



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 Michelle Ly
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, December 5, 2018

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2018-123](#) [Consider approval of the minutes for the November 7, 2018 Planning and Zoning Commission meeting.](#)

E. PLATTING AND ZONING:

- E.1 [PZ-2018-124](#) [Consider public testimony and a recommendation concerning the request for the approval of an H \(Historic Overlay\) zoning district for a portion of the property at 704 E. Main St., generally located northwest of the intersection of E. Main St. and N. Georgetown St. Case No. ZON1811-001](#)
- E.2 [PZ-2018-125](#) [Consider public testimony and action concerning the request filed by B-Squared Engineering, on behalf of the property owner Round Rock Islamic Center, for approval of a Concept Plan to be known as Round Rock Islamic Center Concept Plan, generally located west of Windy Park Dr. Case No. CP1801-002](#)
- E.3 [PZ-2018-126](#) [Consider public testimony and action concerning the request filed by LJA Engineering, Inc., on behalf of the property owner, 1493 Round Rock, LLC, for approval of a Concept Plan to be known as 3651 N. I-35 Retail Concept Plan, generally located southeast of the intersection of RM 1431 and N IH 35. Case No. CP1811-001](#)

- E.4 [PZ-2018-127](#) [Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, to amend the 2020 General Plan and Future Land Use Map to modify the land use designation of 7.5 acres of land from residential to commercial use, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. GP1811-001](#)
- E.5 [PZ-2018-128](#) [Consider public testimony and a recommendation concerning the request filed by Waeltz & Prete, Inc. on behalf of the property owner, A&W Limited Partnership, for the original zoning of 7.5 acres of land to C-1a \(General Commercial Limited\) zoning district, generally located southeast of University Blvd. and east of Sunrise Rd. Case No. ZON1811-006](#)
- E.6 [PZ-2018-129](#) [Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to rezone 13.06 acres of land from SF-1 \(Single-Family - Large Lot\) zoning district to PF-3 \(Public Facilities - High Intensity\) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-004](#)
- E.7 [PZ-2018-130](#) [Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.51 acres of land to PF-3 \(Public Facilities - High Intensity\) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-002](#)
- E.8 [PZ-2018-131](#) [Consider public testimony and a recommendation concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, for the original zoning of 2.03 acres of land to PF-3 \(Public Facilities - High Intensity\) zoning district, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-003](#)
- E.9 [PZ-2018-132](#) [Consider public testimony and action concerning the request filed by Migl Engineering and Consulting, on behalf of the property owner, Catholic Diocese of Austin, to replat Lot 1, Block A, St. John Vianney Catholic Church Subdivision, generally located east of Sunrise Rd. and south of Luther Peterson Pl. Case No. FP1811-001](#)
- E.10 [PZ-2018-133](#) [Consider public testimony and a recommendation concerning the request filed by the property owner, Global Fundamentals, Inc., to rezone 17.81 acres of land from the C-1 \(General Commercial\) zoning district to the TH \(Townhouse\) zoning district, generally located west of Sunrise Rd. and south of Luther Peterson Pl. Case No. ZON1811-005](#)
- E.11 [PZ-2018-134](#) [Consider public testimony and a recommendation concerning the request filed by HKS Architects, on behalf of the property owners, David Leppin, Lee Ann Brunelli, and KDL Meadowcrest Partners, LP, for the rezoning of 12.91 acres of land, from PUD \(Planned Unit Development\) No. 107 to the PF-2 \(Public Facility\) zoning district, generally located Southeast of Louis Henna Blvd. and east of Greenlawn Blvd. Case No. ZON1811-007](#)

F. STAFF REPORT:

- F.1 [PZ-2018-135](#) [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 below, as authorized by Texas Government Code:

§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 29th day of November 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