



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman Rob Wendt

Vice Chair J. Hollis Bone

Alternate Vice Chair Casey Clawson

Commissioner Aaron Dominguez

Commissioner Paul Emerson

Commissioner Jennifer Henderson

Commissioner Scott Huckabay

Commissioner Wallis Meshier

Commissioner Richard Pumphrey

Wednesday, April 3, 2024

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 February 6, 2024, Planning and Zoning Commission meeting.

E.2 Consider a 30-day extension request for the Morris McNeil Replat, generally located on the north side of McNeil Rd and west of Old Austin Rock Rd. Case No. RP23-000002

E.3 Consider a 30-day extension request for the Gattis Retail Village Replat, generally located southeast of the intersection of Gattis School Rd and High Country Blvd. Case No. RP24-000002

E.4 Consider a 30-day extension request for the 2525 CR 172 Industrial Preliminary Plat, generally located north of SH 45 and west of CR 172. Case No. PP24-000003

- E.5 Consider a 30-day extension request for the 2525 CR 172 Industrial Final Plat, generally located north of SH 45 and west of CR 172. Case No. FP24-000001

F. ZONING:

- F.1 Consider public testimony regarding, and a recommendation concerning the request filed by the property owner, LSB D Round Rock 118, LLC, to amend the Round Rock 2030 Comprehensive Plan to designate for residential land use approximately 11.32 acres of land, generally located northwest of the intersection of CR 118 and SH 130. Case No. CPF24-00000
- F.2 Consider public testimony regarding, and a recommendation concerning the request filed by the property owner, LSB D Round Rock 118, LLC, for the original zoning of approximately 11.32 acres of land to MF-2 (Multifamily - Medium Density) district, generally located northwest of the intersection of CR 118 and SH 130. Case No. ZON24-00001

G. STAFF REPORT:

- G.1 Consider an update regarding Council actions related to Planning and Zoning items.

H. 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 29th day of March 2024 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Davetta Edwards, Deputy City Clerk



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, February 6, 2024

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Tuesday, February 6, 2024 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Wendt called the meeting to order at 6:00 PM.

B. ROLL CALL

Present 7 - Chairman Rob Wendt
Vice Chair J. Hollis Bone
Alternate Vice Chair Casey Clawson
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Richard Pumphrey

Absent 2 - Commissioner Jennifer Henderson
Commissioner Wallis Meshier

C. PLEDGES OF ALLEGIANCE

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

D. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

E. CONSENT AGENDA:

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Huckabay, to approve the Consent Agenda. The motion passed by the the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Henderson
Commissioner Meshier

E.1 Consider approval of the minutes for the December 6, 2023, Planning and Zoning Commission meeting.

E.2 Consider a 30-day extension request for the Morris McNeil Replat, generally located on the north side of McNeil Rd and west of Old Austin Rock Rd. Case No. RP23-000002

F. PLATTING AND ZONING:

F.1 Consider approval of the replat of 9.73 acres of Lot 1a & 2a, Block A, YMCA of Greater Williamson County Round Rock Branch: A Final Plat of 3.209 acres and a Replat of Lot 2 Sweetbriar II Addition and Clearwater Subdivision; and Lot 2, correction to Amended Plat of Sirloin Stockade Subdivision; and YMCA of Greater Williamson County, generally located west of N Mays St and north of W Bowman Dr. Case No. FP2301-003

Dalton Dueitt, Senior Planner, made the staff presentation.

The applicant was available to answer questions.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Emerson, to approve the replat as conditioned. The motion passed by the the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Henderson
Commissioner Meshier

F.2 Consider approval of the Westview Park Village Preliminary Plat, generally located on the southernmost section of Westview Dr. Case No. PP23-000012

Dalton Dueitt, Senior Planner, made the staff presentation.

The applicant was available to answer questions.

A motion was made by Vice Chair Bone, seconded by Commissioner Huckabay, to approve the preliminary plat as conditioned. The motion passed by the the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Henderson
Commissioner Meshier

- F.3** Consider public testimony regarding, and a recommendation concerning the request filed by MileStone Community Builders on behalf of the property owner, VPDF Sauls Ranch LLC, for the original zoning of approximately 42.54 acres of land to SF-3 (Single-Family - Mixed Lot) district, generally located south of Creek Bend Blvd and east of Wyoming Springs Dr. Case No. ZON24-00000

Alice Guajardo, Senior Planner, made the staff presentation. The applicant was available to answer questions.

Chairman Wendt opened the hearing for public testimony.

The following citizens spoke during the public hearing regarding the zoning:

1.- Tracy McKee, 2526 Falcon Dr, Round Rock, TX 78681

There being no further testimony, the public hearing was closed.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Pumphrey, to recommend for City Council approval. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Henderson
Commissioner Meshier

- F.4** Consider public testimony regarding, and a recommendation concerning the request filed by SEC Planning LLC on behalf of property owner, Texas Baptist Children's Home & Family Services Inc, to rezone approximately 112 acres of land from PF-3 to a PUD (Planned Unit Development) to be known as Texas Baptist Children's Home and Family Services PUD, generally located northeast of the intersection of E Palm Valley Blvd and N Mays St. Case No. PUD23-00005

Lindsay Darden, Principal Planner, made the staff presentation. The applicant was available to answer questions.

Chairman Wendt opened the hearing for public testimony.

The following citizens spoke during the public hearing regarding the rezoning:

- 1.- Christine R. Martinez, 407 Ameswood Dr, Round Rock, TX 78664*
- 2.- Amanda Kamm, 203 Ameswood Dr, Round Rock, TX 78664*
- 3.- Amy Flores, 503 W Oak Dr, Round Rock, TX 78664*
- 4.- Mario Flores, 505 W Oak Dr, Round Rock, TX 78664*
- 5.- Dan Williamson, 502 E Palm Valley, Round Rock, TX 78664*

There being no further testimony, the public hearing was closed.

A motion was made by Alternate Vice Chair Clawson, seconded by Commissioner Huckabay, to recommend for City Council approval. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Vice Chair Bone
Alternate Vice Chair Clawson
Commissioner Dominguez
Commissioner Emerson
Commissioner Huckabay
Commissioner Pumphrey

Nay: 0

Absent: 2 - Commissioner Henderson
Commissioner Meshier

G. STAFF REPORT:

- G.1** Consider an update regarding Council actions related to Planning and Zoning items.

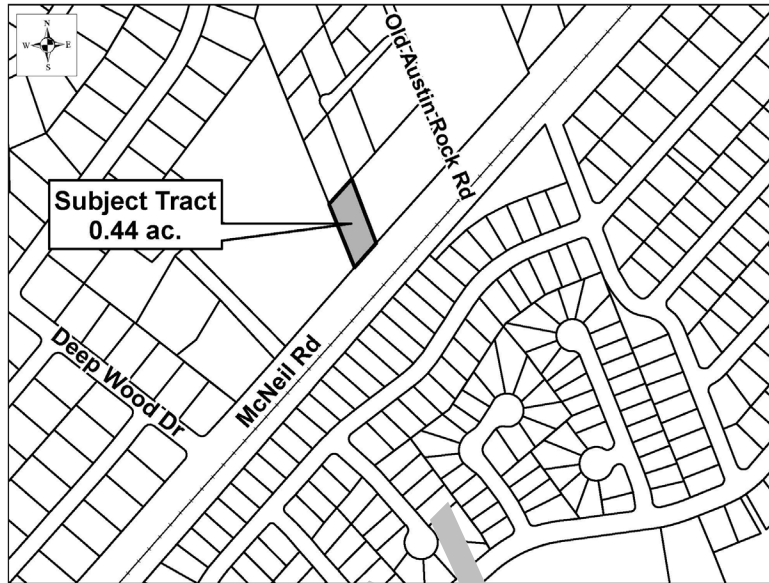
Bradley Dushkin, Planning & Development Services Director, made the staff presentation.

H. ADJOURNMENT

*There being no further business, Chairman Wendt adjourned the meeting at 7:01 PM.
Respectfully Submitted,*

Cecilia Chapa, Planning & Zoning Commission Liaison

Morris McNeil Replat
Replat RP23-000002



CASE PLANNER: Dalton Dueitt

REQUEST:

ZONING AT THE TIME OF APPLICATION:

DESCRIPTION: 0.44 acres out of the J.M. McNeill Survey, Abstract No. 284

CURRENT USE OF THE PROPERTY:

COMPREHENSIVE PLAN LAND DESIGNATION:

ADJACENT LAND USE:

North:
 South:
 East:
 West:

PROPOSED LAND USE:

<u>PROPOSED CATEGORIES:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
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Residential - Single Unit:

Residential - Multi Unit:

Office:

Commercial:

Industrial:

Open/Common Space:

ROW:

Parkland:

Other:

TOTALS:	1.00	0.44
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Owner:
 On Air Realty
 Morris Joseph
 101 E Front St
 Hutto, TX 78634

Applicant:
 Henderson Professional
 Engineers
 Jennifer Henderson, P.E.
 600 Round Rock West Dr
 Ste 604
 Round Rock, TX 78681

Gattis Retail Village Plat
Replat **RP24-000002**



CASE PLANNER: Dalton Dueitt

REQUEST:

ZONING AT THE TIME OF APPLICATION:

DESCRIPTION: 3.02 acres out of the

CURRENT USE OF THE PROPERTY:

COMPREHENSIVE PLAN LAND 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:	0.00	0.00
Residential - Multi Unit:	0.00	0.00
Office:	0.00	0.00
Commercial:		2.71
Industrial:	0.00	0.00
Open/Common Space:	0.00	0.00
ROW:	0.00	0.30
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	2.00	3.02

Owner:

MENFIA MANAGEMENT LP
 5114 BALCONES WOODS DR
 STE 307-427 AUSTIN TX
 78759-5212

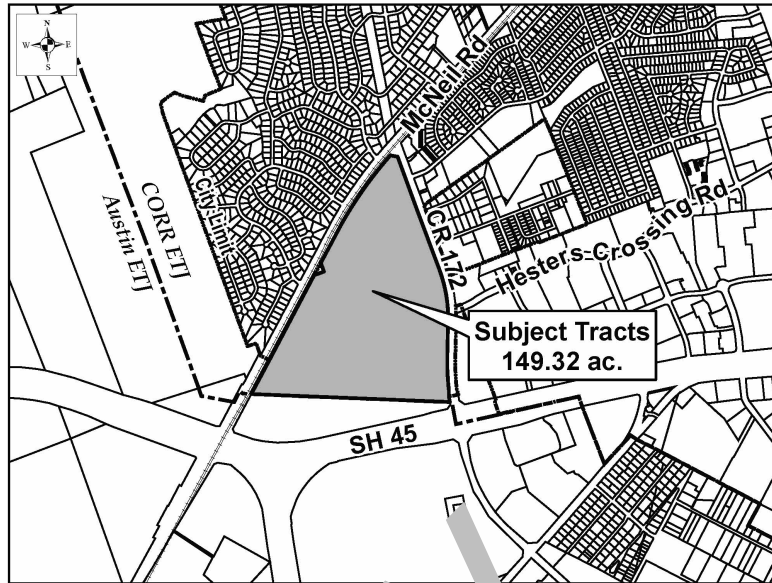
Developer:

MENFIA MANAGEMENT LP
 Wes Gipson
 5114 BALCONES WOODS DR
 STE 307-427
 Austin, TX 78759

Applicant:

Atlas Design Services
 Jennifer Paisley
 3001 S Lamar Blvd.
 Suite 230
 Austin, TX 78704

2525 CR 172 Industrial
Preliminary Plat PP24-000003



CASE PLANNER: Caitlyn Reeves

REQUEST:

ZONING AT THE TIME OF APPLICATION:

DESCRIPTION: 149.32 acres out of the Original

CURRENT USE OF THE PROPERTY:

COMPREHENSIVE PLAN LAND DESIGNATION:

ADJACENT LAND USE:

North:

South:

East:

West:

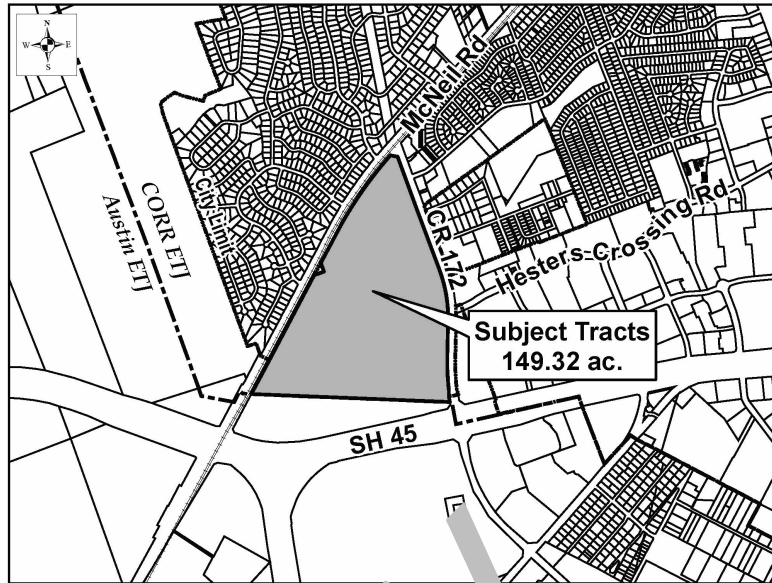
PROPOSED LAND USE:

<u>PROPOSED LAND USE TYPE:</u>	<u>NUMBER OF LOTS:</u>	<u>ACREAGE</u>
Residential - Single Unit:	0.00	0.00
Residential - Multi Unit:	0.00	0.00
Office:	0.00	0.00
Commercial:	0.00	0.00
Industrial:	2.00	149.32
Open/Common Space:	0.00	0.00
ROW:	0.00	0.00
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	2.00	149.32

Developer:
Amazon.com Services LLC
David Barnett
410 Terry Ave. N
Seattle, TX 98109

Applicant:
Kimley-Horn
Nick Brown
10814 Jollyville Road
Austin, TX 78759

2525 CR 172 Industrial
Final Plat FP24-000001



CASE PLANNER: Caitlyn Reeves

REQUEST:

ZONING AT THE TIME OF APPLICATION:

DESCRIPTION: 149.32 acres out of the Original

CURRENT USE OF THE PROPERTY:

COMPREHENSIVE PLAN LAND DESIGNATION:

ADJACENT LAND USE:

North:

South:

East:

West:

PROPOSED LAND USE:

<u>PROPOSED LAND USE TYPE:</u>	<u>NUMBER OF PLOTS:</u>	<u>ACREAGE</u>
Residential - Single Unit:	0.00	0.00
Residential - Multi Unit:	0.00	0.00
Office:	0.00	0.00
Commercial:	0.00	0.00
Industrial:	2.00	149.32
Open/Common Space:	0.00	0.00
ROW:	0.00	0.00
Parkland:	0.00	0.00
Other:	0.00	0.00
TOTALS:	2.00	149.32

Owner:

AMAZON.COM SERVICES LLC
 PO BOX 80416 SEATTLE WA
 98108

Developer:

Amazon.com Services LLC
 David Barnett
 410 Terry Ave. N
 Seattle, TX 98109

Applicant:

Kimley-Horn
 Nick Brown
 10814 Jollyville Road
 Austin, TX 78759

**The Preserve at Mustang Creek FLUM Amendment
Comprehensive Plan Amendment CPF24-00000**

HISTORY: The subject tract is currently unzoned and located in the City's extraterritorial jurisdiction (ETJ). The City Council approved a development agreement for the property on July 14, 2022, prescribing land use and development standards. Preliminary and final plats were approved on January 11, 2023.

DATE OF REVIEW: April 3, 2024

LOCATION: Generally located northwest of the intersection of CR 118 and SH 130.

STAFF REVIEW AND ANALYSIS:

Request: The applicant requests to amend approximately 11.32 acres on the Future Land Use map from the Commercial to Residential land use designation.

Round Rock 2030 Comprehensive Plan: The 2030 Future Land Use Map designates the subject tract as Commercial.

Amendment Policies: The Round Rock 2030 Comprehensive Plan recommends the City consider proposals that provide for a variety of housing forms and price points to meet the needs of our growing population. The intent is to enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life. Based on public input received during the Comprehensive Plan update process, housing affordability was a main concern of stakeholders. A development agreement adopted by City Council for this tract supports affordable housing units for those earning between 30% and 60% of the Area Median Income (AMI). An original zoning request for MF-2 (Multifamily - Medium Density) is under consideration as a separate agenda item (F.2).

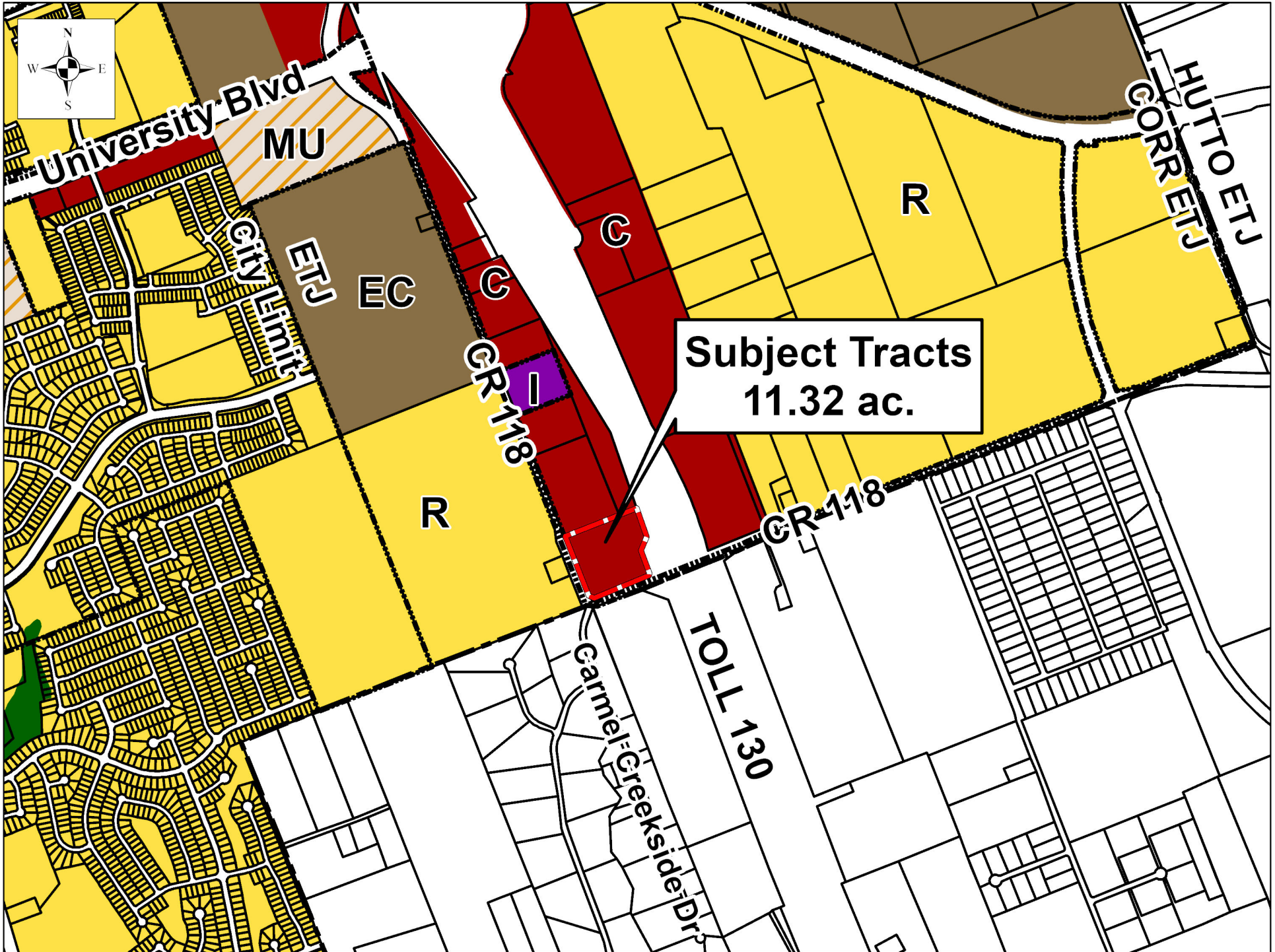
The Comprehensive Plan designation of Residential allows for medium-density multifamily development with the following location criteria:

- Primary access allowed via arterial roadway; and
- Located near existing or planned commercial nodes (areas of commercial activity); and
- New medium-density multifamily buildings shall not be located within 500 feet of any single-family neighborhood or one-half (1/2) mile of any existing or zoned medium-density or urban multifamily use.

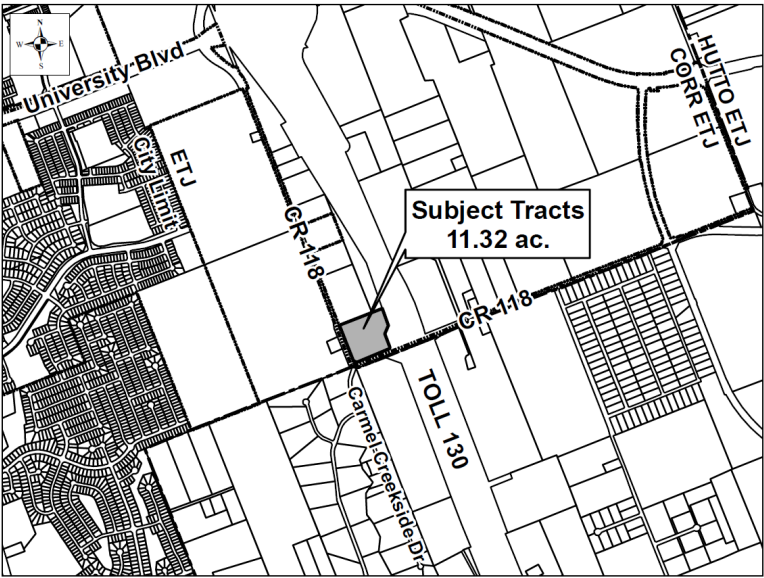
The subject tract meets the location criteria above.

RECOMMENDED MOTION:

Staff recommends approval of the FLUM (Future Land Use Map) amendment from Commercial to Residential.



The Preserve at Mustang Creek Zoning
Original Zoning ZON24-00001



CASE PLANNER: Alice Guajardo

REQUEST: Approval of original zoning of 11.32 acres to MF-2 (Multifamily – Medium Density)

ZONING AT TIME OF APPLICATION: ETJ/unzoned

DESCRIPTION: 11.32 acres out of the George Keith Survey, Abstract No. 371

CURRENT USE OF PROPERTY: A multifamily development under construction

COMPREHENSIVE PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

- North: Unzoned – ETJ
- South: Unzoned – CR 118 ROW
- East: Unzoned – SH 130 ROW
- West: Unzoned – CR 118 ROW

PROPOSED LAND USE: Apartment Complex

TOTAL ACREAGE: 11.32 acres

Owner: LSBD Round Rock 118, LLC Willy Boulay 1959 Sloan Place St. Paul, MN 55117	Applicant: LSBD Round Rock 118, LLC Willy Boulay 1959 Sloan Place St. Paul, MN 55117	Developer: LSBD Round Rock 118, LLC Willy Boulay 1959 Sloan Place St. Paul, MN 55117
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**The Preserve at Mustang Creek Zoning
Original Zoning ZON24-00001**

HISTORY: The subject tract is currently unzoned and located in the City's extraterritorial jurisdiction (ETJ). The City Council approved a development agreement for the property on July 14, 2022, prescribing land use and development standards. Preliminary and final plats were approved on January 11, 2023.

DATE OF REVIEW: April 3, 2024

LOCATION: Generally located northwest of the intersection of CR 118 and SH 130.

STAFF REVIEW AND ANALYSIS:

Round Rock 2030 Comprehensive Plan and Zoning: The subject tract is located within the extraterritorial jurisdiction (ETJ) of the City and therefore has no assigned zoning district or land use regulations. In 2022, the City entered into a development agreement with LSBD Round Rock 118, LLC, to facilitate the construction of an affordable housing project in the ETJ. The City agreed to support the project provided the developer adhere to development standards prescribed in the MF-2 (Multifamily – Medium Density) zoning district. Additionally, the City Council approved an out of City wastewater agreement whereby the developer agreed to annex into the City once the property became contiguous with city limits. With the recent annexation of the CR 118 right of way, the property became contiguous and thereby triggered annexation per the requirements of the wastewater agreement. An application for annexation is currently under review and will proceed to City Council with this application for original zoning.

The 2030 Future Land Use Map designates the subject tract as Commercial. A land use plan amendment is under consideration as a separate agenda item (F.1). The Round Rock 2030 Comprehensive Plan recommends the City consider rezoning proposals that provide for a variety of housing forms and price points to meet the needs of our growing population. The intent is to enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life. Based on public input received during the Comprehensive Plan update process, housing affordability was a main concern of stakeholders. The development agreement adopted by City Council supports affordable housing units for those earning between 30% and 60% of the Area Median Income (AMI).

The Comprehensive Plan designation of Residential allows for medium-density multifamily development with the following location criteria:

- Primary access allowed via arterial roadway; and
- Located near existing or planned commercial nodes (areas of commercial activity); and
- New medium-density multifamily buildings shall not be located within 500 feet of any single-family neighborhood or one-half (1/2) mile of any existing or zoned medium-density or urban multifamily use.

The subject tract meets the location criteria above.

**The Preserve at Mustang Creek Zoning
Original Zoning ZON24-00001**

Traffic, Access, and Roads: The design phase for CR 118 improvements from University Blvd to SH 130 has begun. CR 118 will be designed as a 4-lane minor arterial. A Traffic Impact Analysis was not required for this development, and roadway Impact fees have already been collected.

MF-2 District: The purpose of the MF-2 district is to establish and preserve areas of medium intensity land use primarily devoted to medium density multifamily residential development. Design and development standards are in accordance with the adopted development agreement which reflects standards included in the MF-2 zoning district. These include standards for height and density, building materials, architectural requirements, and parking, etc.

Proposal: The proposed use for the subject property is a 252-unit affordable multifamily apartment complex.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to MF-2 (Multifamily – Medium Density) zoning district.



University Blvd

City Limit
ETJ

GR 118

Subject Tracts
11.32 ac.

GR 118

TOLL 130

Carmel Creekside Dr

HUTTO ETJ
CORR ETJ

