

# City of Round Rock

## Meeting Minutes

### Planning and Zoning Commission

Wednesday, May 5, 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.*

*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, May 5, 2021 in the City Council Chambers, located at 221 E. Main Street, Round Rock. Chairman Henderson called the meeting to order at 7:03 PM.*

#### **ROLL CALL**

**Present** 8 - 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  
**Absent** 1 - Commissioner Jennifer Sellers

#### **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 21, 2021 Planning and Zoning Commission meeting.

**A motion was made by Commissioner Emerson, seconded by Commissioner Bryan, to approve the April 21, 2021 minutes. The motion passed by the following vote:**

**Aye:** 8 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan

Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame

**Nay:** 0

**Absent:** 1 - Commissioner Sellers

**ZONING AND PLATTING:**

**F.1** Consider public testimony regarding, and approval of the request filed by Kimley Horn, on behalf of the property owner, Simon Property Group, to replat the Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1, generally located southwest of the intersection of Bass Pro Dr and N Mays St. Case No. FP2104-001

*Cait Reeves, Sr. Planner, made the staff presentation. Applicant representative was available to answer questions via Zoom. Chairman Henderson opened the hearing for public testimony. There being none, the public hearing was closed.*

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

**Aye:** 8 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame

**Nay:** 0

**Absent:** 1 - Commissioner Sellers

**F.2** Consider public testimony regarding, and a recommendation for approval concerning the request filed by Metcalfe Wolff Stuart & Williams on behalf of the property owner, Mark IV Capital, INC, to rezone 65.50 acres of land from C-1 (General Commercial) zoning district to a Planned Unit Development (PUD) to be known as The District PUD, generally located southwest of the intersection of Louis Henna Blvd and Greenlawn Blvd. Case No. ZON2103-007

*Clyde von Rosenberg, Sr. 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 Sanchez-Adame, seconded by Commissioner Clawson, to recommend for City Council Approval. The motion passed by the following vote:**

**Aye:** 8 - Chairman Henderson  
Vice Chair Rabaey  
Alternate Vice Chair Wendt  
Commissioner Bone  
Commissioner Bryan  
Commissioner Clawson  
Commissioner Emerson  
Commissioner Sanchez-Adame

**Nay:** 0

**Absent:** 1 - Commissioner Sellers

**STAFF REPORT:**

**G.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 7:27 PM.*

*Respectfully Submitted,*

*Cecilia Chapa, Planning Technician*