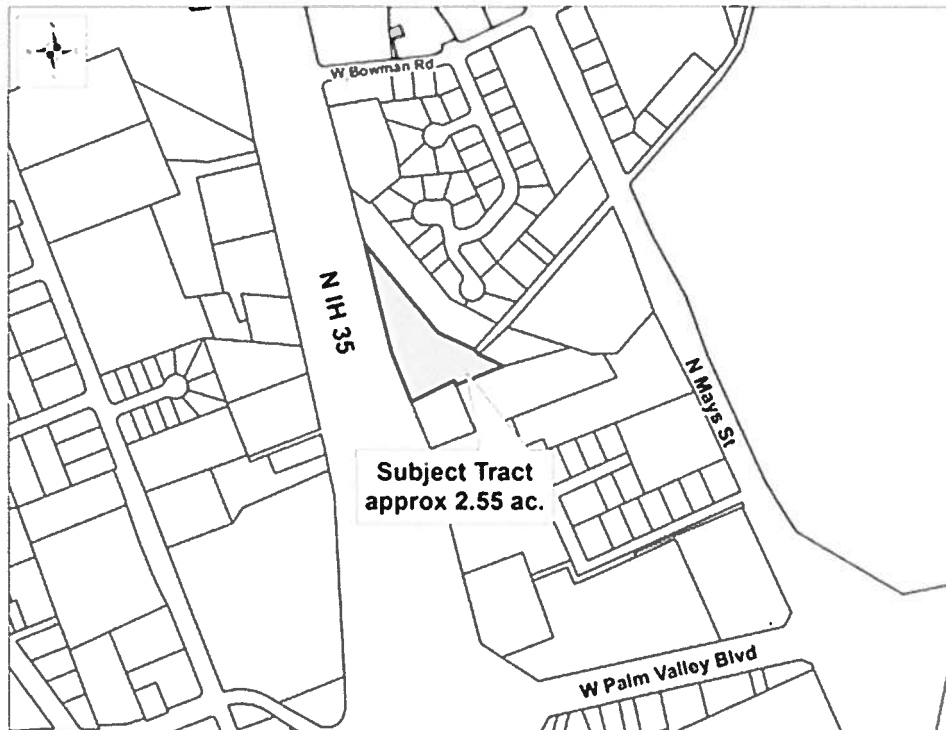


**SPECIAL EXCEPTION REQUEST
1405 N. IH 35**



SPECIAL EXCEPTION REQUEST: To allow an exception to the compatibility buffer requirement.

BACKGROUND:

A site plan has been filed for an internally accessed, multi-story storage facility, a use that is allowed by right in the C-1 (General Commercial) zoning district. The site borders property that is zoned as SF-2 (Single family – standard lot). Section 46-200 of the Code requires a compatibility buffer composed of a landscape buffer and a compatibility fence when development in the C-1 zoning district abuts property in the SF-2 zoning district. Compatibility buffering is intended to minimize the effects of the commercial uses which share a common lot line with the single-family uses, while maintaining the flexibility of allowing such more intense land uses in appropriate circumstances.

Section 46-200 provides a special exception process for the compatibility buffer requirement through which the Zoning Board of Adjustment (ZBA) can exempt the proposed use from the

compatibility requirements. The exception is based on one or more of the following factors:

- distance to existing residential structures on the abutting SF-2 property;
- likelihood that the abutting SF-2 property will be developed into single family dwelling units if presently vacant;
- change in elevation, or presence of natural features such as creeks or trees.

In order to approve the special exception, the ZBA must find that the presence of such factors substantially meets the intent of the compatibility buffer requirement by providing adequate separation or buffering between the proposed use and the SF-2 property.

DATE OF REVIEW:	August 22, 2017
OWNERS:	Bee Safe Palm Valley, LLC
DESCRIPTION	Interstate Park Subdivision, Lot 1, Block A
ZONING:	C-1 (General Commercial)
LAND USE:	Existing: Auto repair shop on a portion of the tract Proposed: Internally accessed, multi-story self-storage building
LOCATION:	Between N. IH-35 and N. Mays St. north of W. Palm Valley Blvd.
ADJACENT LAND USE:	North: C-1 (General Commercial) - vacant South: C-1 (General Commercial) – motorcycle sales and service East: SF-2 (Single family – standard lot) - vacant West: IH-35 right-of-way
GENERAL PLAN POLICY:	Commercial
STAFF ANALYSIS:	The applicant has prepared a site plan for the 2.55-acre site, the southeast corner of which has approximately 315 linear feet that is adjacent to three properties which are zoned as SF-2. One of these properties abuts and is directly behind the motorcycle sales store to the south of the project

site. It is under the same ownership as the motorcycle sales store. A second property is owned by the City of Round Rock as a drainage easement. The third property appears to be a section of unimproved right-of-way for Old Bowman Road. All three properties are within the floodplain. Although zoned as SF-2, the properties have little potential for future development due to floodplain. They are designated for commercial use on the Future Land Use Map in General Plan 2020, the City's general plan.

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:

- 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:

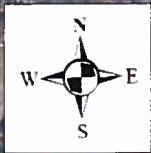
The likely impact on public infrastructure such as roads, parking facilities, water and wastewater systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use shall be minimized 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 46-200 of the code, as there are no single-family homes on the abutting property and there is little likelihood that the property will be developed due to floodplain. Staff recommends approval.



W Bowman Rd

N IH 35

N Mays St

**Subject Tract
approx 2.55 ac.**

W Palm Valley Blvd