

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

Original Signed

Veronica Chandler, Planning Tech