



# City of Round Rock

## Meeting Minutes - Draft Planning and Zoning Commission

Wednesday, May 20, 2020

### SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Commissioners were present in the chamber while others attended the meeting via videoconferencing.

This meeting was able to be viewed live online at [www.roundrocktexas.gov/replay](http://www.roundrocktexas.gov/replay) or [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), or viewed on Spectrum Channel 10 and U-Verse Channel 99.

Members of the public that wish to speak during citizen communication or a public hearing were able to do so by registering ahead of time via the link provided in the calendar entry for this meeting.

### CALL MEETING TO ORDER

*The Planning and Zoning Commission for the City of Round Rock met on Wednesday, May 20, 2020 in the City Council Chambers located at 221 E. Main Street. Chairman Pavliska called the meeting to order at 6:01 PM.*

### ROLL CALL

<b>Present</b>	8 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Paul Emerson Commissioner Jennifer Sellers Commissioner Rob Wendt
<b>Absent</b>	0

### PLEDGES OF ALLEGIANCE

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

### CITIZEN COMMUNICATION

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

**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 the considered separately.*

**A motion was made by Commissioner Emerson seconded by Vice Chair Henderson to approve the Consent Agenda. The motion carried by the following vote:**

- Aye:** 8 - Chairman Pavliska  
 Vice Chair Henderson  
 Alternate Vice Chair Rabaey  
 Commissioner Bryan  
 Commissioner Clawson  
 Commissioner Emerson  
 Commissioner Sellers  
 Commissioner Wendt

**Nay:** 0

**Absent:** 0

**E.1**    [PZ-2020-058](#)            Consider approval of the minutes for the May 6, 2020, Planning and Zoning Commission meeting.

**This item was approved on the Consent Agenda.**

**E.2**    [PZ-2020-061](#)            Consider a 30-day extension request for the Ramendu Duplex at Round Rock Preliminary Plat, generally located west of Mandell St.; in between W. Nash St., and W. Logan St. Case No. PP2004-001

**This item was approved on the Consent Agenda.**

**PLATTING AND ZONING:**

**F.1**    [PZ-2020-059](#)            Consider public testimony regarding, and approval concerning the request filed by WGI, Inc., on behalf of the property owner, Micro-Bac International, Inc., to Replat Lot 1, of the Micro-Bac International Subdivision, generally located on Chisholm Trail Rd.; west side of IH-35 Case No. FP2004-006 .

*Caitlyn Reeves, Planner made the staff presentation. Developer representatives were available on video conferencing to answer questions.*

*Chairman Pavliska opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the Replat. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt

**Nay:** 0

**Absent:** 0

**F.2** [PZ-2020-060](#)

Consider public testimony regarding, and approval concerning the request filed by Abram Dashner, RPLS, LLC, on behalf of the property owner, QuikTrip Corporation, to Replat Lot 18, Block A of the QuikTrip No. 4134 Subdivision, generally located on the northeast corner of the intersection of Mayfield Ranch Blvd. and RM 1431. Case No. FP2004-004

*Juan Enriquez, Planner, made the staff presentation. Applicant representative was available on video conferencing to answer any questions.*

*Chairman Pavliska opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Clawson, to approve the Replat. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt

**Nay:** 0

**Absent:** 0

**F.3**     [PZ-2020-062](#)

Consider public testimony regarding, and a recommendation concerning the request filed by Cornerstone Associates, LLC, on behalf of the property owners, Webster-Brostad Family Revocable Trust, et al., for the original zoning of 7.65 acres to the SR (Senior) zoning district, generally located on the northeast corner of Red Bud Ln. and Doris Ln. Case No. ZON2004-002

*Clyde Von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available on video conferencing to answer any questions.*

*Chairman Pavliska opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Commissioner Wendt, seconded by Commissioner Sellers, to approve the Zoning recommendation. The motion carried by the following vote:**

- Aye:** 8 - Chairman Pavliska  
 Vice Chair Henderson  
 Alternate Vice Chair Rabaey  
 Commissioner Bryan  
 Commissioner Clawson  
 Commissioner Emerson  
 Commissioner Sellers  
 Commissioner Wendt

**Nay:** 0

**Absent:** 0

**F.4**     [PZ-2020-063](#)

Consider public testimony regarding, and a recommendation concerning the request filed by M&S Engineering, on behalf of the property owners, EOC Holdings, LLC, for approval of the original zoning of 7.71 acres of land to Planned Unit Development (PUD) to be known as the Vermeer/Bobcat PUD, generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. ZON2004-003

*Commissioner Henderson abstained from discussion and vote on this item.*

*Clyde Von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available on video conferencing to answer any questions.*

*Chairman Pavliska opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Clawson, to approve the Zoning recommendation. The motion carried by the following vote:**

**Aye:** 7 - Chairman Pavliska  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt

**Nay:** 0

**Absent:** 0

**Abstain:** 1 - Vice Chair Henderson

**RECOMMENDATIONS:**

**G.1** [PZ-2020-064](#)

Consider public testimony regarding, and a recommendation for the proposed Round Rock 2030 Comprehensive Plan.

*Joelle Jordan, Principal Planner, made the staff presentation.*

*Chairman Pavliska opened the hearing for public testimony.  
Nancy Smith, 1508 Circle Drive, Round Rock spoke regarding the need for sidewalks in her neighborhood.  
There being no further testimony, the public hearing was closed.*

**A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the Recommendation. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt

**Nay:** 0

**Absent:** 0

**STAFF REPORT:**

**H.1** [PZ-2020-065](#)

Consider an update regarding City 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 Pavliska adjourned the meeting at 6:58 PM.*

*Respectfully Submitted,*

*Sara L. White, City Clerk*