

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 3, 2016 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on February 3, 2016, 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 Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Rob Wendt.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, 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. ELECTION OF OFFICER:

C1. Consider the nomination and election of an Alternate Vice Chairperson.

Chairman Pavliska thanked Commissioner Flores for his service in the Planning and Zoning Commission and opened the floor for nominations. One nomination was made.

Motion: Motion by Vice Chair Bone, second by Commissioner Doss to nominate Commissioner Rob Wendt as Alternate Vice Chairperson.

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

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the January 6, 2016, Planning and Zoning Commission meeting.

D2. Consider approval of the Final Plat for Parker Subdivision (Minor Plat). Generally located southwest of the intersection of W. Louis Henna Blvd. and Parker Dr. Case No. FP1601-001

Motion: Motion by Commissioner Doss, second by Commissioner Bryan to approve items D1 and D2 on consent.

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

E. PLATTING AND ZONING:

E1. Consider public testimony and approval of a Concept Plan to be known as the Tabrizi 35 Subdivision Concept Plan. Generally located on IH-35 along the southbound frontage road, east of Chisholm Trail Road. Case No. CP1511-001

Mr. von Rosenberg informed the Commission that the applicant requested this application to be withdrawn.

E2. Consider public testimony and a recommendation to approve the request filed by WSP Development #1 LTD., for Amendment No. 1 to PUD 45 (Stonecrest Retail PUD) to modify the distance requirement for an outdoor patio from residential properties.

Generally located on the northwest corner of Gattis School Rd. and Red Bud Ln. Case No. ZON1504-002

Mr. von Rosenberg briefly reviewed the application and outlined the proposed amendment to PUD 45. He stated that this project was presented to the Planning and Zoning Commission on May 20, 2015, however, the item had been postponed.

Mr. von Rosenberg explained that this project had been redesigned and that the proposed amendment will place the drive-through ordering speaker box more than 150 feet from the residential property line and the outdoor patio for the eating establishment will remain within 150 feet of the residential property line.

He also stated that the developer, the two neighboring owners, and the HOA representative signed a private agreement stating the following: the western edge of the patio railing will be planted with evergreen vines; no outdoor amplified music; the light fixtures on the site will have a maximum height of 20 feet; the lights will be designed for no spillover light to the neighbors; an eight-foot concrete panel fence will be built along property lines; and 8 live oak trees (18 feet tall) will be planted along property lines, along with understory plants. All of these requirements were also contained in the PUD.

Staff recommended approval.

The property owner, Mr. Greg Herman, 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.

Following a brief discussion, a motion was offered.

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

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

F. STAFF REPORT:

F1. Consider a presentation and update on the City of Round Rock Transportation Plan.

Mr. Dean and Mr. Pohlmeier gave an update on the City's transportation projects.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that the Sunrise Condominiums PUD and the Garage Conversion Ordinance had been approved by City Council.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:57 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech