



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

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

Wednesday, October 20, 2021

6:00 PM

City Council Chambers, 221 East Main St.

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. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless requested by a commissioner in which event, the item will be removed from the Consent Agenda and considered separately.

- E.1 Consider approval of the minutes for the October 6, 2021 Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003
- E.3 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 3 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2109-002
- E.4 Consider a 30-day extension request for the Avery Centre East Phase 1, Sections 4 and 5 Final Plat, generally located south of CR 112 and west of CR 117. Case No. FP2109-003

F. STAFF REPORT:

- F.1 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 15th day of October 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



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, October 6, 2021

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, October 6, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 6:00 PM.

ROLL CALL

Present 8 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Aaron Dominguez
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Absent 1 - Commissioner Paul Emerson

PLEDGES OF ALLEGIANCE

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

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

CONSENT AGENDA:

All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items, and no items were removed from the Consent Agenda.

A motion was made by Commissioner Dominguez seconded by Alternate Vice Chair Wendt to approve the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Emerson

Approval of the Consent Agenda

E.1 Consider approval of the minutes for the September 15, 2021 Planning and Zoning Commission meeting.

The meeting minutes were approved on the Consent Agenda.

E.2 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003

This item was approved on the Consent Agenda.

E.3 Consider a 30-day extension request for the Warner Ranch Subdivision Phase 1, Block D, Replat of Lot 4-B, generally located south of Louis Henna Blvd and west of S A.W. Grimes. Case No. FP2108-001

This item was approved on the Consent Agenda.

EXTENSION REQUEST WITH PUBLIC HEARING:

F.1 Consider public testimony, and a 30-day extension request for the replat of Lot 1, Blk B of the Leif Johnson Subdivision, generally located southeast of the intersection of Greenlawn Blvd and IH 35. Case No. FP2108-003

Chairman Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

PLATTING AND ZONING:

G.1 Consider approval of the Wonder Drive Subdivision Preliminary Plat, generally located on the southwest corner of Wonder Dr. and Ledbetter St. Case No. PP2107-001

Matt Johnson, Planner, made the staff presentation.

A motion was made by Commissioner Sanchez-Adame, seconded by Commissioner Sellers, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 8 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Emerson

- G.2** Consider approval of the Homestead at Old Settlers Park Ph. 4 and Ph. 7 Final Plat, generally located south of E. Old Settlers Blvd, and north and south of Kenney Fort Blvd. Case No. FP2108-004

Matt Johnson, Planner, made the staff presentation.

A motion was made by Vice Chair Rabaey, seconded by Commissioner Bryan, to approve the Final Plat as presented. The motion passed by the following vote:

Aye: 8 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Emerson

- G.3** Consider public testimony regarding, and approval concerning the request filed by Spooner & Associates, on behalf of the property owner, IREG Univ Land Holdings, LLC, to replat Lots 1A and 1B, Blk A, of the Integrated Senior Living Subdivision, generally located south of University Blvd and west of Eagles Nest St. Case No. FP2109-001

Matt Johnson, Planner, made the staff presentation. The Applicant was available to answer questions.

Chairman Henderson opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Commissioner Bryan, seconded by Commissioner Sellers, to approve the Replat as presented. The motion passed by the following vote:

Aye: 8 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Emerson

- G.4** Consider public testimony, and a recommendation for approval concerning the request filed by property owner, Brooks Clark Learning, LLC, for the original zoning of the subject tract to General Office (OF-1), generally located on the north side of E Old Settlers Blvd and west of N Kenney Fort Blvd. Case No. ZON2109-001

Clyde von Rosenberg, Senior Planner, made the staff presentation. Applicant was available to answer questions.

Chairman Henderson opened the hearing for public testimony.

The following citizens spoke during the public hearing:

- Orlena Mehrabian, 3200 E Old Settlers Blvd, Round Rock, TX 78665

- Julianne Lake 2256 Bluffstone Dr, Round Rock, TX 78665

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sanchez-Adame, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 8 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Bryan
Commissioner Dominguez
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Emerson

PRESENTATION AND STAFF REPORT:

- H.1** Consider a presentation regarding residential development projects.

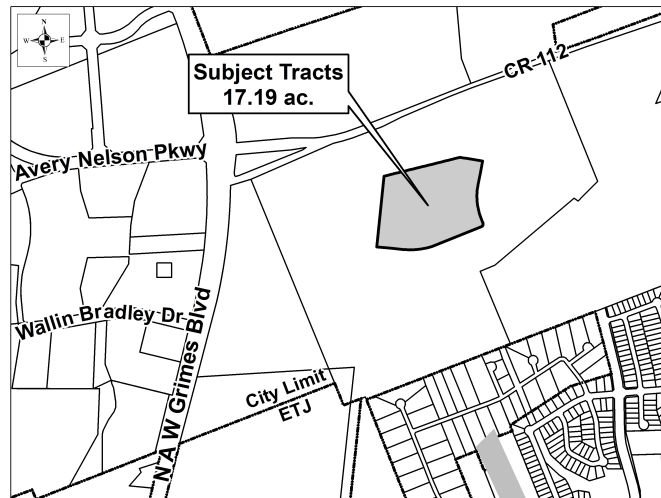
Cait Reeves, Senior Planner, made the staff presentation.

- H.2** Consider an update regarding Council actions related to Planning and Zoning items.

No report was given at this meeting.

ADJOURNMENT

**Avery Centre East Ph. 1 Sec. 2
FINAL PLAT FP2104-003**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION: PUD No. 84-

DESCRIPTION: 17.19 acres out of the Willis De Lopho, Survey, Abstract No. 173

CURRENT USE OF PROPERTY: Vacant and undeveloped

COMPREHENSIVE PLAN LAND USE DESIGNATION: Mixed use

ADJACENT LAND USE:

North: PUD No. 84 - Vacant
South: PUD No. 84 - Vacant
East: PUD No. 84 - Vacant
West: PUD No. 84 - Vacant

PROPOSED LAND USE: Townhouse residential

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi-Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS:

155

17.19

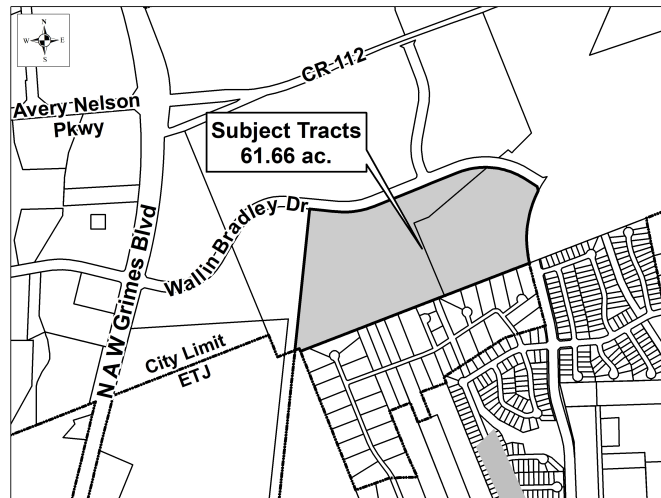
Owner:

Avery Ranch Company, LTD, et al
John S. Avery, Sr.
400 E Main St
Round Rock, TX 78664

Agent:

Pape-Dawson Engineers, Inc
Steve Crauford, P.E.
10801 N Mo-Pac Expwy
Bldg 3, Ste 200
Austin, TX 78759

**Avery Centre East Ph. 1 Sec. 3
FINAL PLAT FP2109-002**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 61.66 acres out of the Willis Deane, et al Survey, Abstract No. 173

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

PROPOSED LAND USE

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Medium Density:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS:

268

61.66

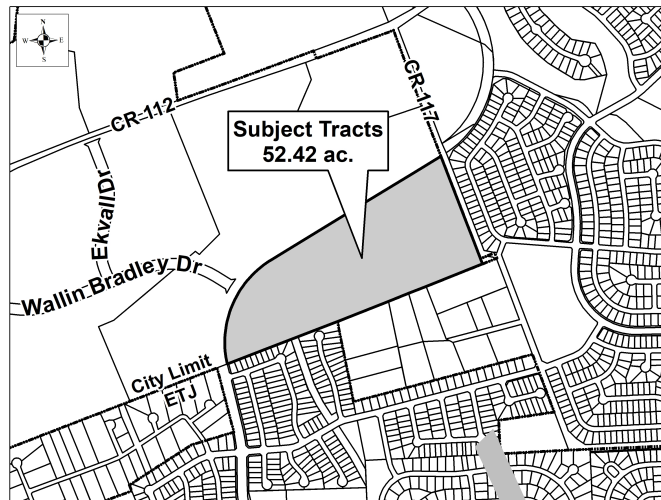
Owner:

Avery Ranch Company, LTD, et al
John S. Avery, Sr.
400 E Main St
Round Rock, TX 78664

Agent:

Pape-Dawson Engineers, Inc
Steve Crauford, P.E.
10801 N Mo-Pac Expwy
Bldg 3, Ste 200
Austin, TX 78759

**Avery Centre East Ph. 1 Sec. 4 & 5
FINAL PLAT FP2109-003**



CASE PLANNER: CAITLYN REEVES

REQUEST:

ZONING AT TIME OF APPLICATION:

DESCRIPTION: 52.42 acres out of the Willis Deaneho, Survey, Abstract No. 173

CURRENT USE OF PROPERTY:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

ADJACENT LAND USE:

North:
South:
East:
West:

PROPOSED LAND USE

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Medium Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0

TOTALS:

305

52.42

Owner:

Avery Ranch Company, LTD, et al
John S. Avery, Sr.
400 E Main St
Round Rock, TX 78664

Agent:

Pape-Dawson Engineers, Inc
Steve Crauford, P.E.
10801 N Mo-Pac Expwy
Bldg 3, Ste 200
Austin, TX 78759