

**City of Round Rock  
Meeting Minutes  
Planning and Zoning Commission**

**Wednesday, April 1, 2020**

*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 City Council Chambers while others attended the meeting via videoconferencing.*

*This meeting was streamed live online [roundrocktexas.gov/replay](http://roundrocktexas.gov/replay) and [roundrocktexas.gov/tv](http://roundrocktexas.gov/tv), as well as 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 and participate via video conferencing.*

**CALL MEETING TO ORDER**

*The Planning and Zoning Commission met in regular session on Wednesday, April 1, 2020 in the City Council Chambers, located at 221 E. Main Street, Round Rock, Texas. Chairman Pavliska called the meeting to order at 6:00 PM.*

**ROLL CALL**

<b>Present</b>	8 - Chairman David Pavliska Commissioner Rob Wendt Vice Chair Jennifer Henderson Commissioner Stacie Bryan Commissioner Casey Clawson Commissioner Paul Emerson Alternate Vice Chair Greg Rabaey Commissioner Jennifer Sellers
<b>Absent</b>	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.*

**CONSENT AGENDA:**

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

**A motion was made by Vice Chair Henderson seconded by Alternate Vice Chair Rabaey to approve the Consent Agenda. The motion carried by the following vote:**

<b>Aye:</b>	8 - Chairman Pavliska Commissioner Wendt Vice Chair Henderson Commissioner Bryan Commissioner Clawson Commissioner Emerson Alternate Vice Chair Rabaey Commissioner Sellers
<b>Nay:</b>	0
<b>Absent:</b>	0

- E.1

PZ-2020-027

Consider approval of the minutes for the March 4, 2020, Planning and Zoning Commission meeting.  
**The minutes were approved on the Consent Agenda.**
- E.2

PZ-2020-028

Consider a 30-day extension request for the Siena Section 35 Subdivision Final Plat, generally located northeast of the intersection of N. Red Bud Ln. and CR 110. Case No. FP2003-001  
**This item was approved on the Consent Agenda.**
- E.3

PZ-2020-034

Consider a 30-day extension request for the University Heights Preliminary Plat, generally located west of SH 130; north and south of University Blvd. Case No. PP1911-003  
**This item was approved on the Consent Agenda.**

PLATTING AND ZONING:

- F.1

PZ-2020-029

Consider public testimony regarding, and a recommendation concerning the request filed by Bleyl Engineering, on behalf of the property owners, The Madsen Joyce Trustee of the Madsen Family Revocable Trust, et al, to zone 8.8 acres as PUD (Planned Unit Development), rezoning 3.31 acres from C-2 (Local Commercial) and 3.63 acres from OF-1 (General Office) and providing for original zoning of 1.86 acres of land to be known as the Chester Ranch PUD, generally located northeast of the intersection of CR 117 and Red Bud Ln. Case No. ZON2003-001

Clyde Von Rosenberg, Planner, made the staff presentation. The developer was present to answer any questions from the Commission.

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, to approve the recommendation to zone 8.8 acres generally located northeast of the intersection of CR 177 and Red Bud Lane to the Chester Ranch PUD. The motion carried by the following vote:**

Aye:

8 - Chairman Pavliska  
Commissioner Wendt  
Vice Chair Henderson  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Alternate Vice Chair Rabaey  
Commissioner Sellers

Nay:

0

Absent:

0

F.2

PZ-2020-030

Consider public testimony regarding, and a recommendation concerning the City initiated rezoning of the properties indicated on the map shown below from SF-2 (Single-family Standard Lot) zoning district to the SF-D (Single-family Downtown) zoning district, generally located on the west side of N. Nelson St. between E. Austin Ave. and E. Liberty Ave. Case No. ZON2003-002

Clyde Von Rosenberg, 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 Wendt, seconded by Alternate Vice Chair Rabaey, to approve the recommendation to rezone properties located on the west side of N. Nelson St. between E. Austin Ave. and E. Liberty Ave. The motion carried by the following vote:**
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**Aye:** 8 - Chairman Pavliska  
Commissioner Wendt  
Vice Chair Henderson  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Alternate Vice Chair Rabaey  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**F.3 PZ-2020-031** Consider approval of the Safa Valley Subdivision Final Plat, generally located southeast of the intersection of Windy Park Dr. and Gattis School Rd. Case No. FP2003-003

*Juan Enriquez, Planner, made the staff presentation. Engineer Tony Prete representing the developer was available via video conference to answer any questions from the Commission.*

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

**A motion was made by Vice Chair Henderson, seconded by Commissioner Bryan, to approve the Safa Valley Subdivision Final Plat, generally located southeast of the intersection of Windy Park Dr. and Gattis School Rd. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Commissioner Wendt  
Vice Chair Henderson  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Alternate Vice Chair Rabaey  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**F.4 PZ-2020-032** Consider approval of the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP1911-004

*Juan Enriquez, Planner, made the staff presentation. Engineer Peggy Carrasquillo, representing the developer was available via video conference to answer any questions from the Commission.*

*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, to approve the Homestead at Old Settlers Park Phase 1 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. The motion carried by the following vote:**

**Aye:** 8 - Chairman Pavliska  
Commissioner Wendt  
Vice Chair Henderson  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Alternate Vice Chair Rabaey  
Commissioner Sellers

**Nay:** 0

**Absent:** 0

**F.5    PZ-2020-033**            Consider approval of the Homestead at Old Settlers Park Phase 2 Final plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. FP2001-002

*Clyde Von Rosenberg, Planner, made the staff presentation. Engineer Peggy Carrasquillo representing the developer was available via video conference to answer any questions from the Commission.*

*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 Emerson, to approve the Homestead at Old Settlers Park Phase 2 Final Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. The motion carried by the following vote:**

**Aye:**    8 -    Chairman Pavliska  
                 Commissioner Wendt  
                 Vice Chair Henderson  
                 Commissioner Bryan  
                 Commissioner Clawson  
                 Commissioner Emerson  
                 Alternate Vice Chair Rabaey  
                 Commissioner Sellers

**Nay:**     0

**Absent:**    0

**STAFF REPORT:**

**G.1    PZ-2020-035**            Consider an update regarding Council actions related to Planning and Zoning items.

*Brad Wiseman, Planning and Development Services Director made the presentation to the Commission, as well as updating them on what changes have been made to department activities due to COVID-19.*

**ADJOURNMENT**

*There being no further business, Chairman Pavliska adjourned the meeting at 6:42PM.*

*Respectfully Submitted,*

*Sara L. White, City Clerk*