

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 7, 2019 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in a regular session on August 7, 2019, 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 Paul Emerson, Commissioner Jennifer Henderson, Commissioner Michelle Ly, Commissioner Greg Rabaey, and Commissioner Jennifer Sellers.

Planning and Development Services Department staff included Brad Wiseman, Bradley Dushkin, Caitlyn Reeves, Jeff Dunsworth, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Ed Polasek from the Transportation Department, Katie Baker from the PARD 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 July 17, 2019, Planning and Zoning Commission meeting.**

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

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**E. PLATTING AND ZONING:**

**E1. Consider public testimony regarding, and a recommendation concerning the request filed by Masterplan, on behalf of the property owner, The Church in Round Rock, for approval of PUD (Planned Unit Development) No. 83 – Amendment No. 8 adding a place of worship as a permitted use, generally located south of University Blvd. and east of Sandy Brook Dr. Case No. ZON1907-006**

Mr. von Rosenberg reviewed the zoning application stating that the purpose of the application was to amend a portion of Parcel 3 in PUD 83 to add a place of worship as a permitted use. He explained the permitted uses included office, medical office, and day care.

Mr. von Rosenberg also noted that a place of worship included accessory uses including principal or secondary educational facilities, offices, community recreational facilities, and day care facilities. He noted that any accessory uses at this location will total less than 20,000 sq. ft. He stated that PUD 83 allowed a maximum of two stories on Parcel 3, with a one-story limit for buildings within 150 feet of Sandy Brook Dr. Development standards must be followed for buildings within 150 feet of Sandy Brook Dr.

Mr. von Rosenberg explained that a letter from the applicant was included with the public hearing notice mailed to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of Amendment No. 8 to PUD 83.

Ms. Karen Wunsch, with Master Plan, and The Church in Round Rock representative, Mr. Joe Jenkinson, were available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Ms. Yvette Ruiz, 1001 Zodiac Ln. #48, said she was opposed to the rezoning and expressed concerns about the potential increase in traffic the church might generate. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Mr. Polasek explained that the TIA (Traffic Impact Analysis) completed in 2010 calculated the traffic generation for Parcel 3 for an office complex; he noted that the proposed use will decrease the traffic impact instead of increasing it. Access to the Church will have to be from Campus Village Dr.

After a question from Commissioner Henderson, Charlie Crossfield stated that the rezoning was not required for a place of worship due to federal law, but that the applicant wanted to follow the process.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Clawson to approve Amendment No. 8 to PUD No. 83 and recommend for City Council approval.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**E2. Consider public testimony regarding, and approval concerning the request filed by Waeltz & Prete, Inc., on behalf of the property owner, Chisholm Trail Developers Venture, LLC, for approval of a Concept Plan to be known as Chisholm Trail Tech Center Sec. 2, generally located between N. IH-35 and Chisholm Trail Rd.; north of Chisholm Pkwy. Case No. CP1907-001**

Ms. Reeves gave a brief overview of the application noting that the purpose of the application was to approve the Concept Plan. She noted that preliminary and final plats will be required after the Concept Plan approval. A public hearing notice was mailed to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the Concept Plan as conditioned.

The property representative, Mr. Tony Prete, with Waeltz & Prete, 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. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Commissioner Emerson noted a discrepancy in the acreage in the "History" subsection. Staff agreed to follow-up with clarification. A motion was offered.

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

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**E3. Consider public testimony regarding, and approval concerning the request filed by C3 Development, LLC, on behalf of the property owner, Palmer Investments, LP, to Replat Lot 1 of the Gardens at Mayfield Subdivision, located on the northeast corner of CR 175 and E. New Hope Dr. Case No. FP1907-001**

Ms. Reeves gave a brief review of the application noting that the purpose of the application was to subdivide one lot into two development lots. She noted that public hearing notices were mailed out to abutting property owners and an on-site sign was posted on the property. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Nathan Neese, C3 Development, 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. Ms. Sue Wiseman, 3900 CR 175, supported the replat application and Mr. Mike Koonsen, 3958 Tavarez St., was seeking more information about the proposed replat. Seeing no additional speakers Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Vice Chair Wendt to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

**E4. Consider approval of the Homestead at Old Settlers Park Preliminary Plat, generally located south of E. Old Settlers Blvd. and east of N. A.W. Grimes Blvd. Case No. PP1907-001**

Commissioner Wendt recused himself from the discussion and voting on Agenda Item E4 and left the Council Chamber.

Mr. Enriquez briefly reviewed the proposed application, explaining that the purpose of the preliminary plat was to create 490 development lots and 17 non-residential lots. He noted that a TIA (Traffic Impact Analysis) was not required because the applicant agreed to either complete a portion of the future Kenney Fort Blvd. road extension or pay for the road improvements. He also explained that the applicant will convey about 20 acres of parkland to the City; the land will be an extension of Old Settlers Park along the southeast corner of the development.

He continued to explain that the development will have four points of access and that it will be developed in eight phases. Mr. Enriquez stated that the SF-3 (Single Family – Mixed Lot) zoning district contains a variety of lot sizes and percentages. He noted that the Code allows an applicant to vary from the required lot type percentages if the roadway connectivity index measures a minimum of 1.4 and special design features are provided into the development. Staff recommended approval of the application as conditioned.

The property owner's representative Mr. Joe Daly, with Norris Design, was available to answer questions.

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

**Motion:** Motion by Commissioner Sellers, second by Commissioner Henderson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Emerson, Commissioner Henderson, Commissioner Ly, Commissioner Rabaey, and Commissioner Sellers. Vote to approve: 9 - 0. The motion carried unanimously.

Commissioner Wendt returned to the Council Chamber following the vote.

**F. STAFF REPORT:**

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

Mr. Wiseman noted that City Council approved the zoning adjustment boundary for the C-2 (Local Commercial) and MF-1 (Multifamily – Low Density) at the last City Council meeting.

**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 6:43 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech