



City of Round Rock

Zoning Board of Adjustment

Meeting Agenda - Final

Boardmember Robert Eskridge
Boardmember Patrick Gove
Boardmember John Holman
Boardmember Lora Kaasch
Alternate Victor Mares
Alternate Rudy Porter
Alternate Rick Villareal
Alternate Andrew Wolfe

Thursday, January 18, 2018

5:30 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER

B. ROLL CALL

C. ELECTION OF OFFICERS:

C.1 [2018-5141](#) Consider the nomination and election of a Chairperson.

C.2 [2018-5142](#) Consider the nomination and election of a Vice Chairperson.

D. APPROVAL OF MINUTES:

D.1 [ZBA-2018-001](#) Consider approval of the minutes for the August 22, 2017 Zoning Board of Adjustment meeting.

E. VARIANCE:

E.1 [ZBA-2018-002](#) Consider action regarding an application to allow a special exception for a gymnasium and sports training facility in an area zoned for light industrial use in accordance with Section 46-200 (d), Chapter 46 of the City of Round Rock Code of Ordinances, 2010 Edition. Generally located southeast of the intersection of Gattis School Rd. and Double Creek Dr. Case No. ZBA1712-001

F. ADJOURNMENT

In addition to any executive session already listed above, the Zoning Board of Adjustment 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 Zoning Board of Adjustment for the City of Round Rock was posted on the 11th day of January 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Meagan Spinks, Deputy City Clerk

**ZONING BOARD OF ADJUSTMENT
TUESDAY, AUGUST 22, 2017 AT 5:30 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Zoning Board of Adjustment met in regular session on August 22, 2017, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman Roy Beard called the meeting to order at 5:30 p.m.

B. ROLL CALL

Present were Chairman Roy Beard, Boardmember Robert Eskridge, Boardmember Patrick Gove, Boardmember John Holman, and Boardmember Lora Kaasch.

Planning and Development Services Department staff included Susan Brennan, Clyde von Rosenberg, and Veronica Chandler. Also present was Charlie Crossfield from the City attorney's office.

C. APPROVAL OF MINUTES:

C1. Consider approval of the minutes for the December 16, 2015, Zoning Board of Adjustment meeting.

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

Motion: Motion by Boardmember Eskridge, second by Boardmember Gove to approve Agenda Item D1 as presented.

Vote: AYE: Chairman Beard, Boardmember Eskridge, Boardmember Gove, Boardmember Holman, and Boardmember Kaasch. **NAY:** None. The vote was 5-0.

D. SPECIAL EXCEPTION:

D1. Consider action regarding an application to allow a special exception to the compatibility buffer requirement, in accordance with Section 46-200 (d), Chapter 46 of the City of Round Rock Code of Ordinances, 2010 Edition. Generally located between N. IH-35 and N. Mays St. north of W. Palm Valley Blvd. Case No. ZBA1707-001

Mr. von Rosenberg briefly reviewed the proposed zoning adjustment stating that the purpose of the application was to waive the compatibility buffer requirement for the subject tract. He explained that the Code requires a compatibility buffer composed of a landscape buffer and a compatibility fence when development in the C-1 (General commercial) zoning district abuts property in the SF-2 (Single-family – standard lot) zoning district.

He stated that staff recommended approval of the special exception because the request met the Code requirements, including, no single-family homes were abutting the property and there was little chance that the property will be developed in the future due to floodplain.

The owner's representative, Mr. Brent Baker, with Studio 16:19, LLC, was available to answer questions.

Chairman Beard opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Mr. Dennis Dovey, property owner of the subject tract and owner of the lot located to the east, spoke in favor of waiving the compatibility buffer requirement. Seeing no other speakers, Chairman Beard closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Boardmember Eskridge, second by Boardmember Gove to approve the special exception request as presented by staff.

Vote: AYE: Chairman Beard, Boardmember Eskridge, Boardmember Gove, Boardmember Holman, and Boardmember Kaasch. **NAY:** None. The vote was 5-0.

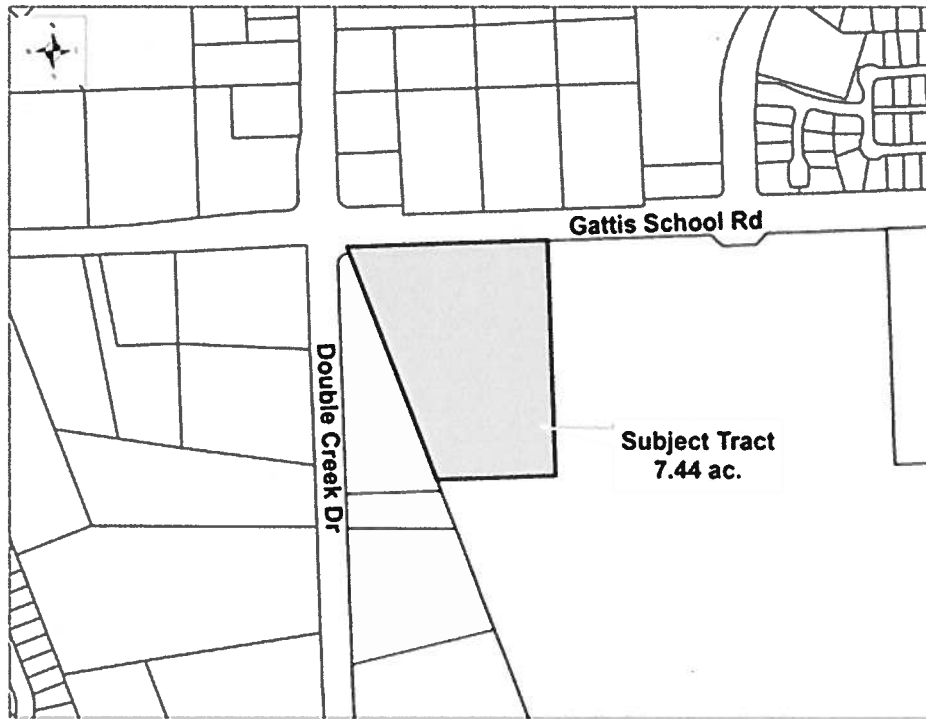
E. ADJOURNMENT

There being no further discussion, the meeting adjourned at 5:44 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

SPECIAL EXCEPTION REQUEST
2701 Gattis School Road, Suite C-100



SPECIAL EXCEPTION REQUEST: To allow a gymnasium/sports training facility in an area zoned for light industrial uses.

BACKGROUND: The zoning code provides a special exception process for gymnasiums/sports training facilities in the LI (Light Industrial) zoning district. These facilities are for individual sports training uses conducted within an enclosed building. Typical uses include gymnastics, cheerleading, baseball and rock climbing. Use of the facility is generally limited to participants scheduled for classes or training.

The 7.44-acre tract is zoned as PUD (Planned Unit Development) No. 21, which provides for light industrial uses within an enclosed building or buildings. The site contains the Gattis School Business Park, which contains five buildings, with offices and loading docks. (See Pages 4 & 5)

A request has been filed for the use of Building C, Suite 100 as a fitness training facility. A special exception to allow this use requires a review of the location and intensity of the use, to ensure its appropriateness at this location. Conditions can be applied, if necessary.

DATE OF REVIEW: January 18, 2018

OWNERS:	Byrum Properties
APPLICANT:	Josh Grant, The Jungle Movement Academy
DESCRIPTION:	Gattis School Business Park Sec. 1, Block A, Lot 1, also known as 2701 Gattis School Rd.
ZONING:	PUD (Planned Unit Development) No. 21 – light industrial
LAND USE:	Business park
LOCATION:	Southeast of the intersection of Gattis School Rd. and Double Creek Dr.
ADJACENT LAND USE:	<p>North: vacant - C-1 (General Commercial) – across Gattis School Road</p> <p>South: detention pond – PUD No. 21 – Cedar Ridge High School property</p> <p>East: vacant – PUD No. 21 – Cedar Ridge High School property</p> <p>West: car wash – C-1 (General Commercial)</p>
GENERAL PLAN POLICY:	Business Park
STAFF ANALYSIS:	<p>The applicant proposes to operate a fitness training facility for individuals, generally limited to scheduled sessions or classes. Hours of operation would include both weekdays and weekends.</p> <p>The requested special exception shall be reviewed by the ZBA according to specific criteria described in Section 46-101. The criteria and staff analysis are provided below:</p> <ol style="list-style-type: none"> 1) <u>Consistent with Zoning Ordinance:</u> 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) <u>Consistent with General Plan:</u> The proposed exception shall be consistent with the development policies and goals and objectives as embodied in the general plan. 3) <u>Compatible with surrounding area:</u>

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.

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.

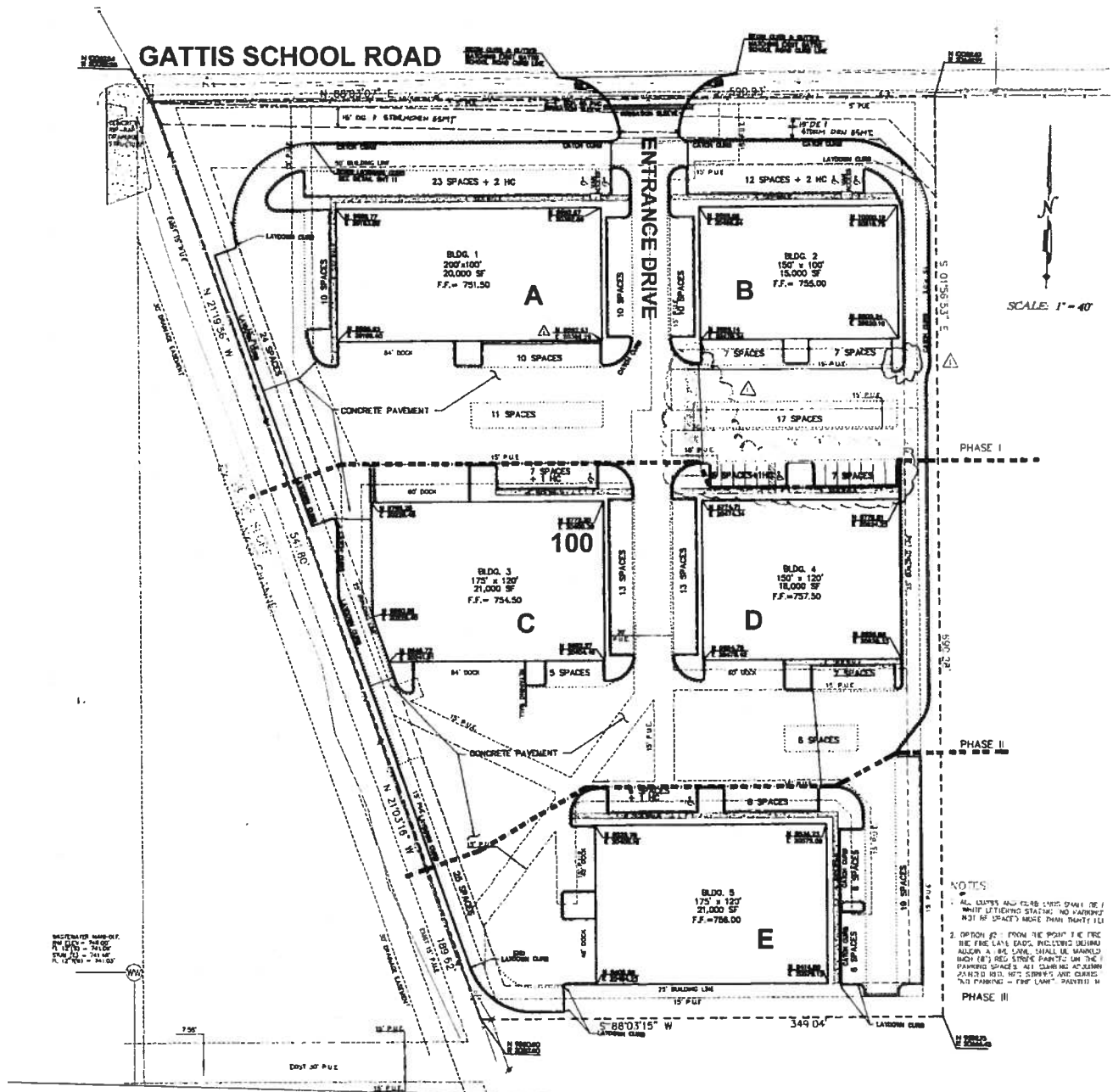
6) Effect on natural environment:

The potential creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts shall be minimized.

RECOMMENDATION:

This exception request meets the factors required by Section 46-200 of the code, as the design and use of the business park does not pose any apparent conflicts with, or danger to, the users of the proposed business or existing and neighboring businesses. Staff recommends approval.







Gattis School Rd

Double Creek Dr

**Subject Tract
7.44 ac.**

