



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, June 16, 2021

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, June 16, 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 5 - Chairman Jennifer Henderson
Vice Chair Greg Rabaey
Alternate Vice Chair Rob Wendt
Commissioner Paul Emerson
Commissioner Jennifer Sellers

Absent 4 - Commissioner J. Hollis Bone
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Selicia Sanchez-Adame

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.

CONSENT AGENDA:

All items listed on the Consent Agenda were enacted by one motion. There was no separate discussion of these items, and no items were removed from the Consent Agenda.

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to approve the Consent Agenda. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

E.1 Consider approval of the minutes for the June 2, 2021 Planning and Zoning Commission meeting.

This item was approved on the Consent Agenda.

E.2 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 1 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-002

This item was approved on the Consent Agenda.

E.3 Consider a 30-day extension request for the Avery Centre East Phase 1, Section 2 Final Plat, generally located south of CR 112 and east of AW Grimes Blvd. Case No. FP2104-003

This item was approved on the Consent Agenda.

PLATTING AND ZONING:

F.1 Consider approval of the Larkspur at Avery Centre Preliminary Plat, generally located east of the intersection of College Park Dr and Avery Nelson Pkwy. Case No. PP2105-002

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

A motion was made by Commissioner Sellers, seconded by Commissioner Emerson, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.2 Consider approval of the Coastal Ridge at Avery Centre Preliminary Plat, generally located northeast of the intersection of College Park Dr and Avery Nelson Pkwy. Case No. PP2105-003

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

A motion was made by Vice Chair Rabaey, seconded by Commissioner Sellers, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.3 Consider approval of The District Preliminary Plat, generally located southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd. Case No. PP2105-001

Matt Johnson, Planner, made the staff presentation.

A motion was made by Commissioner Sellers, seconded by Alternate Vice Chair Wendt, to approve the Preliminary Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

F.4 Consider approval of The District Final Plat, generally located southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd. Case No. FP2105-002

Matt Johnson, Planner, made the staff presentation.

A motion was made by Commissioner Emerson, seconded by Vice Chair Rabaey, to approve the Final Plat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.5** Consider public testimony regarding, and a recommendation for approval concerning the request filed by Bohler Engineering, on behalf of the property owner, Dell Computer Holdings, L.P., to rezone 35.71 acres of land from the C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as Project Lever PUD, generally located east of S Mays St and north of Dell Way. Case No. ZON2105-004

Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions. Chairman Henderson opened the hearing for public testimony. The following citizens spoke during the public hearing regarding the rezoning:

*- Adrian Neely - 2200 Lancaster Gate Cv, Round Rock, TX 78664
- Kathryn Burnstein, 1103 Nothingham Hill Rd, Round Rock, TX 78664
- Richard Pope, 2203 Lancaster Gate Cv, Round Rock, TX 78664
- Richard Parson, 2301 Windrift Way, Round Rock, TX 78664*

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.6** Consider public testimony regarding, and approval of the request filed by Pape-Dawson Engineers, Inc., on behalf of the property owner, Dell Computer Holdings L.P., to replat the Dell North Campus, Block A, Lot 1, generally located east of S Mays St and north of Dell Way. Case No. FP2105-001

Matt Johnson, Planner, made the staff presentation. Applicant representative was available to answer questions. Chairman Henderson opened the hearing for public testimony. The following citizens spoke during the public hearing

regarding the replat:

- Kathryn Burnstein, 1103 Nottingham Hill Rd, Round Rock, TX 78664
- Richard Parson, 2301 Windrift Way, Round Rock, TX 78664
- Christopher Smith, 2211 Lancaster Ln, Round Rock, TX

A motion was made by Commissioner Sellers, seconded by Commissioner Emerson, to approve the Replat as presented. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.7** Consider public testimony regarding, and a recommendation for approval concerning the request filed by Kimley-Horn and Associates, Inc., on behalf of the property owner, Edward D. Quick, as Trustee of the Quick Living Trust, Et Al, to rezone 18.92 acres of land from the OF-1 (General Office), OF-2 (Mid-Rise Office), MF-1 (Multifamily - low density), and C1-a (General Commercial - Limited) zoning districts to a Planned Unit Development (PUD) to be known as Bell Yard PUD, generally located north of E Old Settlers Blvd and West of College Park Dr. Case No. ZON2105-002

Lindsay Darden, Sr. Planner, made the staff presentation. Applicant representative made a presentation and was available to answer questions.

A motion was made by Vice Chair Rabaey, seconded by Alternate Vice Chair Wendt, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.8** Consider public testimony regarding, and a recommendation for approval concerning the request filed by the Drenner Group, PC, on behalf of the property owners, John & Susan Harris and the Hickox Family Living Trust, to rezone 110.54 acres of land from BP (Business Park) zoning district to a Planned Unit

Development (PUD) to be known as Kenney Fort North PUD, generally located south of E Palm Valley Blvd and west of S Kenney Fort Blvd Case No. ZON2103-003

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

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Sellers, to recommend for City Council approval. The motion passed by the following vote:

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

- F.9** Consider public testimony regarding, and a recommendation for approval concerning the request filed by the property owner, Rocking J Partners LLC, for Amendment No. 2 to PUD 87 (Rockin' J PUD) to allow for indoor entertainment, specifically hatchet throwing and archery ranges on an approximately 0.86 acre portion of the site, generally located at the north end of Rocking J Rd. Case No. ZON2105-003

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

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

Aye: 5 - Chairman Henderson
Vice Chair Rabaey
Alternate Vice Chair Wendt
Commissioner Emerson
Commissioner Sellers

Nay: 0

Absent: 4 - Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Sanchez-Adame

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 8:12 PM.

Respectfully Submitted,

Cecilia Chapa, Planning Technician