



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Rob Wendt  
Alternate Vice Chair Jennifer Henderson  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Michelle Ly  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Tuesday, October 16, 2018

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-103](#) Consider approval of the minutes for the September 19, 2018 Planning and Zoning Commission meeting.

**E. PLATTING:**

- E.1 [PZ-2018-104](#) 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

**F. STAFF REPORT:**

- F.1 [PZ-2018-105](#) Consider an update regarding the Development Code.
- F.2 [PZ-2018-106](#) Consider an update regarding Council actions related to Planning and Zoning items.

**G. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 11th day of October 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 19, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on September 19, 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 Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Casey Clawson was absent.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Clyde von Rosenberg, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the September 5, 2018 Planning and Zoning Commission meeting.**

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

**Motion:** Motion by Commissioner Henderson, second by Commissioner Sellers to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E. PLATTING & ZONING:**

**E1. Consider public testimony and a recommendation concerning the request filed by Green Civil Design, LLC, on behalf of the property owner, WHJ, LLC, for Amendment No. 1 to PUD (Planned Unit Development) No. 93 to remove the 1.13-acre commercial land use, generally located at the northeast corner of S. Kenney Fort Blvd. and Forest Creek Dr. Case No. ZON1808-002**

Commissioner Sanchez arrived during this item.

Commissioner Wendt recused himself from the discussion and voting on agenda item E1 and left the Council Chambers.

Mr. von Rosenberg stated this PUD was originally approved in 2012. He continued by outlining the proposed change to the PUD noting that the request was to remove the 1.13-acre local commercial tract. He stated that the alignments of the median breaks did not allow direct access to the commercial parcel; consequently, commercial land use was not viable for the tract. He noted that the low density multi-family standards will not change.

Mr. von Rosenberg noted that a public notice sign was posted on the site and that a letter from the applicant and the public notice were mailed to abutting property owners. The Sonoma HOA was also informed of the public hearing. Staff recommended approval of the PUD Amendment.

The property owner's representative Ms. Kerri Pena, with Green Civil Design, LLC, 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. Round Rock residents Ms. Natalia Fedyoshove, 2508 Rusk Cv. stated her desire to keep the zoning for commercial use; and Cory Damon, 2653 Ravenwood Dr. explained that he reached out to the property owner and expressed his intent to purchase the land and develop it as mixed-use project. Mr. Damon did not receive a response from the property owner. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Clawson to recommend for City Council approval as presented.

**Vote: AYES:** Chairman Pavliska, Commissioner Bryan, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council Chambers following the vote.

#### **F. STAFF REPORT:**

##### **F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved the 2<sup>nd</sup> reading for the Turtle Creek Village PUD amendment and the 1<sup>st</sup> reading for the Round Rock Development Code; the 2<sup>nd</sup> reading for the Development Code will take place on September 27<sup>th</sup>.

Chairman Pavliska welcomed Commissioner Michelle Ly to the Planning and Zoning Commission.

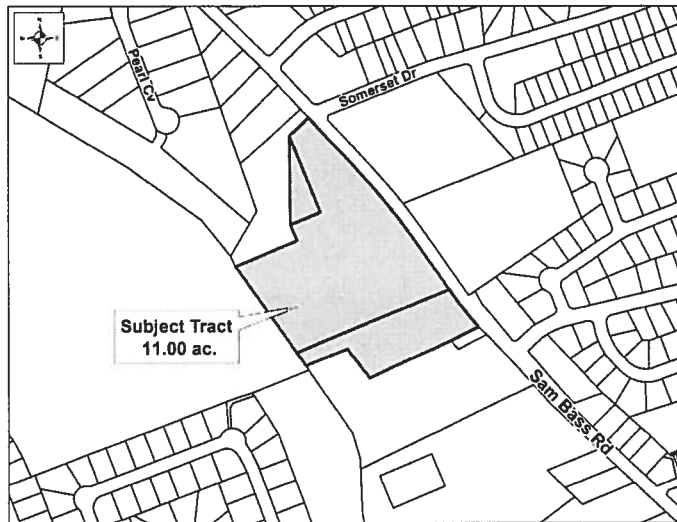
#### **G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:25 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Freedom Church  
CONCEPT PLAN CP1809-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Approval of a Concept Plan

**ZONING AT TIME OF APPLICATION:** PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office)

**DESCRIPTION:** 11 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Developed with single-family dwellings

**GENERAL PLAN LAND USE DESIGNATION:** Residential

**ADJACENT LAND USE:**

North: Single-Family Dwelling - Zoned SF-1 (Single-Family - Large Lot)  
 South: Place of Worship - Zoned SF-2 (Single-Family Standard Lot)  
 East: Oncor Electrical Substation - Zoned LI (Light Industrial)  
 West: Brushy Creek

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>11</b>

**Owner:**  
 Freedom Church Austin of the Assemblies of  
 God Inc.  
 Benito Fresquez  
 1205 Round Rock, Ave., Ste. 109  
 Round Rock, TX 78681

**Agent:**  
 Hagood Engineering Associates, Inc.  
 Raquel Ramirez  
 900 E. Main St.  
 Round Rock, TX 78664

**FREEDOM CHURCH  
CONCEPT PLAN      CP1809-001**

**HISTORY:** In 2008, the 11-acre tract was rezoned to OF-1 (General Office) from SF-1 & SF-2 (Single Family – Large Lot & Standard Lot). The property contains several single family residential homes. However, no new development has occurred on site since the 2008 rezoning. On August 23, 2018, the City Council approved the rezoning of 8.59-acres of the subject tract to PF-2 (Public Facilities-Medium Intensity). The remaining 2.41-acres will remain zoned OF-1.

**DATE OF REVIEW:** October 16, 2018

**LOCATION:** Generally located on the west side of Sam Bass Road between Somerset Drive and Meadows Drive.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for residential purposes. The subject tract is zoned PF-2 (Public Facilities – Medium Intensity) and OF-1 (General Office). The PF-2 district allows land uses such as assisted living, inpatient clinic, public office, and place of worship by right. In addition to worship and religious education space, this zoning district would allow accessory uses, up to a maximum of 20,000 square feet. The OF-1 district allows uses such as offices and daycare facilities.

Traffic, Access and Roads: The applicant intends to construct an approximately 13,000 square foot building to be used as a place of worship. No traffic study is required for this application since the proposed land use is not expected to generate more than 100 trips per hour during the peak hour. If accessory uses are proposed in the future, an evaluation of their potential traffic impact will be considered prior to the approval of a site development plan. The Concept Plan shows two potential access points from Sam Bass Road, which are subject to approval on the preliminary plat. The applicant also intends to dedicate 25 feet of right-of-way along Sam Bass Road for future road widening, which will be shown on the preliminary and final plats.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 8-inch water line along Sam Bass Road right-of-way. Wastewater will be connected to an existing 8-inch public wastewater line located along Sam Bass Road right-of-way.

Drainage: The topography of the proposed lot slopes from east to west. Due to the topography, stormwater is conveyed to Brushy Creek on the west side of the property. No detention currently exists on site. A flood study is required to be submitted and must be approved prior to preliminary plat application submittal to determine if detention is required for this site or participation in the Regional Stormwater Management Program is allowed.

**FREEDOM CHURCH  
CONCEPT PLAN      CP1809-001**

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to Preliminary/Final plat submittal, the applicant shall submit a georeferenced digital CAD file in conformity with City standards.
2. Update legend to include all line types, abbreviations and symbols, e.g. meter box, Fbolt, Fac un and all others.
3. Remove information depicting Flood Zone "X". This flood zone is not regulated by the City of Round Rock.
4. Remove from southerly west corner notation "EX.40.81'; reference is unclear.
5. Revise line type indicated as "SB", and state future right-of-way dedication.
6. Depict owner and recordation information for all properties east of Sam Bass Road.
7. Correct spelling left side of sheet Flood "Zoone."
8. Correct spelling right side of sheet "Zoining" by P&Z date.
9. Submittal and approval of flood study is required prior to submittal of preliminary plat application.
10. Provide notation stating Ultimate 1% & Ultimate 4% Floodplains are not depicted on this Concept Plan, and will be established by an approved flood study, and floodplains will be depicted on the Preliminary and Final plats with statement "minimum finished floor elevations shall be 2 feet above the Ultimate 1% Floodplain."
11. Driveway locations are required to meet DACS Section 5 spacing and offset requirements prior to preliminary plat approval.
12. Trip generation numbers shall be provided prior to or in conjunction with the preliminary plat.





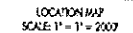
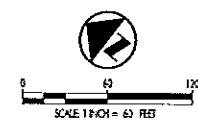
Pearl Cv

Somerset Dr






















**Subject Tract**  
**11.00 ac.**

Sam Bass Rd





### LEGEND

- |   |  |
|---|--|
|  | IRON ROD FOUNDATION                                |
|  | FEMA FLOODWAY                                      |
|  | FEMA 100 YEAR FLOODWAY                             |
|  | FEMA 500 YEAR FLOODWAY                             |
|  | P.R.W.C.   |
|  | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS |
|  | DEED RECORDS OF WILLIAMSON COUNTY                  |
|  | OVERALL PROPERTY BOUNDARY                          |
|  | INTERIOR AND ADJOINER LOT LINES                    |
|  | EXISTING EASEMENTS                                 |
|  | OVERHEAD ELECTRICAL LINE                           |
|  | EASEMENT LINE                                      |
|  | FENCE  |
|  | WOOD FENCE   |
|  | WATER LINE   |
|  | WASTEWATER LINE                                    |
|  | SETBACK LINE                                       |
|  | ELECTRICAL LIGHT POLE                              |
|  | ELECTRICAL POLE                                    |
|  | WASTEWATER MANHOLE                                 |
|  | WATER VALVE  |

[illegible]

REA PROJECT NO. 18-016  
ISSUED DATE 05/18/2018

## CONCEPT PLAN

SHEET NO.

CP1809-001



**CONCEPT PLAN  
FREEDOM CHURCH  
ROUND ROCK, TX**