



# City of Round Rock

## Meeting Minutes - Draft

### Planning and Zoning Commission

Wednesday, August 16, 2023

#### A. CALL MEETING TO ORDER

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, August 16, 2023 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Vice Chair Bone called the meeting to order at 6:00 PM.*

#### B. ROLL CALL

**Present** 7 - Vice Chair J. Hollis Bone  
Alternate Vice Chair Casey Clawson  
Commissioner Aaron Dominguez  
Commissioner Jennifer Henderson  
Commissioner Wallis Meshier  
Commissioner Jennifer Sellers  
Commissioner Scott Huckabay

**Absent** 2 - Chairman Rob Wendt  
Commissioner Paul Emerson

#### C. PLEDGES OF ALLEGIANCE

*Vice Chair Bone led the following Pledges of Allegiance:  
United States  
Texas*

#### D. CITIZEN COMMUNICATION

*There were no citizens wishing to speak during citizen communication.*

#### E. CONSENT AGENDA:

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

**Aye:** 7 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Henderson  
 Commissioner Meshier  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 0

**Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

- E.1** Consider approval of the minutes for the August 2, 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
- E.3** Consider a 30-day extension request for the NEC US 79 and CR 110 Subdivision Final Plat, generally located north of US 79 and east of CR 110. Case No. FP2303-002
- E.4** Consider a 30-day extension request for the Settlers Park Junction Preliminary Plat, generally located south of CR 122 and west of CR 110. Case No. PP23-000004
- E.5** Consider a 30-day extension request for the Settlers Park Junction Final Plat, generally located south of CR 122 and west of CR 110. Case No. FP23-000004
- E.6** Consider a 30-day extension request for the Sunrise Luxury Living Preliminary Plat, generally located on the west side of Sunrise Rd and south of Luther Peterson Pl. Case No. FP23-000005

**F. ZONING:**

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Metcalfe Wolff Stuart & Williams, LLP, on behalf of property owner, Responsive Education Solutions, to amend the Round Rock 2030 Comprehensive Plan to designate approximately 13.32 acres of land for Industrial land use, generally located south of E Old Settlers Blvd and west of the Mogan ROW. Case No. CPF23-00003

*Alice Guajardo, Sr. Planner, made the staff presentation for items F.1 and F.2. The Applicant was available to answer questions.*

*Vice Chair Bone opened the hearing for public testimony regarding item F1.*

*The following citizens spoke during the public hearing regarding the proposed FLUM amendment:*

- 1) Abel Garcia, 1613 Balsam Way, Round Rock, TX 78665*
- 2) Justin Tankersley, 225 Chandler Crossing Trl, Round Rock, TX 78665*
- 3) Deborah Mosenbar, 227 Chandler Crossing Trl, Round Rock, TX 78665*
- 4) Sierra and Shayne McMillen, 202 Chandler View Trail, Round Rock, TX 78665*
- 5) Ricardo Ramos, 718 Ranier Ln, Round Rock, TX 78665*

*There being no further testimony, the public hearing was closed.*

*Vice Chair Bone opened the hearing for public testimony regarding item F2.*

*There being none, the public hearing was closed.*

*Items F.1 and F.2 were enacted by two separate motions.*

**A motion was made by Commissioner Henderson, seconded by Alternate Vice Chair Clawson, to recommend item F.1 for City Council approval. The motion passed by the following vote:**

**Aye:** 6 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Henderson  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 1 - Commissioner Meshier

**Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**F.2** Consider public testimony regarding, and a recommendation concerning the request filed by Metcalfe Wolff Stuart & Williams, LLP, on behalf of property owner, Responsive Education Solutions, to rezone 29.74 acres of land from BP (Business Park) to the LI (Light Industrial) district, generally located south of E Old Settlers Blvd and west of the Moka ROW. Case No. ZON23-00004

**A motion was made by Commissioner Henderson, seconded by Commissioner Huckabay, to recommend item F.2 for City Council approval. The motion passed by the following vote:**

**Aye:** 6 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Henderson  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 1 - Commissioner Meshier

**Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**F.3** Consider public testimony regarding, and a recommendation concerning the request filed by Henderson Professional Engineers, on behalf of property owner, 1110 McNeil LLC, to amend the Round Rock 2030 Comprehensive Plan to designate approximately 0.50 acres of land for mixed land use, generally located on the north side of McNeil Rd and west of Old Austin Rock Rd. Case No. CPF23-00004

*Dalton Dueitt, Sr. Planner, made the staff presentation for items F.3 and F.4. The Applicant was available to answer questions.*

*Due to a conflict of interest, Commissioner Henderson abstained from discussion and voting on items F.3 and F.4.*

*Vice Chair Bone opened the hearing for public testimony regarding item F.3.  
 There being none, the public hearing was closed.*

*Vice Chair Bone opened the hearing for public testimony regarding item F.4. There being none, the public hearing was closed.*

*Items F.3 and F.4 were enacted by two separate motions.*

**A motion was made by Commissioner Dominguez, seconded by Commissioner Sellers, to recommend item F.3 for City Council approval. The motion passed by the following vote:**

**Aye:** 6 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Meshier  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 0

**Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**Abstain:** 1 - Commissioner Henderson

**F.4** Consider public testimony regarding, and a recommendation concerning the request filed by Henderson Professional Engineers, on behalf of property owner, 1110 McNeil LLC, to rezone approximately 0.50 acres of land from SF-2 (Single-Family - Standard Lot) to the MU-R (Mixed-Use Redevelopment and Small Lot) district, generally located on the north side of McNeil Rd and west of Old Austin Rock Rd. Case No. ZON23-00005

**A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Sellers, to recommend item F.4 for City Council approval. The motion passed by the following vote:**

**Aye:** 6 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Meshier  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 0

**Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**Abstain:** 1 - Commissioner Henderson

**F.5** Consider public testimony regarding, and a recommendation concerning the request filed by Henderson Professional Engineers, on behalf of property owner, Mangarca Development Company, to amend the Round Rock 2030 Comprehensive Plan to designate 1.31 acres of land for residential land use, generally located west of S Mays St and north of Nash St. Case No. CPF23-00005

*Cait Reeves, Principal Planner, made the staff presentation for items F.5 and F.6. The Applicant was available to answer questions.*

*Due to a conflict of interest, Commissioner Henderson abstained from discussion and voting on items F.5 and F.6.*

*Vice Chair Bone opened the hearing for public testimony regarding item F.5. There being none, the public hearing was closed.*

*Vice Chair Bone opened the hearing for public testimony regarding item F.6. There being none, the public hearing was closed.*

*Items F.5 and F.6 were enacted by two separate motions.*

**A motion was made by Commissioner Dominguez, seconded by Commissioner Sellers, to recommend item F.5 for City Council approval. The motion passed by the following vote:**

- Aye:** 7 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Henderson  
 Commissioner Meshier  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 0

- Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**F.6** Consider public testimony regarding, and a recommendation concerning the request filed by Henderson Professional Engineers, on behalf of property owner, Mangarca Development Company, to rezone 1.31 acres of land from SF-2 (Single-Family - Standard Lot) to the TH (Townhouse) district, generally located west of S Mays St and north of Nash St. Case No. ZON23-00006

**A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Meshier, to recommend item F.6 for City Council approval. The motion passed by the following vote:**

- Aye:** 7 - Vice Chair Bone  
 Alternate Vice Chair Clawson  
 Commissioner Dominguez  
 Commissioner Henderson  
 Commissioner Meshier  
 Commissioner Sellers  
 Commissioner Huckabay

**Nay:** 0

- Absent:** 2 - Chairman Wendt  
 Commissioner Emerson

**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, Vice Chair Bone adjourned the meeting at 7:34 PM.  
Respectfully Submitted,*

*Cecilia Chapa, Planning & Zoning Commission Liaison*