

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 19, 2015 AT 7:00 PM**

**MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on August 19, 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, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Michael Doss was absent.

Planning and Development Services Department staff included Susan Brennan, Clyde von Rosenberg, Ashley Lumpkin, Laton Carr, and Veronica Chandler. Also present were John Dean and Gerald Pohlmeier from Transportation, Katie Baker from PARD, and Charlie Crossfield from the City attorney's office.

**C. APPROVAL OF MINUTES:**

- C1. Consider approval of the minutes for the August 5, 2015, Planning and Zoning Commission meeting.**

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

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

- C2. Consider approval of the Final Plat for Madsen Ranch Subdivision Phase 1. Generally located northeast of the intersection of N. Red Bud Ln. and E. Old Settlers Blvd. FP1507-002**

**Motion:** Motion by Commissioner Bone, second by Commissioner Sanchez to approve agenda item C2 as presented.

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

**D. PLATTING AND ZONING:**

- D1. Consider public testimony and a recommendation to approve Amendment No. 2 to PUD 40 (Kenney Fort PUD) to allow detached townhouses and to update development regulations for an 83.12 acre tract of land. Generally located south and west of the intersection of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. ZON1505-001**

Commissioner Flores recused himself from the discussion and voting on item D1 and left the Council Chamber.

Mr. von Rosenberg briefly reviewed the application stating that a new residential single-family use had been added to PUD 40 and the cluster housing had been eliminated from the PUD. He continued by explaining the allowed residential and non-residential uses within the PUD. He also stated that this amendment replaced the existing PUD for the entire 83 acres and will update the original PUD standards with current development standards.

Mr. von Rosenberg also discussed the single-family standards in Exhibit D and the development standards for the apartments currently under construction on Parcel C. Mr. von Rosenberg informed the commission the approved apartment site plan in Parcel C plan had

been referenced in the PUD. Also negotiations between the City and the developer had taken place regarding the tree preservation standards for single-family in PUD 97 and for the apartments on Parcel C. He concluded his presentation by informing the Commission that this PUD amendment formalizes those negotiations.

The owner's representative, Mr. Will Herring, with Metcalfe Wolff Stuart & Williams, LLP, 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

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

**Motion:** Motion by Commissioner Henderson, second by Commissioner Wendt to recommend approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

Commissioner Flores returned to the Council Chamber following the vote.

**D2. Consider public testimony and approval concerning the request filed by RRE Investors LP, for the rezoning of a 35.77 acre tract of land from C-1 (General Commercial) District with PV (Palm Valley Overlay) to a new PUD (Planned Unit Development) to be known as Diamond Oaks PUD. Generally located northwest of the intersection of E. Palm Valley Blvd. and Nolan Ryan Blvd. Case No. ZON1507-003**

Vice Chair Bone and Commissioner Henderson recused themselves from the discussion and voting on item D2 and left the Council Chamber.

Mr. von Rosenberg briefly reviewed the application stating the PUD proposed three development parcels on the 35.77 acre tract and that it will allow for residential and commercial uses. He informed the Commission a non-residential private street would be included within the PUD which had to comply with City approved design and construction standards.

Mr. von Rosenberg also explained the commercial uses that would not be allowed within the PUD and the required design standards.

The owner's representative, Mr. Terry Hagood, with Hagood 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. Seeing no speakers, Chairman Pavliska closed the public hearing.

Mr. Dean answered questions regarding the entrances to the proposed development and the planned road improvements. He explained that the developer is proposing to use concrete pavement vs. asphalt and stated the concrete product is a more durable product.

He also explained that the City currently does not have pavement design standards and is working with the developer regarding details and clarification about what exactly will be built.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Baker, second by Commissioner Bryan to recommend approval.

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

Vice Chair Bone and Commissioner Henderson returned to the Council Chamber following the vote.

**E. OTHER BUSINESS:**

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

Ms. Brennan reported that the Annexation Development Agreement for the Johnson Gordon tract had been adopted by City Council. She informed the Commission that this agreement provides the land owner immunity from being annexed, for a 15-year period, as long as the land is kept for agriculture use.

Mr. Dean introduced Gerald Pohlmeier, a new staff member for the Transportation Department.

**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:42 p.m.

Respectfully Submitted,

***Original Signed***

Veronica Chandler, Planning Tech