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

Mr. Wiseman stated there were no City Council updates to report related to Planning and Zoning items. He explained that 2015 had been a busy year and expressed that he was looking forward to working with each member of the Planning and Zoning Commission.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech