

City of Round Rock

Meeting Minutes

Planning and Zoning Commission

Wednesday, December 6, 2023

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, December 6, 2023, in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Wendt called the meeting to order at 6:00 PM.

B. ROLL CALL

Present 7 - Chairman Rob Wendt
Alternate Vice Chair Casey Clawson
Commissioner Paul Emerson
Commissioner Jennifer Henderson
Commissioner Scott Huckabay
Commissioner Wallis Meshier
Commissioner Richard Pumphrey
Absent 2 - Vice Chair J. Hollis Bone
Commissioner Aaron Dominguez

C. PLEDGES OF ALLEGIANCE

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

D. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

E. CONSENT AGENDA:

Item E.3 was pulled from the Consent agenda and was enacted by a separate vote.

- E.1** Consider approval of the minutes for the November 15, 2023, Planning and Zoning Commission meeting.
- E.2** Consider a 30-day extension request for the replat of 9.73 acres of Lot 1a & 2a, Block A, YMCA of Greater Williamson County Round Rock Branch: A Final Plat of 3.209 acres and a Replat of Lot 2 Sweetbriar II Addition and Clearwater Subdivision; and Lot 2, correction to Amended Plat of Sirloin Stockade Subdivision; and YMCA of Greater Williamson County, generally located west of N Mays St and north of W Bowman Dr. Case No. FP2301-003

A motion was made by Commissioner Henderson, seconded by Alternate Vice Chair Clawson, to approve items E.1 and E.2 from the Consent Agenda. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Emerson
Commissioner Henderson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey
Nay: 0
Absent: 2 - Vice Chair Bone
Commissioner Dominguez

E.3 Consider a 30-day extension request for the Morris McNeil Replat, generally located on the north side of McNeil Rd and west of Old Austin Rock Rd. Case No. RP23-000002

Due to a conflict of interest, Commissioner Henderson abstained from voting on item E.3.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Pumphrey, to approve item E.3 from the Consent Agenda. The motion passed by the following vote:

Aye: 6 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Dominguez

Abstain: 1 - Commissioner Henderson

F. PLATTING AND ZONING:

F.1 Consider approval of the Verona Preliminary Plat, generally located east of CR 110 and South of Avery Nelson Pkwy. Case No. PP23-000009

Dalton Dueitt, Planner, made the staff presentation. The applicant was available to answer questions.

A motion was made by Commissioner Henderson, seconded by Commissioner Huckabay, to approve the Preliminary Plat as conditioned. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Emerson
Commissioner Henderson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Dominguez

F.2 Consider approval of the Cypress Addition Replat, generally located south of Oakmont Dr and east and west of N Mays St. Case No. RP23-000005

Cait Reeves, Principal Planner, made the staff presentation. The applicant was available to answer questions. Due to a conflict of interest, Chair Wendt and Alternate Vice Chair Clawson abstained from discussion and voting on item F.2.

A motion was made by Commissioner Henderson, seconded by Commissioner Emerson, to approve the Replat as conditioned. The motion passed by the following vote:

Aye: 5 - Commissioner Emerson
Commissioner Henderson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Dominguez

Abstain: 2 - Chairman Wendt
Alternate Vice Chair Clawson

F.3 Consider approval of the Sunrise Luxury Living Final Plat, generally located on the west side of Sunrise Rd and south of Luther Peterson Pl. Case No. FP23-000009

Cait Reeves, Principal Planner, made the staff presentation. The applicant was available to answer questions.

A motion was made by Commissioner Henderson, seconded by Commissioner Meshier, to approve the Final Plat as conditioned. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Emerson
Commissioner Henderson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Dominguez

F.4 Consider public testimony regarding, and a recommendation concerning the request filed by HD Brown Consulting on behalf of the property owner, Amazon.com Services LLC, for the original zoning of approximately 149.34 acres of land to Planned Unit Development (PUD) to be known as CR 172 PUD, generally located north of SH 45 and west of CR 172. Case No. PUD23-00006

Principal Planner, made the staff presentation. The applicant made a brief presentation and was available to answer questions. Chairman Wendt opened the hearing for public testimony. The following citizens spoke during the public hearing regarding the Zoning:

1. Karen Kupecki, 901 Oakridge Dr, Round Rock, TX 78681
2. Brian Willis, 1503 Blanchard Dr, Round Rock, TX 78681
3. James Dunklin, 1218 Creekview Dr, Round Rock, TX 78681
4. Maribeth Ray, 1403 Deep Wood, Round Rock, TX 78681
5. Karen Killian, 1803 W Messick Loop, Round Rock, TX 78681
6. Rod Morgan, 1307 Wood Rock Dr, Round Rock, TX 78681
7. TJ Mcarty, 1303 Wood Rock Dr, Round Rock, TX 78681
8. Keaton Munsterman, 1502 Woodgreen Dr, Round Rock, TX 78681

At 7:08 pm, a motion was made by Commissioner Henderson, seconded by Alternate Vice Chair Clawson, to go into a 5 minute break. The meeting resumed at 7:13 pm.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Henderson, to recommend for City Council approval. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Emerson
Commissioner Henderson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Dominguez

G. STAFF REPORT:

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

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

H. ADJOURNMENT

There being no further business, Chairman Wendt adjourned the meeting at 7:59 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison