

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 15, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on February 15, 2017, 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 Matthew Baker, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Stacie Bryan was absent.

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

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the February 1, 2017, Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and approval of the request filed by Jacobs Engineering, on behalf of the owners, Tres Habaneros/Shepherd, Ltd. and SPG Round Rock NS, L.P., to Replat Lot 2B, of the CPG Partners Commercial Tract Replat. Generally located northwest of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1701-003

Mr. Fowler briefly gave background information about the proposed project, explaining that the purpose of the application was to subdivide the tract into two lots. 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.

The owner's representative, Ms. Jenilee Mead, with Jacobs Engineering, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider approval of the Amended Plat of Lot 1, Block A – CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-007

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to expand the subject parcel. He explained that 2 acres of land will be taken from the Lot 2, Block B, located to the east of the subject tract, and added to this plat. The decrease of the parcel will be discussed in the Agenda Item E3. Staff recommended approval as conditioned.

The owner's representative, Mr. Jason Rodgers, with Garrett-Ihnen Civil Engineers, was available to answer questions.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E3. Consider approval of the Amended Plat of Lot 2, Block B, A Replat of Lot 2B – CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-008

Mr. Fowler explained that the purpose of this application was to reduce the parcel acreage from 20.18 to 18.18 acres. The 2 acre parcel was added to the tract located to the west of the property, as discussed in Agenda Item E2. Staff recommended approval as conditioned.

The owner's representative, Mr. Jason Rodgers, with Garrett-Ihnen Civil Engineers, was available to answer questions.

A motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E4. Consider approval of Vizcaya, Phase 4B Final Plat. Generally located north of Savio Dr. and Caruso Ln. Case No. FP1701-005

Mr. Fowler briefly reviewed the proposed application stating that the plat consisted of 15 residential estate lots and 2 open space lots.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E5. Consider approval of the Vizcaya, Phase 6A Final Plat. Generally located north of Enza Ct. and west of Savio Dr. No. FP1701-006

Mr. Fowler briefly explained the proposed application stating that the plat consisted of 31 large residential lots and 1 access lot.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider a presentation and update from the Transportation Department.

Mr. Pohlmeier gave an update on the City's transportation projects.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that City Council approved the following Planning and Zoning items: General Plan and Rezoning of the properties located southwest of the intersection of Gattis School Rd. and Westview Dr.

I. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech