

**PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 20, 2016 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on April 20, 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 Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, Aneil Naik, and Veronica Chandler. Also present were 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 March 2, 2016, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve the March 2, 2016, meeting minutes.

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 AND ZONING:

D1. Consider approval of the Preliminary Plat for Glen Ellyn. Generally located southwest of the intersection of Louis Henna Blvd. and Schultz Ln. Case No. PP1601-001

Mr. von Rosenberg gave a brief overview of the proposed Preliminary Plat and stated that this tract of land had been recently annexed and zoned as a Planned Unit Development (PUD). He explained that about half the property contained 193 single-family development lots; the remaining half contained 1 lot zoned for light industrial. He also noted that Roundville Lane was now City-owned right-of-way.

Mr. Pohlmeier, from the Transportation Department, stated that this development will require two Traffic Impact Analysis (TIA) reports; one for the residential section, and one for the light industrial and commercial section.

Staff recommended approval.

Following a brief discussion, a motion was offered.

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.

D2. Consider approval of the Final Plat for Glen Ellyn. Generally located southwest of the intersection of Louis Henna Blvd. and Schultz Ln. Case No. FP1603-002

Mr. von Rosenberg continued by reviewing the Final Plat application for the Glen Ellyn tract. He explained that this Final Plat application was for the single-family development only and noted that staff recommended approval as conditioned.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Bryan 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.

D3. Consider approval of the Final Plat for Vizcaya Phase 2B. Generally located northwest of the intersection of University Blvd. and Vizcaya Pkwy; and west of Caruso Ln. and Vizcaya Pkwy. Case No. FP1603-003

Mr. Fowler outlined the Final Plat application, noting that this phase of Vizcaya contained 28 residential lots and 1 open space/drainage lot. Staff recommended approval with 5 conditions.

The owner's representative, Mr. Michael Fischer, with Pape-Dawson Engineering, stated he was available to answer questions and was in agreement with the conditions.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Doss, second by Commissioner Wendt 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 an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated the following items were approved by City Council: 1) Glen Ellyn PUD annexation and zoning; 2) Wallin PUD annexation; the zoning was approved 6-1 on a first reading. The second reading is scheduled for the April 28, 2016, City Council meeting.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech