

**PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 1, 2017 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on November 1, 2017, 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 were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers. Commissioners Casey Clawson, Selicia Sanchez, and Rob Wendt were absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier and Kamie Fitzgerald from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the September 20, 2017 Planning and Zoning Commission meeting.

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

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider approval of the Vizcaya Phase 4C Final Plat, generally located to the northwest of Caruso Ln. and Veranda Terrace. Case No. FP1710-003

Mr. von Rosenberg gave a brief overview of the proposed project stating that 45 large residential lots were being proposed for Phase 4C. He stated that the proposed application complied with the General Plan, Zoning and Subdivision Ordinances, and the approved PUD. Staff recommended approval of the final plat as conditioned.

The owners' representative, Ms. Aimee Chavez, with Pape-Dawson, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Henderson to approved as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider public testimony concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner HR 79 Investment Ltd., to Replat Lot 4, Block A, Highland Hwy 79 Commercial Phase 2, generally located southeast of the intersection of E. Palm Valley Blvd. and S. A.W. Grimes Blvd. Case No. FP1710-002

Mr. von Rosenberg stated that the purpose of the application was to create two lots out of the 4.617-acre Lot A, Block 4. He noted that the 2.165-acre Lot 4B had street frontage on Palm Valley Cove and Lot 4A had no street frontage. However, access will be provided via a 30-foot wide public easement granted to the City of Round Rock from the property owner. The easement will serve as street frontage for Lot 4A.

The owner's representative, Mr. Antonio Prete, was available to answer questions.

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

A motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Rabaey to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider approval of the 2018 Planning and Zoning Commission Meeting Schedule.

With there being no questions or comments, the 2018 schedule was approved. A motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to recommend for City Council approval as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

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

Mr. Wiseman reported that City Council took action on the following items: 1) Approved the Quiktrip zoning to the C-1a (General Commercial – Limited) zoning district; 2) Approved the Quiktrip rezoning from PUD No. 44 to the C-1a (General Commercial – Limited) zoning district; and 3) Approved the rezoning of 1.33 acres of land, out of the St. Williams Church from SF-2 (Single-Family – Standard Lot) zoning district to the MU-R (Mixed Use – Redevelopment and Small Lot) zoning district.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech