

**PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 20, 2019 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in a regular session on November 20, 2019, 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 Jennifer Henderson, Commissioner Stacie Bryan, Commissioner Paul Emerson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Jennifer Sellers, and Commissioner Rob Wendt. Commissioner Casey Clawson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present was Ed Polasek from the Transportation Department.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the October 16, 2019, Planning and Zoning Commission meeting.

D2. Consider a 30-day extension request for the Salerno Preliminary Plat (FKA Caffey Tract), generally located southwest of the intersection of SH 130 and University Blvd. and east of CR 110. Case No. PP1910-002

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

Motion: Motion by Commissioner Bryan, second by Vice-Chair Henderson to approve Agenda Items D1 and D2 as presented.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony regarding, and approval concerning the request filed by 2P Consultants, on behalf of the property owner, Cressman Enterprises, LP, for the original zoning of 2.51 acres to the C-1a (General Commercial – Limited) zoning district, generally located at the northeast corner of N. Kenney Fort Blvd. and E. Palm Valley Blvd. Case No. ZON1910-003

Mr. von Rosenberg reviewed the zoning application noting that the subject tract is currently in the ETJ (extraterritorial jurisdiction), however, the owner has submitted a request for annexation. He stated that the General Plan designated the property as commercial and continued to briefly discuss the allowed and prohibited uses, and access to the site. He noted on-site public hearing signs were posted on the property as required. Staff recommended approval of the original zoning to C-1a (General Commercial – Limited).

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against the agenda item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

The property owner representative, Mr. Justin Madding, with 2P Consultants, was available to answer questions.

Following a discussion, a motion was offered.

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

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

E2. Consider approval of the Vizcaya Phase 5E Final Plat, generally located southeast of Pietra Ln. and Westinghouse Rd. Case No. FP1910-003

Mr. Enriquez gave an overview of the proposed final plat application noting that the request was to create 27 residential lots and 1 right-of-way lot. Staff recommended approval of the final plat with one condition.

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

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

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

F. ACTION ITEMS:

F1. Consider discussion of the Revised Rules of Procedure.

The commissioners discussed proposed edits to the Rules of Procedure regarding Section 1: Purpose and Intent; Section 3: Election of Officers; and Section 4.5: Agenda.

Motion: Motion by Vice-Chair Henderson, second by Commissioner Wendt to approve the proposed edits to the Rules of Procedures.

Vote: AYES: Chairman Pavliska, Vice-Chair Henderson, Commissioner Bryan, Commissioner Emerson, Commissioner Ly, Commissioner Rabaey, Commissioner Sellers, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

G. STAFF REPORT:

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

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last meeting.

H. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:35 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech