



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda

Chairman Jennifer Henderson  
Vice Chair Greg Rabaey  
Alternate Vice Chair Rob Wendt  
Commissioner J. Hollis Bone  
Commissioner Stacie Bryan  
Commissioner Aaron Dominguez  
Commissioner Paul Emerson  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, October 6, 2021

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. CITIZEN COMMUNICATION**

*[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]*

**E. CONSENT AGENDA:**

*All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.*

E.1 [Consider approval of the minutes for the September 15, 2021 Planning and Zoning Commission meeting.](#)

E.2 [Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003](#)

E.3 [Consider a 30-day extension request for the Warner Ranch Subdivision Phase 1, Block D, Replat of Lot 4-B, generally located south of Louis Henna Blvd and west of S A.W. Grimes. Case No. FP2108-001](#)

**F. EXTENSION REQUEST WITH PUBLIC HEARING:**

- F.1 [Consider public testimony, and a 30-day extension request for the replat of Lot 1, Blk B of the Leif Johnson Subdivision, generally located southeast of the intersection of Greenlawn Blvd and IH 35. Case No. FP2108-003](#)

**G. PLATTING AND ZONING:**

- G.1 [Consider approval of the Wonder Drive Subdivision Preliminary Plat, generally located on the southwest corner of Wonder Dr. and Ledbetter St. Case No. PP2107-001](#)
- G.2 [Consider approval of the Homestead at Old Settlers Park Ph. 4 and Ph. 7 Final Plat, generally located south of E. Old Settlers Blvd, and north and south of Kenney Fort Blvd. Case No. FP2108-004](#)
- G.3 [Consider public testimony regarding, and approval concerning the request filed by Spooner & Associates, on behalf of the property owner, IREG Univ Land Holdings, LLC, to replat Lots 1A and 1B, Blk A, of the Integrated Senior Living Subdivision, generally located south of University Blvd and west of Eagles Nest St. Case No. FP2109-001](#)
- G.4 [Consider public testimony, and a recommendation for approval concerning the request filed by property owner, Brooks Clark Learning, LLC, for the original zoning of the subject tract to General Office \(OF-1\), generally located on the north side of E Old Settlers Blvd and west of N Kenney Fort Blvd. Case No. ZON2109-001](#)

**H. PRESENTATION AND STAFF REPORT:**

- H.1 [Consider a presentation regarding residential development projects.](#)
- H.2 [Consider an update regarding Council actions related to Planning and Zoning items.](#)

**I. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Meeting was posted on the 1st day of October 2021 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*