

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 21, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on February 21, 2018, 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 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers. Commissioner Selicia Sanchez was absent.

Planning and Development Services Department staff included Erin Smith, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Kamie Fitzgerald from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. ELECTION OF OFFICER:

D1. Consider the nomination and election of an alternate Vice Chairperson.

Chairman Pavliska opened the floor for nominations.

Motion: Motion by Vice Chair Wendt, second by Commissioner Bryan to nominate Commissioner Henderson as the alternate Vice Chairperson. No other nominations were offered.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. APPROVAL OF MINUTES:

E1. Consider approval of the minutes for the February 7, 2018 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 Agenda Item E1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

F. PLATTING AND ZONING:

F1. Consider public testimony and action concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner K Hotels & Resorts LLC, for approval of a Concept Plan to be known as Four Points by Sheraton Concept Plan, generally located on the northwest corner of Rawhide Dr. and Hesters Crossing Rd. Case No. CP1801-001

Mr. Enriquez briefly reviewed the application stating that the purpose of the application was to create two commercial lots from one commercial lot. He explained that after the concept plan approval, a preliminary and final plat would be required. Mr. Enriquez stated that this concept plan and subsequent preliminary and final plats will not require a Traffic Impact Analysis

(TIA) because the property owner planned to dedicate Right-of-way, along Hesters Crossing Rd., for a deceleration lane to be built by the applicant. Staff recommended approval with two (2) conditions.

The owner's representative, Mr. Tony Prete, was available to answer questions.

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.

Afterwards, the commission agreed to allow Ms. Dorothy Pistole, President of the Chisholm Valley Neighborhood Association, to speak. She stated she wanted to be informed about the proposed project.

Following a brief discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

G. STAFF REPORT:

G1. Consider an update regarding Council actions related to Planning and Zoning items.

Ms. Smith informed the Commission that City Council approved the following three (3) zoning items: 1) Warner Ranch PUD 42 – Amendment No. 3; 2) Nutty Brown PUD; and 3) Preserve at Stone Oak PUD 23 - Amendment No. 5.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:21 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech