



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 17, 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. APPROVAL OF MINUTES:

E.1 Consider approval of the minutes for the April 3, 2024, Planning and Zoning Commission meeting.

F. ZONING:

F.1 Consider public testimony regarding, and a recommendation concerning the request filed by SSM Design Group, on behalf of the property Owner, Danny Cruz, for the original zoning of approximately 2.50 acres of land to the TH (Townhouse) district, generally located east of Red Bud Ln and south of Doris Ln. Case No. ZON24-00004

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 12th day of April 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

Wednesday, April 3, 2024

A. CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, April 3, 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
Alternate Vice Chair Casey Clawson
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Scott Huckabay
Commissioner Wallis Meshier
Commissioner Richard Pumphrey
Absent 2 - Vice Chair J. Hollis Bone
Commissioner Jennifer Henderson

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 Meshier, to approve the Consent Agenda. The motion passed by the following vote:

Aye: 7 - Chairman Wendt
Alternate Vice Chair Clawson
Commissioner Dominguez

Commissioner Emerson
Commissioner Huckabay
Commissioner Meshier
Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Henderson

- 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

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

Chairman Wendt opened the hearing for public testimony. There being none, the public hearing was closed.

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

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

Nay: 0

Absent: 2 - Vice Chair Bone
Commissioner Henderson

- 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

Alice Guajardo, Senior Planner, made the staff presentation.

The Applicant was available to answer questions.

Chairman Wendt opened the hearing for public testimony. There being none, the public hearing was closed.

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

Aye: 7 - Chairman Wendt

Alternate Vice Chair Clawson

Commissioner Dominguez

Commissioner Emerson

Commissioner Huckabay

Commissioner Meshier

Commissioner Pumphrey

Nay: 0

Absent: 2 - Vice Chair Bone

Commissioner Henderson

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.

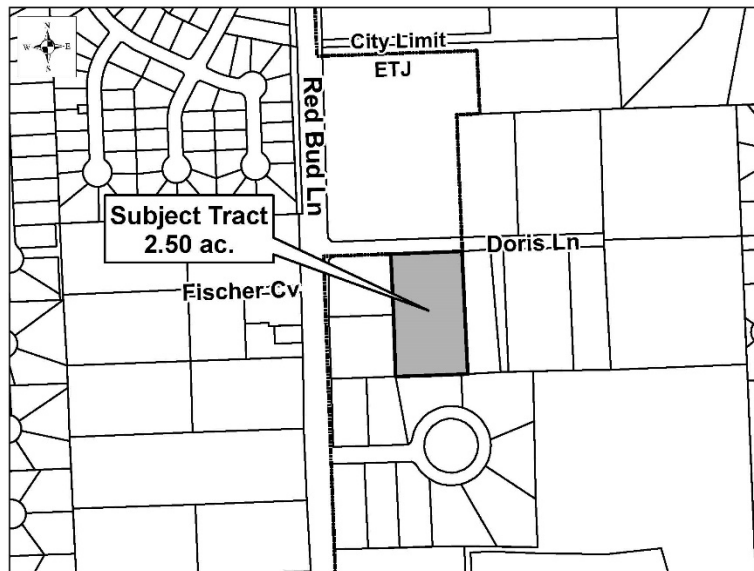
H. ADJOURNMENT

There being no further business, Chairman Wendt adjourned the meeting at 6:15 PM.

Respectfully Submitted,

Cecilia Chapa, Planning & Zoning Commission Liaison

**Doris Lane Townhomes
Original Zoning ZON24-00004**



CASE PLANNER: Alice Guajardo

REQUEST: Approval of original zoning of 2.50 acres to TH (Townhouse) district

ZONING AT TIME OF APPLICATION: ETJ/unzoned

DESCRIPTION: 2.50 acres out of the J.H. Randall Survey, Abstract No. 531

CURRENT USE OF PROPERTY: A single family home

COMPREHENSIVE PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Doris Ln ROW and SR (Senior) zoned housing development

South: Unzoned – ETJ

East: Unzoned – ETJ

West: Unzoned – ETJ

PROPOSED LAND USE: Townhome Development

TOTAL ACREAGE: 2.50 acres

Owner: Danny Cruz 3809 Doris Ln. Round Rock, TX 78664	Applicant: SSM Design Group, LLC Vincent Shaw 507 Denali Pass, Ste. 602 Cedar Park, TX 78613	Developer: SSM Design Group, LLC Vincent Shaw 507 Denali Pass, Ste. 602 Cedar Park, TX 78613
---	---	---

**Doris Lane Townhomes
Original Zoning ZON24-00004**

HISTORY: The subject tract is currently unzoned and located in the City's extraterritorial jurisdiction (ETJ).

DATE OF REVIEW: April 17, 2024

LOCATION: Generally located east of Red Bud Ln and south of Doris Ln.

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. 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 residential which provides for townhome development which is further defined as low-density multifamily. The Round Rock 2030 Comprehensive Plan recommends the City consider rezoning proposals, such as Townhouse zoning, that provide for alternative housing forms that meet the needs of our growing population.

Traffic, Access, and Roads: The Red Bud Lane South CIP improvements will include improvements to the Doris Lane/Red Bud intersection and widen approximately 150' of Doris Lane to a three-lane section. Roadway impact fees will be assessed based on the date of plat recordation and charged at the time of building permit.

TH District: The Townhouse zoning district provides an alternative housing option to single family residential and higher density multifamily development. The district often provides a transition between lower intensity residential uses and more intensive uses. Townhouse is defined as a residential structure consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access. Development standards include:

- Townhouses shall not exceed 12 dwelling units per acre but can increase to 14 units per acre with specific design standards.
- Building height is allowed up to 3-stories with specific orientation standards.

Proposal: The proposed use for the subject property is a 20-unit townhouse development.

RECOMMENDED MOTION:

Staff recommends approval of the original zoning to TH (Townhouse) district.



ETJ
City Limit

Red Bud Ln

Subject Tract
2.50 ac.

Doris Ln

Fischer Cv



