

# City of Round Rock

## Meeting Minutes

### Planning and Zoning Commission

Wednesday, November 2, 2022

#### CALL MEETING TO ORDER

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, November 2, 2022 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 6:51 PM.*

#### ROLL CALL

**Present** 9 - Chairman Jennifer Henderson  
Vice Chair Greg Rabaey  
Alternate Vice Chair Rob Wendt  
Commissioner J. Hollis Bone  
Commissioner Casey Clawson  
Commissioner Aaron Dominguez  
Commissioner Paul Emerson  
Commissioner Wallis Meshier  
Commissioner Jennifer Sellers

**Absent** 0

#### PLEDGES OF ALLEGIANCE

*Chairman Henderson led the following Pledges of Allegiance:  
United States  
Texas*

#### CITIZEN COMMUNICATION

*There were no citizens wishing to speak at this meeting.*

#### ELECTION OF OFFICERS:

##### **E.1** Consider the nomination and election of a Chairperson.

*A motion was made by Vice Chair Rabaey, seconded by Commissioner Bone, to nominate Alternate Vice Chair Wendt as the Commission's Chairperson.  
The motion passed unanimously.*

##### **E.2** Consider the nomination and election of a Vice Chairperson.

*A motion was made by Alternate Vice Chair Wendt, to nominate Commissioner Bone as the Commission's Vice Chairperson.  
The motion passed unanimously.*

##### **E.3** Consider the nomination and election of an Alternate Vice Chairperson

*A motion was made by Alternate Vice Chair Wendt, to nominate Commissioner Clawson as the Commission's Alternate Vice Chairperson.  
The motion passed unanimously.*

**CONSENT AGENDA:**

*All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items, and no items were removed from the Consent Agenda.*

**A motion was made by Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the Consent Agenda. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Clawson  
Commissioner Dominguez  
Commissioner Emerson  
Commissioner Meshier  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

- F.1** Consider approval of the minutes for the October 17, 2022, Planning and Zoning Commission meeting.
- F.2** Consider a 30-day extension request for the Red Bud Office Subdivision Replat, generally located west of Red Bud Ln and north of Gattis School Rd. Case No. FP2208-001
- F.3** Consider a 30-day extension request for the Lakeridge Hwy 79 Preliminary Plat, generally located south of E Palm Valley Blvd and west of AW Grimes Blvd. Case No. PP2207-002
- F.4** Consider a 30-day extension request for the Ramendu Duplex Preliminary Plat, generally located southwest of the intersection of W Nash St and Mandell St. Case No. PP2209-001
- F.5** Consider a 30-day extension request for the Ramendu Duplex Final Plat, generally located southwest of the intersection of W Nash St and Mandell St. Case No. FP2209-001

**ZONING:**

- G.1** Consider public testimony regarding, and a recommendation concerning the request filed by Consort Inc, on behalf of property owner Hesters Crossings Apts Holdings LLC, to rezone 4.12 acres of land from the C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as Hesters 4 PUD, generally located at the northwest corner of Hesters Crossing Rd and Rawhide Dr. Case No. ZON2210-002

*Lindsay Darden, Senior Planner, made the staff presentation.*

*The Applicant was available to answer questions.*

*Applicant representative made a brief presentation and was available to answer questions.*

*Chair Henderson opened the hearing for public testimony. The following citizens spoke during public hearing regarding the PUD:*

- 1. Brent Campbell, 2615 Brunston Ct, Round Rock, TX 78681*
- 2. Stephanie Simon, 500 Hesters Crossing Rd, Unit 201, Round Rock TX 78681*

**A motion was made by Clawson, seconded by Alternate Vice Chair Wendt, to recommend for City Council Approval. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Clawson  
Commissioner Dominguez  
Commissioner Emerson  
Commissioner Meshier  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**CODE AMENDMENTS**

**H.1** Consider public testimony regarding, and a recommendation concerning the proposed amendment to the to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code, Section 4-14 to remove duplicate language regarding the subdivision inspection fee.

*Joe Wyman, Senior Planner, made the staff presentation.*  
*Chair Henderson opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Commissioner Bone, seconded by Commissioner Dominguez, to recommend for City Council approval. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Clawson  
Commissioner Dominguez  
Commissioner Emerson  
Commissioner Meshier  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**OTHER ACTION ITEMS:**

**I.1** Consider approval of the 2023 Planning and Zoning Commission meeting schedule.

*Brad Wiseman, Planning & Development Services Director, made the staff presentation.*

**A motion was made by Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the meeting schedule. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Clawson  
Commissioner Dominguez  
Commissioner Emerson  
Commissioner Meshier  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**I.2** Consider annual review of the Rules of Procedure.

*Brad Wiseman, Planning & Development Services Director, made the staff presentation.*

**A motion was made by Commissioner Rabaey, seconded by Alternate Vice Chair Clawson, to approve the Rules of Procedure. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Clawson  
Commissioner Dominguez  
Commissioner Emerson  
Commissioner Meshier  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**STAFF REPORT:**

**J.1** Consider an update regarding Council actions related to Planning and Zoning items.

*Brad Wiseman, Planning & Development Services Director, made the staff presentation.*

**ADJOURNMENT**

*There being no further business, Chairman Henderson adjourned the meeting at 7:44 PM.  
Respectfully Submitted,*

*Cecilia Chapa, Planning Technician*