



City of Round Rock

Zoning Board of Adjustment

Meeting Agenda - Final

Chairman Robert Eskridge
Board Member Keith Chandler
Board Member Matteo Cina
Board Member Scott Huckabay
Board Member Adam Thompson
Alternate Danica Fraher
Alternate Richard Pumphrey

Tuesday, April 23, 2024

5:30 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. CITIZEN COMMUNICATION

[Pursuant to Texas Government Code, Section 551.007 which allows the public to speak for a total of three (3) minutes on any of the agenda items listed below - excluding any executive sessions.]

D. ELECTION OF OFFICERS:

- D.1 Consider the nomination and election of a Chairperson.
- D.2 Consider the nomination and election of a Vice Chairperson.

E. APPROVAL OF MINUTES:

- E.1 Consider approval of the minutes for the September 7, 2021, Zoning Board of Adjustment meeting.

F. SPECIAL EXCEPTIONS:

- F.1 Consider public testimony and an action regarding an application, filed by the property Owner, LA Works, LLC, for a special exception in accordance with Part III - Zoning and Development Code, Section 10-53 of the City of Round Rock Code of Ordinances, for the purpose of allowing an auto body and painting shop in the C-1 (General Commercial) zoning district; generally located South of Louis Henna Blvd and east of S A.W. Grimes Blvd. Case No. ZB24-000000

G. ADJOURNMENT

In addition to any executive session already listed above, the Zoning Board of Adjustments 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 below as authorized by Texas Government Code:

§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 Zoning Board of Adjustment was posted on the 19th day of April 2024 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Davetta Edwards, Deputy City Clerk



City of Round Rock

Meeting Minutes - Draft

Zoning Board of Adjustment

Tuesday, September 7, 2021

A. CALL MEETING TO ORDER

The Zoning Board of Adjustment for the City of Round Rock met on Tuesday, July 21 in the City Council Chambers located at 221 E. Main Street. Chairman Eskridge called the session to order at 5:30 p.m.

B. ROLL CALL

Present 4 - Chairman Robert Eskridge
Boardmember Keith Chandler
Boardmember Ryan McGahey
Alternate Cory Shaw

Absent 3 - Boardmember Donna Kohn
Boardmember Wallis Meshier
Alternate Victor Mares

C. CITIZEN COMMUNICATION

There were no citizens wishing to speak at this meeting.

D. APPROVAL OF MINUTES:

D.1 Consider approval of the minutes for the December 8, 2020 Zoning Board of Adjustment meeting.

A motion was made by Commissioner McGahey and seconded by Commissioner Shaw to approve the minutes for the December 8, 2020 Zoning Board of Adjustment meeting as presented. The motion carried by the following vote:

Ayes: 3 - Chairman Eskridge
Boardmember McGahey
Alternate Shaw

Nays: 0

Absent: 3 - Boardmember Kohn
Boardmember Meshier
Alternate Mares

Abstains: 1 - Boardmember Chandler

E. SPECIAL EXCEPTIONS:

- E.1** Consider public testimony and an action regarding an application for a special exception in accordance with Part III - Zoning and Development Code, Section 10-53 of the City of Round Rock Code of Ordinances, for the purpose of allowing an auto body and painting shop in the C-1 (General Commercial) zoning district; generally located West of N Mays St and south of Texas Ave. Case No. ZBA2108-001

Senior Planner Clyde von Rosenberg made the staff presentation regarding a special exception to allow an auto body and painting shop in the C-1 (General Commercial) zoning district. Applicant Mike Lares of Vintage Bodyworks answered questions from the Board. Rusty Ward of Texas Fire Hydrant & Backflow, which will share one of the buildings with the body shop, spoke in favor of the special exception. No persons addressed the Board during the public hearing.

Board Member McGahey made and Board Member Shaw seconded a motion to approve the special exception for the purpose of allowing an auto body and painting shop in the C-1 (General Commercial) zoning district. Board Member Chandler moved and Board Member McGahey seconded a motion to amend the motion to add the same language as Section 2-91 part 1 "all activities shall be conducted within an enclosed building" and part 2 "all damaged vehicles shall be enclosed behind a minimum 6-foot screened fence." All members voted to approve the amendment. The motion to approve the special exception as amended passed by the following vote:

Ayes: 4 - Chairman Eskridge
Boardmember Chandler
Boardmember McGahey
Alternate Shaw

Nays: 0

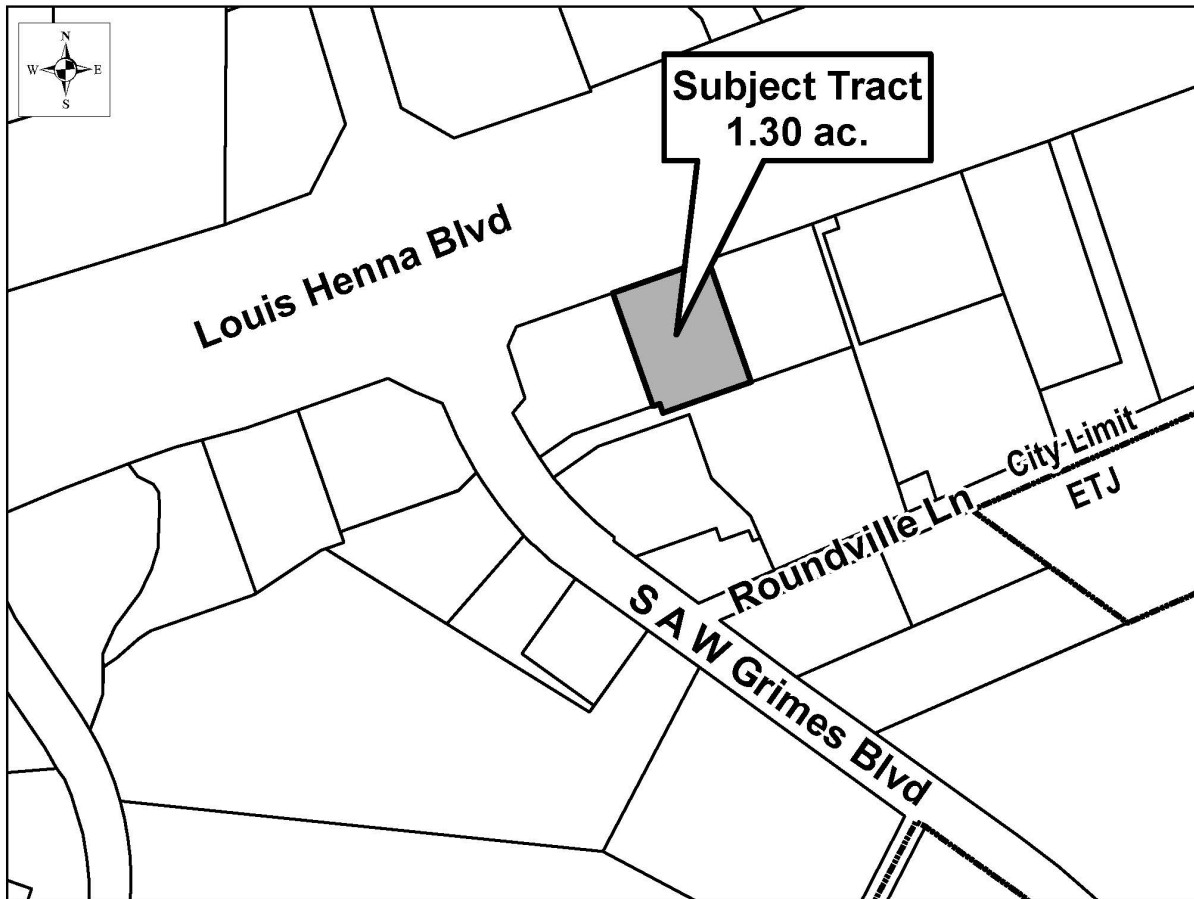
Absent: 3 - Boardmember Kohn
Boardmember Meshier
Alternate Mares

F. ADJOURNMENT

There being no further business, Chairman Eskridge adjourned the meeting at 5:45. Respectfully submitted, Kerstin Harding

SPECIAL EXCEPTION REQUEST
1001 Louis Henna Blvd

Item No. F.1



SPECIAL EXCEPTION REQUEST: To allow an auto body and painting shop on a property zoned as C-1 (General Commercial).

BACKGROUND: The zoning code provides a special exception process for auto body and painting in the **C-1 (General Commercial)** zoning district. The site contains existing buildings and parking areas which appear suitable for an auto body and painting shop. **Exhibit "A"** contains several photos of the site. The site was previously planned as an Auto Repair Shop, which is permitted by right in the C-1 district. The applicant who bought the property was under the impression that an auto body shop was permitted. During the development review process, Staff became aware of the non-permitted use and advised the applicant to pursue a Special Exception in accordance with the Development Code.

A special exception to allow this use is required to ensure its appropriateness at this location. Conditions can be applied with approval of the special exception.

**SPECIAL EXCEPTION REQUEST
1001 Louis Henna Blvd**

Item No. F.1

DATE OF REVIEW: April 23, 2024

OWNERS: LA Works, LLC

APPLICANT: Robert Sek

DESCRIPTION: 1.30 acres, more or less, out of the Memucan Hunt Survey, Abstract No. 314.

ZONING: C-1 (General Commercial)

LAND USE: Proposed commercial auto body shop

LOCATION: South of Louis Henna Blvd and east of S A.W. Grimes Blvd.

ADJACENT LAND USE: North: Louis Henna ROW
South: C-1 (General Commercial) – hotel
East: C-1 (General Commercial) – daycare
West: C-1 (General Commercial) – Quik Trip

RR 2030 COMPREHENSIVE
PLAN LAND USE DESIGNATION: Commercial

SPECIAL EXCEPTION CRITERIA: The requested special exception shall be reviewed by the ZBA according to specific criteria described in Section 10-53 of the Zoning and Development Code.

- 1) Consistent with Zoning Ordinance:
The proposed exception shall be specifically listed as permitted by special exception in the zoning district under consideration. The proposed exception shall meet the purpose and intent of this chapter and the use shall meet all the minimum standards established in this chapter for this type of use.
- 2) Consistent with RR 2030 Comprehensive Plan:
The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the general plan.
- 3) Compatible with surrounding area:
The required site plan shall ensure compatibility with existing land uses in the surrounding area. The proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

SPECIAL EXCEPTION REQUEST
1001 Louis Henna Blvd

Item No. F.1

- 4) Harmonious with character and scale of surrounding area:
The proposed site plan, circulation plan, and schematic architectural, signage, and landscaping designs shall be harmonious with the character of the surrounding area.
- 5) Impacts minimized:
The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized without negatively impacting uses in the area and in the city.
- 6) Effect on natural environment:
The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

STAFF RECOMMENDATION:

The special exception criteria having been met, the staff recommendation is for approval of a special exception, in accordance with Section 2-35 and Section 10-53 of the Zoning and Development Code, to allow Auto Body and Painting.

EXHIBIT 'A'

