

# City of Round Rock

## Meeting Minutes

### Planning and Zoning Commission

Wednesday, October 18, 2023

**CALL MEETING TO ORDER**

*The Planning & Zoning Commission for the City of Round Rock met on Wednesday, October 18, 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.*

**ROLL CALL**

**Present** 9 - Chairman Rob Wendt  
Vice Chair J. Hollis Bone  
Alternate Vice Chair Casey Clawson  
Commissioner Aaron Dominguez  
Commissioner Paul Emerson  
Commissioner Jennifer Henderson  
Commissioner Scott Huckabay  
Commissioner Wallis Meshier  
Commissioner Richard Pumphrey

**Absent** 0

**PLEDGES OF ALLEGIANCE**

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

**CITIZEN COMMUNICATION**

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

**CONSENT AGENDA:**

- E.1** Consider approval of the minutes for the September 20, 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 Commissioner Huckabay, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Nay:** 0  
**Absent:** 0

**PLATTING AND ZONING:**

- F.1** Consider approval of the Switch Round Rock Preliminary Plat, generally located west of S A.W. Grimes and north of Louis Henna Blvd. Case No. PP23-000007

*Matt Johnson, Senior Planner, made the staff presentation.*

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

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

**Nay:** 0

**Absent:** 0
- F.2** Consider approval of the Sunrise Luxury Living Preliminary Plat, generally located on the west side of Sunrise Rd and south of Luther Peterson Pl. Case No. PP23-000005

*Dalton Dueitt, Senior Planner, made the staff presentation.*

**A motion was made by Vice Chair Bone, seconded by Alternate Vice Chair Clawson, to approve the Preliminary Plat including conditions. The motion passed by the following vote:**

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

**Nay:** 0

**Absent:** 0
- F.3** Consider approval of 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

*Dalton Dueitt, Senior Planner, made the staff presentation. The Applicant was available to answer questions.*

**A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Pumphrey, to approve the Final Plat including conditions. The motion passed by the following vote:**

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

**Nay:** 0

**Absent:** 0

*A revision was made to the description of items F.4 and F.5 to reflect the correct acreage of 9.40 acres instead of 11.76 acres as indicated on the agenda that was originally posted.*

- F.4** Consider public testimony regarding, and a recommendation concerning the request filed by property owner, Stephanie Kerpsack, to amend the Round Rock 2030 Comprehensive Plan to designate for commercial land use approximately 11.76 acres of land, generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd. Case No. CPF23-00006

*Alice Guajardo, Senior Planner, made the staff presentation for items F.4 and F.5. One staff presentation was done for items F.4 and F.5 as they pertained to the same tract. The Applicant was available to answer questions.*

*Chairman Wendt opened the hearing for public testimony regarding item F.4. There being none, the public hearing was closed.*

*Chairman Wendt opened the hearing for public testimony regarding item F.5. There being none, the public hearing was closed.*

**A motion was made by Commissioner Henderson, seconded by Commissioner Meshier, to recommend item F.4 for City Council approval. The motion passed by the following vote:**

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

**Nay:** 0

**Absent:** 0

- F.5** Consider public testimony regarding, and a recommendation concerning the request filed by property owner, Stephanie Kerpsack, to rezone approximately 11.76 acres of land from PUD to the C-1a (General Commercial - Limited) district, generally located southeast of the intersection of Round Rock Ave and Chisholm Trail Rd. Case No. ZON23-00009

**A motion was made by Vice Chair Wendt, seconded by Alternate Vice Chair Clawson, to recommend item F.5 for City Council approval. The motion passed by the following vote:**

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

**Nay:** 0

**Absent:** 0

**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.*

**ADJOURNMENT**

*There being no further business, Chairman Wendt adjourned the meeting at 6:35 PM.*

*Respectfully Submitted,*

*Cecilia Chapa, Planning & Zoning Commission Liaison*