

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 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 July 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 were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

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

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the June 15, 2016, Planning and Zoning Commission meeting.**
- C2. Consider approval of the Preliminary Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1604-001**
- C3. Consider approval of the Final Plat for Rock at Roundville. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1604-001**
- C4. Consider approval of the Final Plat for Enclave at Mayfield Ranch. Generally located on the north side of RM 1431, between Mayfield Ranch Blvd. and Sendero Springs Dr. Case No. FP1606-002**
- C5. Consider approval of the Final Plat for Vizcaya Phase 4A. Generally located northwest of the intersection of Caruso Ln. and Vizcaya Pkwy. Case No. FP1606-003**
- C6. Consider approval of the Final Plat for Provident Crossing Section V. Generally located southwest of the intersection of Gattis School Rd. and S. A.W. Grimes Blvd. Case No. FP1606-004**

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve agenda items C1, C2, C3, C4, C5, and C6 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D. PLATTING:

Commissioner Henderson recused herself from the discussion and voting on items D1 and D2 and left the Council Chamber.

- D1. Consider approval of the Final Plat for Central Baptist Church Lot 1A & 1B, Block A – Amending Plat. Generally located southeast of the intersection of Round Rock Ave. and N. Lakecreek Dr. Case No. FP1606-005**

Mr. Fowler briefly gave background information about the project and stated that the purpose of the application was to adjust the property line between two lots. He explained that this

project qualified as an amending plat because the number of lots was not increasing, no easements were being removed, and no new streets were being created.

Staff recommended approval as conditioned.

The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering & Associates was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve as conditioned.

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

D2. Consider public testimony concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the owner, Sar Western Center Plaza, LP, to Replat Lots 3-A1 & 3-A2, Block B, Encino Plaza. Generally located northeast of the intersection of Chisholm Trail Rd. and W. Old Settlers Blvd. Case No. FP1606-006

Mr. Fowler reviewed the application noting that the purpose of the application was to create two lots. Staff recommended approval as conditioned. The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering & Associates stated she was available to answer questions. Staff recommended approval as conditioned.

Chairman Pavliska opened the public hearing and asked 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.

Motion: Motion by Commissioner Rabaey, second by Commissioner Doss to approve as conditioned.

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

Commissioner Henderson returned to the Council Chamber following the vote.

D3. Consider public testimony concerning the request filed by Longaro & Clarke, LP, on behalf of the owner, Journeyman Austin Holdings Inc., to Replat Lot 1, Block A, Cedar Ridge Assisted Living, LLC. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1606-001

Mr. Fowler continued by reviewing the application noting that the purpose of the application was to create two lots. Staff recommended approval as conditioned. The owner's representative, Mr. Pat Riordan, with Journeyman Austin Holdings 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; no speakers came forward.

Following a brief discussion, an additional condition was offered by P&Z.

Motion: Motion by Commissioner Baker, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

D4. Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

Mr. von Rosenberg briefly reviewed the proposed application stating that the intent of the application was to re-subdivide all or part of the recorded plat, without vacating the preceding plat. He explained that two lots would be created, and they would be separated by Logan Drive right-of-way. He also stated that the changes to the plat included: a) Adjacent property along the creek previously owned by the City, b) Right-of-way for Logan Drive, and c) Hike and bike trail easement along the creek. Staff recommended approval as conditioned.

The owner's representative, Mr. Steve Bertke, with Gray Engineering 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. The following Turtle Creek Village residents spoke during the public hearing: 1) Ken Hieks, 628 Gabriel Mills Dr.; 2) Molly Collins, 920 Monadale Trl.; 3) Shelly B. Wright, 1950 Prairie Rock Way; 4) Daryl Smalls, 843 Heritage Springs Trl.; 5) Meredith Nuhn, 801 Gabriel Mills Dr.; and 6) Yasmine Kopita, 1845 Logan Dr. In summary, concerns regarding the right-of-way for Logan Dr., traffic increase, and the potential use for Lot 1 were expressed. An e-mail sent by Mr. Daniel Stiel was received by staff and shared with the Commission.

Mr. Pohlmeier, from the Transportation Department, explained that the City's Transportation Master Plan shows Logan Dr. as a connected road way through the area in discussion, however, there are currently no plans to pursue the connection of Logan Road.

Mr. Laton Carr, with the Development Services Office, spoke regarding drainage. He explained that the flood limits shown on the plat are consistent with the information that FEMA (Federal Emergency Management Agency) has on record.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Wendt, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

E. STAFF REPORT:

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

Mr. Wiseman reviewed the items recently approved by City Council.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech