



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, July 15, 2020

CALL MEETING TO ORDER

The Planning and Zoning Commission for the City of Round Rock met in regular session on Wednesday, July 15, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Pavliska called the session to order at 6:17 PM.

ROLL CALL

Present	7 - Chairman David Pavliska Vice Chair Jennifer Henderson Alternate Vice Chair Greg Rabaey Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Jennifer Sellers Commissioner Rob Wendt
Absent	1 - Commissioner Paul Emerson

PLEDGES OF ALLEGIANCE

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

CITIZEN COMMUNICATION

There were no citizens wishing to speak.

APPROVAL OF MINUTES:

E.1 [PZ-2020-078](#) Consider approval of the minutes for the June 17, 2020, Planning and Zoning Commission meeting.

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

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

Nay: 0

Absent: 1 - Commissioner Emerson

PLATTING:

F.1 [PZ-2020-079](#)

Consider approval of the Replat of University Village Section 4, Lot 5, Block C, generally located on the northwest corner of Campus Village Dr. and Zodiac Ln. Case No. FP2006-001

Caitlyn Reeves, Planner, made the staff presentation.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Wendt, to approve the Replat. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Emerson

F.2 [PZ-2020-080](#)

Consider approval of the Integrated Senior Living Preliminary Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. PP2006-001

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Wendt, seconded by Commissioner Clawson, to approve the Plat with conditions. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Emerson

F.3 [PZ-2020-081](#)

Consider approval of the Integrated Senior Living Final Plat, generally located southwest of the intersection of Orion St. and University Blvd. Case No. FP2006-002

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Rabaey, to approve the Plat with conditions. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Emerson

F.4 [PZ-2020-082](#)

Consider approval of the University Heights Phase 1 Final Plat, generally located north of University Blvd., east of CR 110. Case No. FP2005-004

Juan Enriquez, Planner, made the staff presentation.

A motion was made by Commissioner Bryan, seconded by Alternate Vice Chair Rabaey, to approve the Plat with conditions. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Emerson

F.5 [PZ-2020-083](#)

Consider approval of the the University Heights Phase 10 Final Plat, generally located on the northeast corner of University Blvd. and CR 110. Case No. FP2006-003

Juan Enriquez, Planner made the staff presentation.

A motion was made by Commissioner Clawson, seconded by Commissioner Sellers, to approve the Plat with conditions. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Commissioner Emerson

CODE AMENDMENTS

G.1 [PZ-2020-084](#)

Consider public testimony regarding, and a recommendation for a proposed amendment to the City of Round Rock Code of Ordinances Chapter 2, Article III, Section 2-26 - Residential Lot and Building Dimensional Standards, to revise the rear and side setbacks for accessory buildings in the SF-1 (Single Family - Large Lot), SF-2 (Single Family - Standard Lot) and SF-3 (Single Family - Mixed Lot) zoning districts. Case No. AM2006-001

Clyde Von Rosenberg 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 Vice Chair Henderson, to approve the Code Amendment Recommendation. The motion carried by the following vote:

Aye: 4 - Chairman Pavliska
Vice Chair Henderson
Commissioner Clawson
Commissioner Wendt

Nay: 3 - Alternate Vice Chair Rabaey
Commissioner Bryan
Commissioner Sellers

Absent: 1 - Commissioner Emerson

G.2 [PZ-2020-085](#)

Consider public testimony regarding a proposed amendment to the City of Round Rock Code of Ordinances Chapter 1, Article II - Definitions to revise 'Dwelling Unit'. Case No. AM2005-001

Clyde Von Rosenberg made the staff presentation.

*Chairman Pavliska opened the hearing for public testimony.
David Glenn, 8140 Exchange Drive, Austin, spoke regarding the proposed amendment.
There being no further testimony, the public hearing was closed.*

G.3 [PZ-2020-087](#)

Consider a discussion regarding housing in single family neighborhoods designed to contain a second living area and options for defining and regulating second dwelling units.

Clyde Von Rosenberg made the staff presentation.

STAFF REPORT:

H.1 [PZ-2020-086](#)

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 7:32 PM.

Respectfully Submitted,

Sara L. White, City Clerk