



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda

Vice Chair Jennifer Henderson  
Alternate Vice Chair Greg Rabaey  
Commissioner J. Hollis Bone  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers  
Commissioner Rob Wendt

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Wednesday, April 7, 2021

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 in person and by video conference 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 City Council chambers while others may attend via Zoom video conferencing. Members of the public are able to speak during Citizen Communication and public hearings by attending the meeting in person in the City Council chambers, however those members of the public that do not want to attend the meeting in person are able to speak via videoconferencing.*

*This meeting is also viewable live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), and on Spectrum Channel 10 and U-Verse Channel 99.*

- 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. ELECTION OF OFFICERS:**

- E.1 [Consider the nomination and election of a Chairperson.](#)
- E.2 [Consider the nomination and election of a Vice Chairperson.](#)
- E.3 [Consider the nomination and election of an Alternate Vice Chairperson.](#)

**F. APPROVAL OF MINUTES:**

- F.1 [Consider approval of the minutes for the March 3, 2021 Planning and Zoning Commission meeting.](#)

**G. PLATTING AND ZONING:**

- G.1 [Consider public testimony regarding, and an approval concerning the request filed by Centerline Engineering and Consulting LLC, on behalf of the property owner, Affordable Shops & RV CR 119 Inc., for approval of a Concept Plan to be known as County Road 118 & 119 Corner Addition, generally located at the northwest corner of CR 119 and CR 118. Case No. CP2103-001.](#)
- G.2 [Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Burke Eagles Nest II LLC, to rezone 3.03 acres of land from the LI \(Light Industrial\) zoning district to the BP \(Business Park\) zoning district, generally located at the southeast intersection of Eagles Nest St and Cypress Blvd. Case No. ZON2103-002.](#)
- G.3 [Consider public testimony regarding, and a recommendation concerning the request filed by Johnathon Dickerson, on behalf of the property owner, Simon Property Group Illinois, LP, for Amendment No. 3 to Planned Unit Development No. 60 \(RR Premium Outlets PUD\) to allow for seasonal and holiday-focused events, generally located at the southeast corner of N IH 35 and Bass Pro Dr. Case No. ZON2103-005.](#)
- G.4 [Consider public testimony regarding, and a recommendation concerning the request filed by Cunningham-Allen, Inc., on behalf of the property owner, Karen Leppin Jones, to rezone 14.40 acres of land from the Planned Unit Development \(PUD\) No. 107 to a new Planned Unit Development \(PUD\) to be known as The Leppin Tract PUD, generally located at the northeast corner of Greenlawn Blvd and Pflugerville Pkwy. Case No. ZON2103-001.](#)
- G.5 [Consider public testimony regarding, and a recommendation concerning the request filed by the Drenner Group, PC, on behalf of the property owner, Scott Freid, for Amendment No. 1 to Planned Unit Development No. 74 \(Crossing at Palm Valley PUD\), generally located northeast of the intersection of E Palm Valley Blvd and N A.W. Grimes Blvd. Case No. ZON2103-004.](#)

**H. STAFF REPORT:**

- H.1 [Consider an update regarding Council actions related to Planning and Zoning items.](#)
- H.2 [Consider an update on abstention procedures.](#)

**I. 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 Meeting was posted on the 1st day of April 2021 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*