



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda

Chairman David Pavliska  
Vice Chair Rob Wendt  
Alternate Vice Chair Jennifer Henderson  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, March 7, 2018

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-019](#) [Consider approval of the minutes for the February 21, 2018 Planning and Zoning Commission meeting.](#)

**E. PLATTING AND ZONING:**

- E.1 [PZ-2018-020](#) [Consider public testimony and a recommendation concerning the request filed by Armbrust & Brown, PLLC, on behalf of the property owner SPG Round Rock NS, LP, for Amendment No. 4 to Planned Unit Development No. 61 \(Simon North PUD\) to allow for multi-family residential use on 11.58 acres, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. ZON1801-001](#)
- E.2 [PZ-2018-021](#) [Consider public testimony and a recommendation concerning the request filed by Thrower Design, on behalf of the property owner Mildred Sauls, for the original zoning of 41.21 acres to SF-3 \(Single-family - Mixed lot\) zoning district to allow for single-family residential, generally located at the southwest corner of Creek Bend Blvd. and Hairy Man Rd. Case No. ZON1802-001](#)
- E.3 [PZ-2018-022](#) [Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 117.53 acres of land \(The Bison Tract No. 1\) from PUD No. 91 \(Planned Unit Development\) to Planned Unit Development to be known as the Kalahari PUD, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1707-001](#)

- E.4     [PZ-2018-023](#)     [Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the rezoning of 61.50 acres of land \(The Keller/Johnson Tract\) and 156.77 acres of land \(The Krienke Tract\) from AG \(Agricultural\) zoning district to PUD \(Planned Unit Development\) to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-004](#)
- E.5     [PZ-2018-024](#)     [Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, for the original zoning of 1.5 acres of land \(The Boyles Tract\) to Planned Unit Development to be known as the Kalahari PUD, generally located southeast of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-006](#)
- E.6     [PZ-2018-025](#)     [Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 9.80 acres of land \(The Bison Tract No. 4\) from PUD No. 91 \(Planned Unit Development\) to Planned Unit Development to be known as the Kalahari Commercial PUD, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-002](#)
- E.7     [PZ-2018-026](#)     [Consider public testimony and a recommendation concerning the request filed by Vining and Associates, Inc. on behalf of the City of Round Rock, to rezone 0.04 acres of land \(The Bison Tract No. 2\) and 4.61 acres of land \(The Bison Tract No. 3\) from PUD No. 91 \(Planned Unit Development\) to C1-a \(General Commercial - limited\) zoning district, generally located southwest of the intersection of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. ZON1802-005](#)
- E.8     [PZ-2018-027](#)     [Consider approval of the Kalahari Preliminary Plat, generally located east and west of S. Kenney Fort Blvd. Case No. PP1802-001](#)
- E.9     [PZ-2018-028](#)     [Consider approval of the Kalahari Final Plat, generally located at the southeast corner of E. Palm Valley Blvd. and S. Kenney Fort Blvd. Case No. FP1802-003](#)

**F.     STAFF REPORT:**

- F.1     [PZ-2018-029](#)     [Consider an update regarding Council actions related to Planning and Zoning items.](#)

**G.     ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 1st day of March 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*