



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, April 15, 2020

SPECIAL NOTE:

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting was held by videoconference 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 chamber while others attended the meeting via videoconferencing.

This meeting was able to be viewed live online at www.roundrocktexas.gov/replay or www.roundrocktexas.gov/tv, or viewed on Spectrum Channel 10 and U-Verse Channel 99.

Members of the public that wished to speak during citizen communication or a public hearing were able to register ahead of time via the link provided in the calendar entry for this meeting.

CALL MEETING TO ORDER

The Planning and Zoning Commission for the City of Round Rock met in regular session on Wednesday, April 15, 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	8 - 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
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.

CONSENT AGENDA:

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

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

- E.1** [PZ-2020-036](#) Consider approval of the minutes for the April 1, 2020 Planning and Zoning Commission meeting.

This item was approved on the Consent Agenda.

- E.2** [PZ-2020-037](#) Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003

This item was approved on the Consent Agenda.

PLATTING AND ZONING:

- F.1** [PZ-2020-038](#) Consider public testimony regarding, and a recommendation concerning the request filed by Mahoney Engineering, for Amendment No. 6 to Planned Unit Development No. 23 (Preserve at Stone Oak) to modify the commercial carwash requirements, generally located northwest of the intersection of FM 1431 and Sendero Springs Dr. Case No. ZON2003-003

Clyde von Rosenberg, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Commissioner Clawson, that this amendment be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.2 [PZ-2020-039](#)

Consider public testimony and approval concerning the request filed by Kimley-Horn, on behalf of the property owner, BCCA Grimes, LLC, to Replat Lot 4, Phase 1, Block D of the Warner Ranch Subdivision, generally located southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP2003-006

Clyde von Rosenberg, Planner, made the staff presentation. Developer representative was available for any questions from the Commission.

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

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.3 [PZ-2020-040](#)

Consider public testimony and approval concerning the request filed by Pape-Dawson Engineers, on behalf of the property owner, Trine Chandler 107, LLC, for approval of a Concept Plan to be known as Trine Chandler Subdivision (a Revision of the JW Hutto Subdivision), generally located east of SH 130 and north of Chandler Rd. Case No. CP2003-001

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Commissioner Sellers, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.4 [PZ-2020-041](#)

Consider approval of the Chisholm Trail Tech Center Sec. 3 Preliminary Plat, generally located south of Chisholm Pkwy., east of Chisholm Trail Rd. and west of IH-35. Case No. PP1903-002

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Commissioner Wendt, seconded by Commissioner Sellers, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.5 [PZ-2020-042](#)

Consider approval of the Chisholm Trail Tech Center Sec. 3 Final Plat, generally located south of Chisholm Pkwy., east of Chisholm Trail Rd. and west of IH-35. Case No. FP2003-007

Juan Enriquez, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.6 [PZ-2020-043](#)

Consider approval of the Chisholm Trail Tech Center Sec. 1, Lot 2 Final Plat, generally located on the southwest corner of E. Old Settlers Blvd. and Chisholm Trail Rd. Case No. FP2003-008

Caitlyn Reeves, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

F.7 [PZ-2020-044](#)

Consider approval of the Siena Sec. 35 Subdivision Final Plat, generally located northeast of the intersection of N. Red Bud Ln. and CR 110. Case No. FP2003-001

Caitlyn Reeves, Planner, made the staff presentation. Representative of the developer was available for any questions from the Commission.

A motion was made by Vice Chair Henderson, seconded by Alternate Vice Chair Rabaey, that this Plat be approved. The motion carried by the following vote:

Aye: 8 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers
Commissioner Wendt

Nay: 0

Absent: 0

PRESENTATION:

- G.1** [PZ-2020-045](#) Consider a presentation and discussion regarding the definition of a dwelling unit in the single-family zoning districts.

Brad Wiseman, Planning and Development Services Director and Clyde von Rosenberg, Planner, made the staff presentation.

STAFF REPORT:

- H.1** [PZ-2020-046](#) Consider an update regarding Council actions related to Planning and Zoning items.

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

ADJOURNMENT

There being no further business, Chairman Pavliska adjourned the meeting at 7:19 PM.

Respectfully Submitted,

Sara L. White, City Clerk