



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, May 6, 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 at www.roundrocktexas.gov.

CALL MEETING TO ORDER

The Planning and Zoning Commission for the City of Round Rock met on Wednesday, May 6, 2020 in the City Council Chambers located at 221 E. Main Street, Round Rock. Chairman Pavliska called the meeting to order at 6:26 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.

APPROVAL OF MINUTES:

- E.1** [PZ-2020-047](#) Consider approval of the minutes of the April 15, 2020, Planning and Zoning Commission meeting.

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

PLATTING AND ZONING:

- F.1** [PZ-2020-049](#) Consider approval of the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003

Juan Enriquez, Planner, made the staff presentation.

Aye: 7 - Chairman Pavliska
Vice Chair Henderson
Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 1 - Commissioner Wendt

- F.2** [PZ-2020-048](#) Consider public testimony regarding, and a recommendation concerning the request filed by 2P Consultants, on behalf of the property owner, Airco Mechanical, for the rezoning of 3.83 acres of land from the SF-2 (Single-Family Standard Lot) zoning district to the LI (Light Industrial) zoning district, generally located southwest of IH 35 and McNeil Rd. Case No. ZON2004-001

Clyde von Rosenberg, Sr. Planner made the staff presentation.

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

A motion was made by Commissioner Clawson, seconded by Commissioner Bryan, that the recommendation for rezoning 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

CODE AMENDMENTS

G.1 [PZ-2020-057](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-48 - Permitted Uses in the Employment and Industrial Districts, to include Research and Development as a permitted use in the OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business Park), LI (Light Industrial) and I (Industrial) zoning districts. Case No. ZON2004-001.

Clyde von Rosenberg, Sr. Planner made the staff presentation.

Chairman Pavliska opened the hearing for public testimony.

There being none, the public hearing was closed.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Sellers, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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

G.2 [PZ-2020-050](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-91 (ee)(6)(d) - Supplementary Use Standards, to revise the supplementary use standards for the MU-1 (Mixed-Use -Historic Commercial Core), MU-2 (Mixed-Use - Downtown Medium Density) and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts to remove veterinary clinics. Case No. ZON2004-002

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. Items G.2 and G.3 were presented together at the same time.

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

A motion was made by Commissioner Wendt, seconded by Vice Chair Henderson, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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

G.3 [PZ-2020-051](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 2-77 - Permitted Uses in the Mixed Use and PUD Districts, to include veterinary clinics for small animals in the MU-2 (Mixed-Use - Downtown Medium Density) and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts.. Case No. ZON2004-003

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. Items G.2 and G.3 were presented together at the same time.

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

A motion was made by Commissioner Wendt, seconded by Commissioner Clawson, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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

G.4 [PZ-2020-052](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 1-50 - Definitions, to include a definition for 'view fencing.' Case No. ZON2004-004

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. Items G.4, G.5, and G.6 were all presented together at the same time.

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

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Wendt, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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

G.5 [PZ-2020-053](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Section 8-35 - Lot Fences, to add a requirement for view fencing when abutting parks and trails. Case No. ZON2004-005

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. Items G.4, G.5, and G.6 were all presented together at the same time.

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

A motion was made by Commissioner Clawson, seconded by Commissioner Sellers, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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

G.6 [PZ-2020-054](#)

Consider public testimony regarding, and a recommendation for proposed amendments to the City of Round Rock Code of Ordinances, Part III - Zoning and Development Code, Chapter 2, Article III, Sections 2-20 - TH (Townhouse), 2-22 - MF-1 (Multifamily - low density), 2-23 - MF-2 (Multifamily - medium density), 2-71 - MU-1 (Mixed-Use - Historic Commercial Core), 2-72 - MU-2 (Mixed-Use - Downtown Medium Density), 2-73 - MU-L (Mixed-Use - Limited), 2-74 - MU-R (Mixed-Use - Redevelopment and Small Lot), 2-75 - MU-G (Mixed-Use - Greenfield) and 8-65 - Outdoor Storage and Display, to replace references to 'wrought iron' with 'view fencing'. Case No. ZON2004-006

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. Items G.4, G.5, and G.6 were all presented together at the same time.

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

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Bryan, that the recommendation regarding the proposed amendments to the City of Round Rock Zoning and Development Code 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:

H.1 [PZ-2020-055](#)

Consider a presentation and discussion regarding the definition of a dwelling unit in the single-family zoning districts.

Clyde von Rosenberg, Sr. Planner made the staff presentation for this item. There was no action on this item - discussion only.

STAFF REPORT:

I.1 [PZ-2020-056](#)

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 7:27 PM.

Respectfully Submitted,

Sara L. White, City Clerk