

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, OCTOBER 6, 2015 AT 7:00 PM**

**MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in Regular Session on October 6, 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 Michael Doss, Commissioner Rene Flores, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

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

**C. PRESENTATION:**

- C1. Consider a presentation recognizing Peter Drapes, former Planning and Zoning Commission member, for his work on the City of Round Rock Planning and Zoning Commission.**

**D. CONSENT AGENDA:**

- D1. Consider approval of the minutes for the September 16, 2015, Planning and Zoning Commission meeting.**

**Motion:** Motion by Vice Chair Bone, second by Commissioner Flores to approve as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

- D2. Consider approval of the Final Plat for Chandler Oaks Subdivision Lots 6A and 7A. Generally located between Cypress Blvd. and Sunrise Rd. Case No. FP1509-001**

Ms. Lumpkin briefly reviewed the Preliminary Plat application stating the developer is proposing residential development. She also stated the PUD is currently being reviewed for an amendment that will allow for residential uses on the lot. Ms. Lumpkin finalized her presentation explaining that this will be a two phase project.

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

**Motion:** Motion by Commissioner Flores, second by Commissioner Doss to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

- E1. Consider public testimony and a recommendation to approve the request filed by John and Barbara Keese, for the rezoning of a 0.26 acre tract of land from SF-2 (Single-family – standard lot) District to MU-L (Mixed-use limited) District. Generally located at the southwest corner of E. Liberty Ave. and N. Nelson St. Case No. ZON1508-004**

(See Agenda Item D2 for staff presentation.)

Ms. Lumpkin stated that the private drive constructed with South University was being dedicated with the Final Plat. She explained that during the Final Plat recordation there will be a right-of-way lot and three development lots. Staff recommended approval.

A motion was offered.

**Motion:** Motion by Vice Chair Bone, second by Commissioner Sanchez to approve.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E2. Consider public testimony and a recommendation to approve the request filed by E.W. Whatley Enterprises, Ltd., for Amendment No. 1 to PUD 20 (SE PID: BCWB) to modify the allowed uses in the PUD. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. ZON1508-003**

Ms. Lumpkin stated her presentation would also be for Agenda Item D3 because it is the same tract of land. Ms. Lumpkin proceeded by reviewing the application noting a Class A office building is proposed for Lot 2. Ms. Lumpkin recommended approval as presented.

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

**Motion:** Motion by Commissioner Wendt, second by Commissioner Henderson to approve.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**E3. Consider public testimony and a recommendation to approve the request filed by HR 79 Investment LTD., for the rezoning of a 20.79 acre tract of land from C-1 and SF-2 (General commercial and Single-family – standard lot) Districts to PUD (Planned Unit Development) to be known as HR 79 Investment PUD. Generally located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. Case No. ZON1508-002**

(See Agenda Item D2 for staff presentation.)

Ms. Lumpkin stated that the private drive constructed with South University was being dedicated with the Final Plat. She explained that during the Final Plat recordation there will be a right-of-way lot and three development lots. Staff recommended approval.

A motion was offered.

**Motion:** Motion by Vice Chair Bone, second by Commissioner Sanchez to approve.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Doss, Commissioner Flores, Commissioner Henderson, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 9 - 0. The motion carried unanimously.

**F. OTHER BUSINESS:**

**F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Ms. Brennan reported that the Food Truck Ordinance was approved during the August 27<sup>th</sup> City Council meeting.

Ms. Brennan also informed the Commission that Ms. Lumpkin had resigned her position with the City of Round Rock. On behalf of Brad Wiseman, Director of Planning and Development Services and staff, Ms. Brennan thanked Ms. Lumpkin for her nine years of service.

P&Z Commissioners also thanked Ms. Lumpkin for her service.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 7:09 p.m.

Respectfully Submitted,

***Original Signed***

Veronica Chandler, Planning Tech