

City of Round Rock

Meeting Minutes

Planning and Zoning Commission

Wednesday, April 7, 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 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, 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 7, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Vice Chair Henderson called the meeting to order at 6:00 PM.

ROLL CALL

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

Absent 0

PLEDGES OF ALLEGIANCE

Vice Chair Henderson led the following Pledges of Allegiance:

United States

Texas

CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

ELECTION OF OFFICERS:

E.1 Consider the nomination and election of a Chairperson.

A motion was made by Alternate Vice Chair Rabaey, seconded by Commissioner Bryan, to nominate Vice Chair Henderson as the Commission's Chair. The motion passed by the following vote:

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

Nay: 0

Absent: 0

E.2 Consider the nomination and election of a Vice Chairperson.

A motion was made by Commissioner Wendt, seconded by Commissioner Bryan, to nominate Alternate Vice Chair Greg Rabaey as the Commission's Vice Chair. The motion passed by the following vote:

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

Nay: 0

Absent: 0

E.3 Consider the nomination and election of an Alternate Vice Chairperson.

A motion was made by Vice Chair Rabaey, seconded by Commissioner Clawson, to nominate Commissioner Wendt as the Commission's Alternate Vice Chair. The motion passed by the following vote:

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

Nay: 0

Absent: 0

APPROVAL OF MINUTES:

F.1 Consider approval of the minutes for the March 3, 2021 Planning and Zoning Commission meeting.

A motion was made by Commissioner Clawson, seconded by Commissioner Sanchez-Adame, to approve the March 3, 2021 P&Z Minutes. The motion passed by the following vote:

- Aye:** 9 - Chairman Henderson
- Vice Chair Rabaey
- Commissioner Bone
- Commissioner Bryan
- Commissioner Clawson
- Commissioner Emerson
- Commissioner Sanchez-Adame
- Commissioner Sellers
- Alternate Vice Chair Wendt
- Nay:** 0
- Absent:** 0

PLATTING AND ZONING:

G.1 Consider public testimony regarding, and an approval concerning the request filed by Centerline Engineering and Consulting LLC, on behalf of the property owner, Affordable Shops & RV CR 119 Inc., for approval of a Concept Plan to be known as County Road 118 & 119 Corner Addition, generally located at the northwest corner of CR 119 and CR 118. Case No. CP2103-001.

Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions. Chair 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 Bryan, to approve the Concept Plan. The motion passed by the following vote:

- Aye:** 9 - Chairman Henderson
- Vice Chair Rabaey
- Commissioner Bone
- Commissioner Bryan
- Commissioner Clawson
- Commissioner Emerson
- Commissioner Sanchez-Adame
- Commissioner Sellers
- Alternate Vice Chair Wendt
- Nay:** 0
- Absent:** 0

G.2 Consider public testimony regarding, and a recommendation concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Burke Eagles Nest II LLC, to rezone 3.03 acres of land from the LI (Light Industrial) zoning district to the BP (Business Park) zoning district, generally located at the southeast intersection of Eagles Nest St and Cypress Blvd. Case No. ZON2103-002.

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

A motion was made by Commissioner Sanchez-Adame, seconded by Commissioner Bone, to approve the Rezoning. The motion passed by the following vote:

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

Nay: 0

Absent: 0

- G.3** Consider public testimony regarding, and a recommendation concerning the request filed by Johnathon Dickerson, on behalf of the property owner, Simon Property Group Illinois, LP, for Amendment No. 3 to Planned Unit Development No. 60 (RR Premium Outlets PUD) to allow for seasonal and holiday-focused events, generally located at the southeast corner of N IH 35 and Bass Pro Dr. Case No. ZON2103-005.

Lindsay Darden, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions. Chair 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 Clawson, to approve the PUD Amendment. The motion passed by the following vote:

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

Nay: 0

Absent: 0

- G.4** Consider public testimony regarding, and a recommendation concerning the request filed by Cunningham-Allen, Inc., on behalf of the property owner, Karen Leppin Jones, to rezone 14.40 acres of land from the Planned Unit Development (PUD) No. 107 to a new Planned Unit Development (PUD) to be known as The Leppin Tract PUD, generally located at the northeast corner of Greenlawn Blvd and Pflugerville Pkwy. Case No. ZON2103-001.

Clyde von Rosenberg, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions. Chair 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 Vice Chair Rabaey, to approve the Rezoning. The motion passed by the following vote:

Aye: 9 - Chairman Henderson
Vice Chair Rabaey
Commissioner Bone
Commissioner Bryan
Commissioner Clawson
Commissioner Emerson

Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 0
Absent: 0

- G.5** Consider public testimony regarding, and a recommendation concerning the request filed by the Drenner Group, PC, on behalf of the property owner, Scott Freid, for Amendment No. 1 to Planned Unit Development No. 74 (Crossing at Palm Valley PUD), generally located northeast of the intersection of E Palm Valley Blvd and N A.W. Grimes Blvd. Case No. ZON2103-004.

Clyde von Rosenberg, Sr. Planner, made the staff presentation. The Developer, made a presentation to the commission and was available to answer any questions posed by the Commission. Chair Henderson opened the hearing for public testimony. The following citizens spoke via Zoom videoconferencing during the public hearing regarding their concern about the proposed development.

- Jeremy Bott, 897 Centerra Hills Cir, Round Rock, TX 78665
- Sylvester Greer, 805 Centerra Hills Cir, Round Rock, TX 78665
- John Martin, 809 Centerra Hills Cir, Round Rock, TX 78665
- Prayuj Shakya, 801 Centerra Hills Cir, Round Rock, TX 78665

A motion was made by Alternate Vice Chair Wendt, seconded by Commissioner Clawson, to approve the PUD Amendment. The motion passed by the following vote:

Aye: 7 - Chairman Henderson
Vice Chair Rabaey
Commissioner Clawson
Commissioner Emerson
Commissioner Sanchez-Adame
Commissioner Sellers
Alternate Vice Chair Wendt

Nay: 2 - Commissioner Bone
Commissioner Bryan

Absent: 0

STAFF REPORT:

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

Brad Wiseman, Planning & Development Services Director, made the staff presentation and acknowledged new staff members.

- H.2** Consider an update on abstention procedures.

Stephanie Sandre, City Attorney, made a presentation regarding abstention procedures.

ADJOURNMENT

There being no further business, Chair Henderson adjourned the meeting at 8:28 PM.

Respectfully Submitted,

Cecilia Chapa, Planning Technician