



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, September 18, 2024

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 18, 2024, 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
Vice Chair J. Hollis Bone
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Wallis Meshier
Commissioner Amir Memic

Absent 2 - Alternate Vice Chair Casey Clawson
Commissioner Richard Pumphrey

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. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the June 26, 2024, Planning and Zoning Commission meeting.

A motion was made by Commissioner Emmerson, seconded by Commissioner Huckabay, to approve the meeting minutes. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
 Vice Chair Bone
 Commissioner Dominguez
 Commissioner Emerson
 Commissioner Huckabay
 Commissioner Meshier
 Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
 Commissioner Pumphrey

F. ZONING:

F.1 Consider public testimony regarding, and a recommendation concerning the request filed by Lupine Development & Consulting LLC, on behalf of the property Owner, Han Tran, for the amendment of the Round Rock 2030 Comprehensive Plan to designate approximately 1.55 acres of land for Mixed-Use, generally located north of E Old Settlers Blvd and East of Fairview Dr. Case No. CPF24-00001

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

The following citizens spoke during the public hearing:

- 1) Karen K Choate, 20 Fairview Dr, Round Rock, Tx 78665
- 2) De Leon, Raymond, 701 Fairview Dr, Round Rock, Tx 78665
- 3) Durvasula, Srinivas, 7 Fairview Dr, Round Rock, Tx 78665
- 4) Auksel, Jeffrey, 4 Fairview Dr, Round Rock, Tx 78665
- 5) Rasoul Poursmaeili, 5 Fairview Dr, Round Rock, Tx 78665

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

Aye: 7 - Chairman Wendt
 Vice Chair Bone
 Commissioner Dominguez
 Commissioner Emerson
 Commissioner Huckabay
 Commissioner Meshier
 Commissioner Memic

Nay: 0

Absent: 2 - Alternate Vice Chair Clawson
 Commissioner Pumphrey

F.2 Consider public testimony regarding, and a recommendation concerning the request filed by Lupine Development & Consulting LLC, on behalf of the property Owner, Han Tran, for the original zoning of approximately 1.55 acres of land to the MU-R (Mixed-Use Redevelopment and Small Lot) district, generally located north of E Old Settlers Blvd and East of Fairview Dr. Case No. ZON24-00006

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

The following citizens spoke during the public hearing:

1) Karen K Choate, 20 Fairview Dr, Round Rock, Tx 78665

2) Durvasula, Srinivas, 7 Fairview Dr, Round Rock, Tx 78665

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

- Aye:** 7 - Chairman Wendt
 Vice Chair Bone
 Commissioner Dominguez
 Commissioner Emerson
 Commissioner Huckabay
 Commissioner Meshier
 Commissioner Memic

Nay: 0

- Absent:** 2 - Alternate Vice Chair Clawson
 Commissioner Pumphrey

G. CODE AMENDMENTS

G.1 Consider public testimony regarding, and a recommendation concerning the proposed amendments to the Code of Ordinances City of Round Rock, Texas, 2018, Part III - Zoning and Development Code, to combine the Utilities and Environmental Services Department and the Transportation Department into a single Public Works Department. Case No. TAM24-00002

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

- Aye:** 7 - Chairman Wendt
 Vice Chair Bone
 Commissioner Dominguez
 Commissioner Emerson
 Commissioner Huckabay
 Commissioner Meshier
 Commissioner Memic

Nay: 0

- Absent:** 2 - Alternate Vice Chair Clawson
 Commissioner Pumphrey

H. STAFF REPORT:

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

Bradley Dushkin, Planning and Development Services Director, made the staff presentation.

I. ADJOURNMENT

There being no further business, Chairman Wendt adjourned the meeting at 6:58 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison