



# City of Round Rock

## Meeting Minutes - Draft

### Planning and Zoning Commission

Wednesday, April 21, 2021

#### **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 be present in the City Council chambers while others attended via Zoom video conferencing. Members of the public were able to speak during Citizen Communication and public hearings 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.*

*This meeting was also viewable live online at [www.roundrocktexas.gov/tv](http://www.roundrocktexas.gov/tv), and 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 Wednesday, April 21, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 6:00 PM*

#### **ROLL CALL**

**Present** 9 - Chairman Jennifer Henderson  
Vice Chair Greg Rabaey  
Alternate Vice Chair Rob Wendt  
Commissioner J. Hollis Bone  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Paul Emerson  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

**Absent** 0

#### **PLEDGES OF ALLEGIANCE**

*Chairman Henderson 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 April 7, 2021 Planning and Zoning Commission meeting.

**A motion was made by Commissioner Bryan, seconded by Commissioner Bone, to approve the April 7, 2021 minutes. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**PLATTING AND ZONING:**

- F.1** Consider approval of the Salerno Phase 18, generally located east of CR 110 and south of University Blvd.  
Case No. FP2103-001

*Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.*

**A motion was made by Commissioner Sanchez-Adame, seconded by Commissioner Clawson, to approve the Final Plat. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

- F.2** Consider public testimony regarding, and a recommendation concerning the request filed by Kimley-Horn, on behalf of the property owner, Donald B. O'Connor & Lynne M. O'Connor, for the original zoning of 4.78 acres of land to the C-2 (Local Commercial) zoning district, generally located on the south side of S AW Grimes Blvd and west of Glenn Dr. Case No. ZON2103-006

*Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions. Chairman Henderson opened the hearing for public testimony. There being none, the public hearing was closed.*

**A motion was made by Commissioner Bryan, seconded by Commissioner Sellers, to recommend for City Council Approval. The motion passed by the following vote:**

**Aye:** 9 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

- F.3** Consider public testimony regarding, and a recommendation concerning the request filed by KTCivil, on behalf of the property owners, Doublecreek Farm Inc. and Bruce and Judy Kirtley, to rezone 40.73 acres of land from C-1 (General Commercial) and SF-2 (Single Family) zoning districts to a Planned Unit Development (PUD) to be known as Double Creek PUD, generally located northwest of Ray Berglund Dr and Double Creek Dr. Case No. ZON2103-008

*Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions.*

*Chairman Henderson opened the hearing for public testimony.*

*The following citizens spoke both via Zoom videoconferencing and in person during the public hearing regarding the PUD:*

- 1. Thomas Saenz, 804 Ray Berglund Blvd.*
- 2. Anthony Smith, 600 Ray Berglund Blvd.*
- 3. Kelly Wright, 1421 Clary Sage Loop.*
- 4. Kim Decuir, 1200 Ray Berglund Blvd.*
- 5. Cary Decuir, 1200 Ray Berglund Blvd.*

*Commissioner Sanchez-Adame made a motion, the motion failed for lack of a second motion.*

**A motion was made by Commissioner Clawson, seconded by Alternate Vice Chair Wendt, to recommend for City Council Approval. The motion passed**

**by the following vote:**

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

**Nay:** 2 - Commissioner Emerson  
Commissioner Sanchez-Adame

**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 Henderson adjourned the meeting at 8:10 PM.*

*Respectfully Submitted,*

*Cecilia Chapa, Planning Technician*