

Zoning Board of Adjustment December 16, 2015, Regular Meeting Minutes

A. Call to Order: 6:00 P. M.

B. Roll Call

Present for roll call were Chairperson Roy Beard; Vice Chairperson Robert Eskridge; Board Member Lora Kassch, Board Member Greg Rabaey, Alternate Board Member John Holman

City staff present were Aneil Naik, Development Services Manager; Bradley Dushkin, Senior Planner; John Dean, Assistant Transportation Director; Charlie Crossfield with the City attorney's office; and Amanda Neil, Planning Technician.

C. Approval of Minutes:

C.1. Consider approval of the minutes for the February 11, 2015 Zoning Board of Adjustment meeting.

Vote: AYE: Chairperson Roy Beard; Vice Chairperson Robert Eskridge; Board Member Lora Kassch, Board Member Greg Rabaey. Alternate Board Member John Holman. NAY: None. The Vote was 5-0.

D. Special Exception: Public Hearing/Disposition:

D.1. Consider action regarding the application for a special exception in accordance with Section 46-160 (i), Chapter 46 of the City of Round Rock Code of Ordinances, 2010 Edition, to allow a day care facility within the C-2 zoning district to exceed 10,000 square feet in size.

Mr. Bradley Dushkin presented the staff analysis for an increase in the allowance for building square footage at 4350 East Old Settlers Boulevard. He stated that staff recommended approval with the following conditions:

- Locate the detention pond to ensure a minimum eight foot (8') wide landscape buffer along the full length of the compatibility fence;
- Six (6) large trees evenly spaced in a single row at no greater than 50 feet apart shall be required in the eight foot (8') landscape buffer along the fence. Trees must be a minimum three (3) caliper inches at time of planting;
- The landscaping within the eight foot (8') buffer may be used toward the landscape screening required for the side of the detention pond closest to the compatibility fence;
- The remaining sides of the detention pond shall be landscaped in accordance with the standard Code requirement;
- Provide additional landscaping within the 25-foot unencumbered landscape buffer and south of the eight foot (8') landscape buffer in the following manner:
 - 11 medium trees evenly dispersed between the large trees at no greater than 25' apart. Trees may be planted at varying depths between the boundaries of the two buffers. Trees must be a minimum two (2) caliper inches at time of planting;

- All trees must be of an evergreen species and must be irrigated in accordance with the Code; and
- Freestanding light fixtures in the rear yard shall not exceed 12 feet in height, may not be placed in the 25-foot unencumbered landscape buffer, and the bulbs shall be shielded to prevent light from spilling over to adjacent properties.

Robert Garza of RPGA Design Group, Inc., the applicant's architect, made a presentation and stated that the applicant's request stems from their desire to open a Children's Lighthouse day care facility, but the corporate template for such a facility is 11,211 square feet. The Board's approval would be required for the applicant to build a facility exceeding 10,000 square feet.

After a brief discussion concerning traffic and parking, a motion was offered.

Motion: Motion by Alternate Board Member Holman, Second by Board Member Kaasch, to approve the special exception request with the conditions recommended by staff.

Vote: AYE: Chairperson Roy Beard; Vice Chairperson Robert Eskridge; Board Member Lora Kassch, Board Member Greg Rabaey; Alternate Board Member John Holman. NAY: None. The Vote was 5-0.

F. Adjournment:

The meeting adjourned at 6:17 p.m.

Respectfully Submitted,

**Amanda Neil
Planning Technician**