



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda

Chairman David Pavliska  
Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Jennifer Sellers  
Commissioner Rob Wendt

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Wednesday, May 6, 2020

6:00 PM

City Council Chambers, 221 East Main St.

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#### SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Commissioners will be present in the chamber while others attended the meeting via videoconferencing.

This meeting can be viewed live online at [www.roundrocktexas.gov/replay](http://www.roundrocktexas.gov/replay) or [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), or viewed on Spectrum Channel 10 and U-Verse Channel 99.

Members of the public that wish to speak during citizen communication or a public hearing are able to register ahead of time via the link provided in the calendar entry for this meeting at [www.roundrocktexas.gov](http://www.roundrocktexas.gov).

#### A. CALL MEETING TO ORDER

#### B. ROLL CALL

#### C. PLEDGES OF ALLEGIANCE

#### D. CITIZEN COMMUNICATION

*[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]*

#### E. APPROVAL OF MINUTES:

- E.1 [PZ-2020-047](#) [Consider approval of the minutes of the April 15, 2020, Planning and Zoning Commission meeting.](#)

**F. PLATTING AND ZONING:**

- F.1 [PZ-2020-049](#) [Consider approval of the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003](#)
- F.2 [PZ-2020-048](#) [Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, on behalf of the property owner, Airco Mechanical, for the rezoning of 3.83 acres of land from the SF-2 \(Single-Family Standard Lot\) zoning district to the LI \(Light Industrial\) zoning district, generally located southwest of IH 35 and McNeil Rd. Case No. ZON2004-001](#)

**G. CODE AMENDMENTS**

- G.1 [PZ-2020-057](#) [Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-48 - Permitted Uses in the Employment and Industrial Districts, to include Research and Development as a permitted use in the OF-1 \(General Office\), OF-2 \(Mid-Rise Office\), BP \(Business Park\), LI \(Light Industrial\) and I \(Industrial\) zoning districts. Case No. ZON2004-001.](#)
- G.2 [PZ-2020-050](#) [Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-91 \(ee\) \(6\)\(d\) - Supplementary Use Standards, to revise the supplementary use standards for the MU-1 \(Mixed-Use -Historic Commercial Core\), MU-2 \(Mixed-Use - Downtown Medium Density\) and MU-R \(Mixed-Use - Redevelopment and Small Lot\) zoning districts to remove veterinary clinics. Case No. ZON2004-002](#)
- G.3 [PZ-2020-051](#) [Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-77 - Permitted Uses in the Mixed Use and PUD Districts, to include veterinary clinics for small animals in the MU-2 \(Mixed-Use - Downtown Medium Density\) and MU-R \(Mixed-Use - Redevelopment and Small Lot\) zoning districts.. Case No. ZON2004-003](#)
- G.4 [PZ-2020-052](#) [Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 1-50 - Definitions, to include a definition for 'view fencing.' Case No. ZON2004-004](#)
- G.5 [PZ-2020-053](#) [Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 8-35 - Lot Fences, to add a requirement for view fencing when abutting parks and trails. Case No. ZON2004-005](#)

- G.6 [PZ-2020-054](#) [Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Sections 2-20 - TH \(Townhouse\), 2-22 - MF-1 \(Multifamily - low density\), 2-23 - MF-2 \(Multifamily - medium density\), 2-71 - MU-1 \(Mixed-Use -Historic Commercial Core\), 2-72 - MU-2 \(Mixed-Use - Downtown Medium Density\), 2-73 - MU-L \(Mixed-Use - Limited\), 2-74 - MU-R \(Mixed-Use - Redevelopment and Small Lot\), 2-75 - MU-G \(Mixed-Use - Greenfield\) and 8-65 - Outdoor Storage and Display, to replace references to 'wrought iron' with 'view fencing'. Case No. ZON2004-006](#)

**H. PRESENTATION:**

- H.1 [PZ-2020-055](#) [Consider a presentation and discussion regarding the definition of a dwelling unit in the single-family zoning districts.](#)

**I. STAFF REPORT:**

- I.1 [PZ-2020-056](#) [Consider an update regarding Council actions related to Planning and Zoning items.](#)

**J. 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 1st day of May 2020 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*