



# City of Round Rock

## Zoning Board of Adjustment

### Meeting Agenda - Final

Boardmember Robert Eskridge  
Boardmember Donna Kohn  
Boardmember Victor Mares  
Boardmember Ryan McGahey  
Boardmember Rudy Porter  
Alternate Wallis Meshier  
Alternate Meghan Taack

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Tuesday, February 25, 2020

5:30 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. ELECTION OF OFFICERS:**

C.1 [TMP-1314](#) Consider the nomination and election of a Chairperson.

C.2 [TMP-1315](#) Consider the nomination and election of a Vice Chairperson.

**D. 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.]*

**E. APPROVAL OF MINUTES:**

E.1 [ZB-2020-001](#) Consider approval of the minutes for the October 24, 2018 Zoning Board of Adjustment meeting.

**F. SPECIAL EXCEPTION:**

- F.1 [ZB-2020-002](#) Consider public testimony and an action regarding an application for a special exception in accordance with Part III - Zoning and Development Code, Section 2-48 of the City of Round Rock Code of Ordinances, to allow Sports Training Facilities/Specialty Gyms within the LI (Light Industrial) zoning district. The site is located to the east of N. Mays St.; at the end of Steam Way. Case No. ZBA2002-001

**G. 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 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 21st day of February 2020 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*

**ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 24, 2018 AT 5:30 PM  
DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Zoning Board of Adjustment met in regular session on October 24, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman Robert Eskridge called the meeting to order at 5:30 p.m.

**B. ROLL CALL**

Present were Chairman Robert Eskridge, Vice-Chair Patrick Gove, Boardmember Lora Kaasch, Boardmember Donna Kohn, and Boardmember Rudy Porter.

Planning and Development Services Department staff included Clyde von Rosenberg, Susan Brennan, and Veronica Chandler.

**C. APPROVAL OF MINUTES:****C1. Consider approval of the minutes for the March 13, 2018, Zoning Board of Adjustment meeting.**

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

**Motion:** Motion by Commissioner Kaasch, second by Vice-Chair Gove to approve Agenda Item C1 as presented.

**Vote: AYE:** Chairperson Eskridge, Vice-Chair Gove, Boardmember Kaasch, Boardmember Kohn, and Boardmember Porter. **NAY:** None. The vote was 5-0.

**D. SPECIAL EXCEPTIONS:****D1. Consider public testimony and an action regarding an application for a special exception in accordance with Part III – Zoning and Development Code, Section 2-35 of the City of Round Rock Code of Ordinances, to allow a day care facility of 10,000 square feet or larger. The proposed facility is for 11,000 square feet, located at the northeast corner of N. Red. Bud Ln. and N. CR 122. Case No. ZBA1809-001**

Mr. von Rosenberg briefly reviewed the application stating that the request was to allow an 11,000 square feet daycare facility. He gave a brief overview of the site noting that the tract is zoned C-2 (Local Commercial) and that it does not border residential areas, therefore, a buffer will not be required. He explained that the C-2 zoning district allows for a day care use; however, the size is limited to less than 10,000 square feet.

Mr. von Rosenberg stated that a Traffic Impact Study (TIA) is under review by City Staff and driveway locations will be determined during the approval of a site plan. Finally, he noted that the application meets the criteria for a special exception, as the location and the proposed use does not pose any apparent conflicts with, or danger to, the neighboring residential uses. Staff recommended approval of the special exception.

The owner's representative, Mr. Alvin Peters, with AP Architects, LLC, was available to answer questions.

Chairman Eskridge opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Mr. David Kelley, 2560 Santa Barbara Loop, Round Rock, TX, expressed concerns about traffic. Seeing no speakers, Chairman Eskridge closed the public hearing.

Following a discussion regarding the TIA, a motion was offered.

**Motion:** Motion by Vice-Chair Gove, second by Boardmember Kaasch to allow an 11,000 square feet day care facility.

**Vote: AYE:** Chairperson Eskridge, Vice-Chair Gove, Boardmember Kaasch, Boardmember Kohn, and Boardmember Porter. **NAY:** None. The vote was 5-0.

**D2. Consider public testimony and an action regarding an application for a special exception in accordance with Part III – Zoning and Development Code, Section 2-77 of the City of Round Rock Code of Ordinances to allow a restaurant with an outdoor cooking area, generally located at the northwest corner of S. Mays St. and W. Bagdad Ave. Case No. ZBA1810-001**

Mr. von Rosenberg briefly gave background information about the site noting that the purpose of the application was to allow an outdoor cooking area for a restaurant. He explained that the tract is zoned MU-2 (Mixed-use Downtown Medium Density), which allows for a restaurant, and noted that the site is not adjacent to residential areas.

He stated that the application meets the criteria for a special exception, as the location and anticipated use of the outdoor cooking area does not pose any apparent conflict with the surrounding uses. Staff recommended approval of the special exception.

The property owners, Mr. Domingo Hernandez and Mr. Michael Lerma, were available to answer questions. Mr. Lerma stated that the smoker would be in operation from 4 a.m. to 1 p.m.

Chairman Eskridge opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairperson Eskridge closed the public hearing.

Following a discussion regarding hours of operation, a motion was offered.

**Motion:** Motion by Vice-Chair Gove, second by Boardmember Porter to approve the special exception request with the restriction that the hours of operation be from 4:00 a.m. to 1:00 p.m. and that the area be smoke free by 2:00 pm.

**Vote: AYE:** Chairperson Eskridge, Vice-Chair Gove, Boardmember Kaasch, Boardmember Kohn, and Boardmember Porter. **NAY:** None. The vote was 5-0.

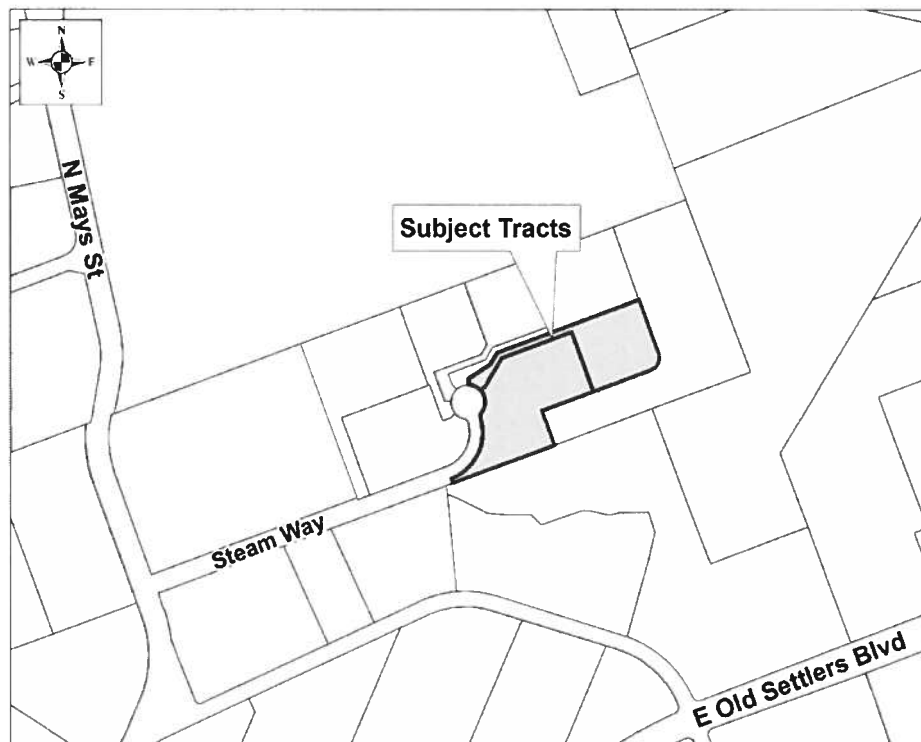
**E. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 5:54 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**SPECIAL EXCEPTION REQUEST  
1989 & 1995 Steam Way**



**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 Altman Business Park, which contains 7 lots, is zoned as **LI (Light Industrial)**. Two of the lots presently have existing businesses: ThermaSol Company and Odyssey Technical Solutions. The subject site, the 3.19-acre Lot 6, Block A and the 2.08-acre Lot 7, Block A, is vacant.

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: February 25, 2020

OWNERS: BLWNTIE, LLC

APPLICANT: CRUX Climbing

DESCRIPTION: Altman Business Park, Block A, Lots 6 & 7, also known as 1989 & 1995 Steam Way

ZONING: LI (Light Industrial)

LAND USE: Business park

LOCATION: East of N. Mays St.; at the end of Steam Way.

ADJACENT LAND USE: North: LI (Light Industrial) – Odyssey Technical Solutions  
South: PUD (Planned Unit Development) No. 2 - multifamily  
East: LI (Light Industrial) – detention pond  
West: LI (Light Industrial) – ThermaSol Company

GENERAL PLAN POLICY: Industrial

STAFF ANALYSIS: The applicant proposes to construct a building to be used as a climbing facility. Hours of operation would include both weekdays and weekends, with the anticipated peak hours being from 6:00 PM to 9:00 PM.

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. The criteria and staff analysis are provided below:

- 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 General 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.

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 10-53 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.

