



City of Round Rock

Meeting Minutes - Draft

Planning and Zoning Commission

Wednesday, September 15, 2021

CALL MEETING TO ORDER

The Planning & Zoning Commission for the City of Round Rock met on Wednesday, September 15, 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 7 - Chairman Jennifer Henderson
Alternate Vice Chair Rob Wendt
Commissioner J. Hollis Bone
Commissioner Aaron Dominguez
Commissioner Paul Emerson
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Absent 2 - Vice Chair Greg Rabaey
Commissioner Stacie Bryan

PLEDGES OF ALLEGIANCE

*Chairman Henderson led the following Pledges of Allegiance:
United States
Texas*

CITIZEN COMMUNICATION

*The following citizen spoke during citizen communication:
- Casey Clawson, 1346 Becca Teal Pl, Round Rock TX 78681*

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 Commissioner Emerson, seconded by Commissioner Sellers, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Chairman Henderson
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Vice Chair Rabaey
Commissioner Bryan

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

The minutes were approved under the Consent Agenda.

E.2 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.

E.3 Consider a 30-day extension request for the Warner Ranch Subdivision Phase 1, Block D, Replat of Lot 4-B, generally located south of Louis Henna Blvd and west of S A.W. Grimes. Case No. FP2108-001

This item was approved on the Consent Agenda.

E.4 Consider a 30-day extension request for the Wonder Drive Subdivision Preliminary Plat, generally located on the southwest corner of Wonder Dr. and Ledbetter St. Case No. PP2107-001

This item was approved on the Consent Agenda.

E.5 Consider a 30-day extension request for the Homestead at Old Settlers Park Phase 4 Final Plat, generally located south of E. Old Settlers Blvd and north of Kenney Fort Blvd. Case No. FP2108-004

This item was approved on the Consent Agenda.

EXTENSION REQUEST WITH PUBLIC HEARING:

F.1 Consider public testimony, and a 30-day extension request for the replat of Lot 1, Blk B of the Leif Johnson Subdivision, generally located southeast of the intersection of Greenlawn Blvd and IH 35. Case No. FP2108-003

A motion was made by Commissioner Sellers, seconded by Commissioner Bone, to approve the extension. The motion passed by the following vote:

Aye: 7 - Chairman Henderson
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Vice Chair Rabaey
Commissioner Bryan

ZONING:

- G.1** Consider public testimony, and a recommendation for approval concerning the request filed by Jones & Carter, Inc., on behalf of the property owner, 2735 S AW Grimes LLC, for the original zoning of 9.24 acres to a Planned Unit Development (PUD) to be known as AW Grimes Townhomes PUD, generally located south of Louis Henna Blvd and east of S AW Grimes Blvd. Case No. ZON2108-003

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative made a brief presentation and 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 Alternate Vice Chair Wendt, seconded by Commissioner Sanchez-Adame, to recommend for City Council Approval. The motion passed by the following vote:

Aye: 7 - Chairman Henderson
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Vice Chair Rabaey
Commissioner Bryan

- G.2** Consider public testimony, and a recommendation for approval concerning the request filed by SEC Planning, LLC, on behalf of the property owner, Shelley Ahmadi, for the original zoning of 5.19 acres to Planned Unit Development (PUD) to be known as Cade Lake PUD, generally located east of Warner Ranch Dr and south of S A.W. Grimes Blvd. Case No. ZON2108-002

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 during the public hearing:

- Larry Barlow, 916 Palo Duro Loop, Round Rock, TX 78664

- Kathryn Roberts, 1902 Huxley Ln, 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: 7 - Chairman Henderson
Alternate Vice Chair Wendt
Commissioner Bone
Commissioner Dominguez
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers

Nay: 0

Absent: 2 - Vice Chair Rabaey
Commissioner Bryan

STAFF REPORT:

H.1 Consider an update regarding Council actions related to Planning and Zoning items.

No report was given at this meeting.

ADJOURNMENT

There being no further business, Chairman Henderson adjourned the meeting at 6:48 PM.

Respectfully Submitted,

Cecilia Chapa, Planning Technician