

**PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 16, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on October 16, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Jennifer Henderson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Laton Carr, Susan Brennan, Juan Enriquez, and Veronica Chandler. Also present was Gerald Pohlmeier from the Transportation Department.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the September 19, 2018 Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Sanchez to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

E. PLATTING & ZONING:

E1. Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owner, Freedom Church Austin of the Assemblies of God, Inc., for approval of a Concept Plan to be known as Freedom Church Concept Plan, generally located on the west side of Sam Bass Rd. between Somerset Dr. and Meadows Dr. Case No. CP1809-001

Mr. Enriquez reviewed the application noting that the lots are zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office) zoning districts. He stated that the applicant’s intent was to construct a place of worship on the 8.59-acre lot; the remaining lot will continue to be zoned as OF-1 (General Office) for future development.

Mr. Enriquez explained that the applicant planned to dedicate 25 ft. of right-of-way along Sam Bass Road to the City and noted that Preliminary and Final Plats will be required after the Concept Plan approval.

Finally, he noted that a public notice sign was posted on the site, a notice of public hearing was mailed to abutting property owners and posted in the Round Rock Leader newspaper.

The property owner’s representative Ms. Raquel Ramirez, with Hagood Engineering Associates, Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Mr. Eddie Ferguson, with Oncor Electric Delivery, stated that he did not oppose the project, though, he noted that a high-voltage transmission line currently

crosses the property and any existing easements are required to be clear of any permanent obstructions. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Commissioner Clawson asked if the traffic generated by Oncor to service the site would trigger the need for additional traffic improvements. In response, Mr. Pohlmeier noted that the proposed 13,000 sq. ft. facility will not generate significant traffic to require a turning lane, however, he noted that the need for a turning lane will be reconsidered for any future development on the site. Additionally, the traffic generated by Oncor would not generate enough traffic to warrant additional improvements.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Bryan to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 8 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding the Development Code.

Mr. Dushkin stated that the Development Code was adopted by City Council on September 27th and gave a brief overview of the Development Code and its advantages, including efficiency, consistency, predictability, ease of use for staff, developers, and the public. He explained that all Development Code chapters and subsections from the Code of Ordinances were moved to the Development Code, including some of the policy-oriented requirements from the Design and Construction Standards.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council approved the first reading for Clear Creek Ranch PUD and PUD 9 Amend. No. 2; the second reading will be held during the October 25th Council meeting. The Remington PUD rezoning was approved.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:26 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech