

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 20, 2015 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on May 20, 2015, 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 Rene Flores, and Commissioner Rob Wendt. Commissioner Mike Doss, Commissioner Jennifer Henderson, and Commissioner Selicia Sanchez were absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Ashley Lumpkin, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present was Charlie Crossfield from the City's attorney's office.

C. CONSENT AGENDA:

- C1. Consider approval of the minutes for the May 6, 2015, Planning and Zoning Commission meeting.**

Motion: Motion by Commissioner Bone, second by Commissioner Bryan to approve agenda item C1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Flores, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

D. PLATTING AND ZONING:

- D1. Consider approval of Final Plat for Vizcaya Phase 3A. Generally located on Lunata Way and north of Caruso Ln. Case No. FP1504-002**

Ms. Lumpkin briefly reviewed the Final Plat application stating 21 casita lots were being proposed for this development. She also explained all of the proposed lots within this phase were at least 1,000 square feet larger than the minimum lot size.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Flores to recommend approval as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Flores, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

- D2. Consider public testimony and a recommendation to approve Amendment No. 1 to the Stonecrest Retail PUD (PUD 45), 0.97 acres, more or less, to modify the distance requirements for drive-through lanes and remote ordering speakers from residential properties. Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002**

Mr. von Rosenberg reviewed the application stating an eating establishment with a drive-through lane was proposed for the subject site. Mr. von Rosenberg also announced additional requirements had been added to the zoning code since this PUD was established in December 2000. Proposed measures were discussed to provide distance requirements in the zoning code.

Ms. Michele Rogerson Lynch, with Metcalfe Wolff Stuart & Williams, LLP, and Mr. Greg Herman, with Stonecrest Investments were 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. Speakers included the following Round Rock residents: Steven Powell, President of the Lake Forest Home Owners Association; Ellen Fontana, 1802 Bluffwood Pl.; Anthony McCluire, 2256 Fernspring Dr.; and El-Saad Ali, 2268 Fernspring Dr.

Seeing no additional speakers, Chairman Pavliska closed the public hearing. However, the Commission voted to re-open the public hearing to allow for a rebuttal comment from the Lake Forest HOA representative. The public hearing was re-closed.

In summary, concerns conveyed to the Commission included the impact this project may have on property values due to the proposed fence and noise from the speaker box.

A motion was offered by Commissioner Baker to approve with conditions. After a second from Commissioner Wendt, a vote was taken, resulting in a 3-3 tie.

Following a discussion, a second motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Wendt to postpone this item for the June 17, 2015, Planning and Zoning meeting.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Flores, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E. OTHER BUSINESS:

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

Mr. Wiseman reported the following items had been approved by City Council: Amendment No. 7 to PUD 4 and the Annexation Development Agreement with Cressman Enterprises.

Mr. Pavliska reminded the Commission the next P&Z meeting is scheduled for June 3, 2015.

F. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech