



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

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 Kristin Stevens  
Commissioner Rob Wendt

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Wednesday, October 21, 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 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 board members may be present in the City Council chambers while others may attend via videoconferencing. Members of the public are able to speak during Citizen Communication or a public hearing 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 by visiting [www.roundrocktexas.gov](http://www.roundrocktexas.gov) and registering ahead of time via the link provided in the calendar entry for this meeting.*

*This meeting can also be viewed live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), or 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. 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, 2020, Planning and Zoning Commission meeting.
- E.2 Consider a 30-day extension request for the Avery Centre College Park North, Phase 2 Preliminary Plat, generally located at the southwest corner of University Blvd. and College Park Dr. Case No. PP2009-001
- E.3 Consider a 30-day extension request for University Heights Phase 7 Final Plat, generally located on the north side of University Blvd. and east of CR 110. Case No. FP2009-002
- E.4 Consider a 30-day extension request for Old Settlers Park Phases 3, 5, 6, & 10 Final Plat, generally located on the south side of E. Old Settlers Park and west of Brenda Ln. Case No. FP2009-003

**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 2020 at 5:00 PM 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

Tuesday, October 6, 2020

#### **SPECIAL NOTE:**

*Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was 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 were present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during citizen communication or a public hearing by attending the meeting in person in the City Council chambers, however those members of the public that did not want to attend the meeting in person were able to speak via videoconferencing by visiting [www.roundrocktexas.gov](http://www.roundrocktexas.gov) and registering ahead of time via the link provided in the calendar entry for this meeting.*

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

#### **CALL MEETING TO ORDER**

*The Planning & Zoning Commission for the City of Round Rock met on Tuesday, October 6, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:00 PM.*

#### **ROLL CALL**

**Present** 9 - 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  
Commissioner Kristin Stevens

**Absent** 0

#### **PLEDGES OF ALLEGIANCE**

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

### **CITIZEN COMMUNICATION**

*There were no citizens wishing to speak at this meeting.*

### **APPROVAL OF MINUTES:**

- E.1** Consider approval of the minutes for the September 16, 2020, Planning and Zoning Commission meeting.

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

**Aye:** 9 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt  
Commissioner Stevens

**Nay:** 0

**Absent:** 0

### **ZONING:**

- F.1** Consider public testimony regarding, and a recommendation concerning the request filed by Armbrust & Brown, PLLC, on behalf of the property owners, CPG Round Rock LP

& SPG Round Rock NS LP, to Rezone 10.09 acres of land from (Planned Unit Development) PUD 60 to a new PUD to be known as the Outlet Mall Apts. PUD, generally located on the southwest corner of the intersection of Bass Pro Dr. and N. Mays St. Case No. ZON2009-001

*Clyde von Rosenberg, Sr. Planner, made the staff presentation. The property owner's representative was available to answer questions.*

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

*There were no citizens wishing to speak at this meeting.*

**A motion was made by Commissioner Rabaey, seconded by Vice Chair Henderson, that the PUD be approved. The motion carried by the following vote:**

**Aye:** 9 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt  
Commissioner Stevens

**Nay:** 0

**Absent:** 0

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by the Drenner Group, on behalf of the property owner, Cory and Lisa Shaw, to rezone 1.06 acres of land from TF (Two-family) zoning district to Planned Unit Development (PUD) to be known as the 615 Pecan PUD, generally located south of Pecan Ave. and east of Spring St. Case No. ZON2007-001

*Clyde von Rosenberg, Sr. Planner, made the staff presentation. The property owner's representative was available to answer questions.*

*Cathey Carter, 606 Pecan Avenue, Round Rock spoke regarding the proposed driveway.*

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

**A motion was made by Commissioner Bryan, seconded by Commissioner Clawson, that the PUD be approved. The motion carried by the following vote:**

**Aye:** 9 - Chairman Pavliska  
Vice Chair Henderson  
Alternate Vice Chair Rabaey  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sellers  
Commissioner Wendt  
Commissioner Stevens

**Nay:** 0

**Absent:** 0

## **STAFF REPORT:**

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

*Brad Wiseman, Planning & Development Services Director, made the staff presentation.*

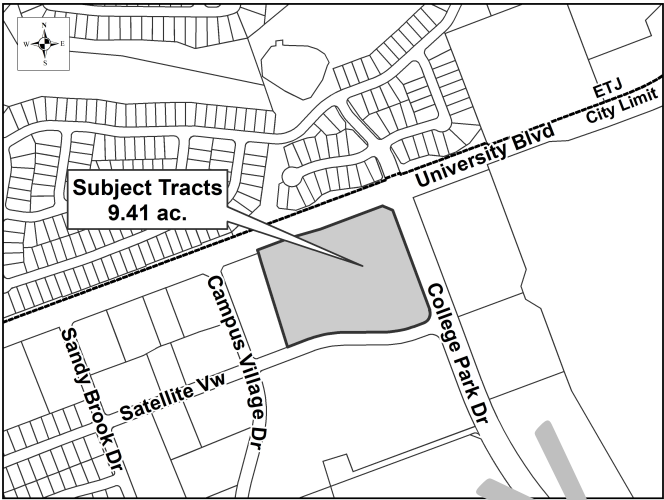
## **ADJOURNMENT**

*There being no further business, Chairman Pavliska adjourned the meeting at 6:37 PM.*

*Respectfully Submitted,*

*Veronica Chandler, Planning Technician*

Avery Centre College Park North Phase 2  
PRELIM PLAT PP2009-001



**CASE PLANNER:** Lee Heckman

**REQUEST:**

**ZONING AT TIME OF APPLICATION:**

**DESCRIPTION:** 0 acres out of the Abel L. Eaves Survey, Abstract No. 215.

**CURRENT USE OF PROPERTY:**

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**

**ADJACENT LAND USE:**

North:  
South:  
East:  
West:

**PROPOSED LAND USE:**

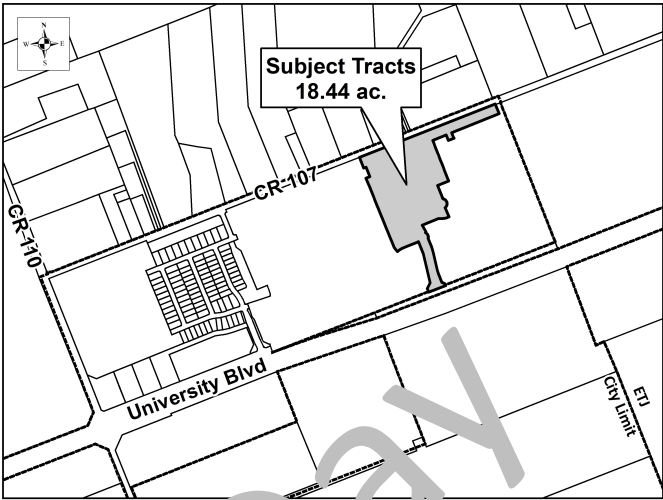
<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>0</b>

**Owner:**  
Avery Centre Development, Inc.  
John S. Avery  
400 E. Main St.  
Round Rock, TX 78664

**Agent:**  
Bleyl Engineering  
Hector Vargas  
12007  
Austin, TX 78727



University Heights Phase 7  
FINAL PLAT FP2009-002



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:**

**ZONING AT TIME OF APPLICATION:**

**DESCRIPTION:** 18.44 acres out of the Millard H. Survey, Abstract No. 52

**CURRENT USE OF PROPERTY:**

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**

**ADJACENT LAND USE:**

North:  
South:  
East:  
West:

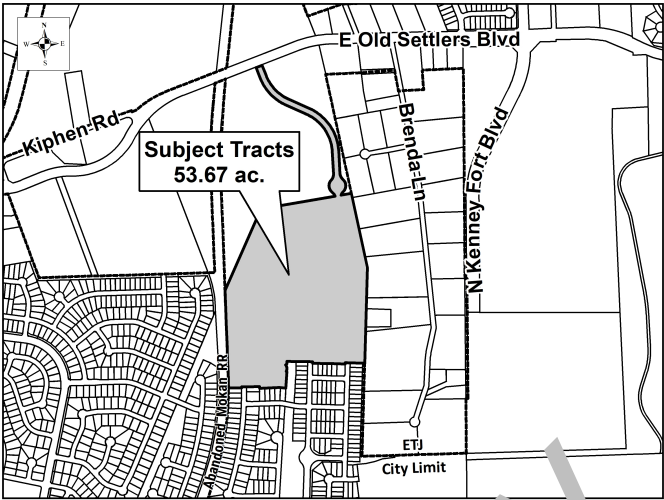
**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY 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
<b>TOTALS:</b>	<b>113</b>	<b>18.44</b>

**Owner:**  
JSL North Investments, LLC  
John S. Lloyd  
6504 West Courtyard Dr.  
Austin, TX 78730

**Agent:**  
Randall Jones & Associates Engineering, Inc.  
Israel Ramirez, P.E.  
2900 Jazz St.  
Round Rock, TX 78664

Homestead at Old Settlers Park Ph. 3, 5, 6, & 10  
FINAL PLAT FP2009-003



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:**

**ZONING AT TIME OF APPLICATION:**

**DESCRIPTION:** 53.67 acres out of the Willis Donan Survey Abstract No. 175

**CURRENT USE OF PROPERTY:**

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**

**ADJACENT LAND USE:**

North:  
South:  
East:  
West:

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY 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
<b>TOTALS:</b>	<b>200</b>	<b>53.67</b>

**Owner:**  
Brian Cressman  
3200 E. Palm Valley Blvd.  
Round Rock, TX 78665

**Agent:**  
KTCivil  
Peggy Carrasquillo  
6805 N. Capital of Texas Hwy., Ste. 315  
Austin, TX 78731