PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 1, 2018 AT 6:00 PM

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on August 1, 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, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Vice Chair Rob Wendt was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeyer from the Transportation Department, Katie Baker, David Buzzell, and Rick Atkins from PARD, 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 18, 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 Bryan to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, 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 Hagood Engineering Associates, Inc., on behalf of the property owner Paul Postel Realty Corp., to rezone 8.59 acres of land from OF (Office) zoning district to PF-2 (Public facilities-medium intensity) zoning district, generally located northwest of the intersection of Sam Bass Road and Meadows Dr. Case No. ZON1807-001

Mr. von Rosenberg briefly gave background information explaining that the property was rezoned to OF (Office) zoning district in 2008. He noted that the purpose of the application was to rezone 8.59 acres to the PF-2 (Public facilities-medium intensity) zoning district to accommodate a place of worship, a use which is not permitted in the OF zoning district.

He stated that the place of worship will include the worship area and classroom space for religious education, along with parsonages or rectories. He also noted the allowed accessory uses explaining that the size of these accessory uses is limited according to the three public facilities zoning district intensity levels.

Mr. von Rosenberg explained that the property is designated as residential in the General Plan and noted that the residential designation provided for neighborhood-related uses such as local commercial and office; he noted that a place of worship with limited accessory uses qualifies as a neighborhood-related use. Staff recommended approval of the rezoning as presented.

The property owner's representative Ms. Kristiana Beck, with Cook Commercial Real Estate, 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 resident, Ms. Leila Joseph Abirached, 1612 Normeadows Cir. expressed concerns about traffic on Sam Bass Road. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

Mr. Pohlmeyer with the Transportation Department stated that any traffic generated by the proposed development will most likely occur during off peak hours. He noted that due to limited right-of-way on Sam Bass Rd., there are no plans to widen the road, at this time.

Following a discussion regarding traffic and the allowed uses for OF (Office) zoning district, a motion was offered.

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

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

E2. Consider approval of the University Village Lot 7, Block A Final Plat, generally located at the southeast corner of University Blvd. and Sandy Brook Dr. Case No. FP1807-002

Mr. Enriquez briefly gave background information about the project and explained that the purpose of the application was to create one lot. He noted that any proposed development will not trigger a Traffic Impact Analysis (TIA) revision because a commercial use was expected for this property in the TIA that was completed with the preliminary plat. He noted that the plat was in compliance with the approved preliminary plat. Staff recommended approval of the final plat as conditioned.

The owner's representative, Ms. Terry Reynolds, with Pape-Dawson Engineers, was available to answer questions.

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

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

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

F. STAFF REPORT:

F1. Consider a presentation and update regarding development projects.

Rick Atkins, Parks and Recreation Director, gave an update on the City's Parks and Recreation Master Plan.

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

Mr. Wiseman informed the Commission that City Council approved the following two projects: 1) Amendment to PUD (Planned Unit Development) No. 56, Randall's Town Centre and 2) Cushing Drive Rezoning from MF-2 (Multi-family-medium density) zoning district to TF (Two-family) zoning district.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:21 p.m.

Respectfully Submitted

Original Signed

Veronica Chandler, Planning Tech