



CITY OF CEDAR PARK  
PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 17, 2012 AT 6:30 P.M.  
CEDAR PARK PUBLIC LIBRARY  
550 DISCOVERY BOULEVARD CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

ALAIN O'TOOL  
 HOLLY HOGUE

STEPHEN THOMAS, Chair  
 NICHOLAS KAUFFMAN, Vice Chair  
 LORENA ECHEVERRIA de Misi, Secretary

THOMAS BALESTIERE  
 JON LUX

- 1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
- 2 PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS
3. MINUTES: Approve Minutes from the Special Called Meeting of December 6, 2011 and the Regular Meeting of December 20, 2011
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:
  - A. STATUTORY DISAPPROVAL:
 

*(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)*

    1. LISD Silverado East (PP-11-008)  
23 57 acres, 1 public lot  
Located at the southwest corner of Ranch Trails and Frontier Lane  
Owner: LISD  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Statutorily Disapprove
    2. Lakeline Sports (SFP-11-009)  
2.8386 acres, 1 commercial lot  
Located on the southside of Old Mill Road  
Owner: Caspita Industries Limited  
Staff Resource: Amy Link  
Staff Proposal to P&Z: Statutorily Disapprove
  - B. SUBDIVISION APPROVALS: **None**
6. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS: **None**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended
- A. City Initiated – Summit Christian School, Z-11-041 (Related to item 8A)
  - B. City Initiated – T&H Investments, Z-11-051 (Related to item 8B)
  - C. 1431 and C-Bar Ranch Trail, Z-11-055 (Related to item 8C)
  - D. City Initiated – WCID 1D, Z-11-056 (Related to item 8D)
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
- A. Consider a City initiated request to assign original zoning of Single Family (SF-2) on approximately 15.18 acres for property located at 2121 Cypress Creek Road (Z-11-041)  
Owner: Central Texas Summit Christian School Sys Inc.  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
    - 1) Public Hearing
    - 2) P&Z Recommendation to City Council
    - 3) P&Z Adoption of Final Report
  - B. Consider a City initiated request to assign original zoning of General Office (GO) on approximately 25.688 acres located on the east side of Bagdad Road at Brashear Lane. (Z-11-051)  
Owners: T&H Investments  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
    - 1) Public Hearing
    - 2) P&Z Recommendation to City Council
    - 3) P&Z Adoption of Final Report
  - C. Consider a request by Flagstar Bank FSB to rezone approximately 4.084 acres from General Office (GO) to General Retail (GR) for property located at 1456 East Whitestone Boulevard. (Z-11-055)  
Owners: Flagstar Bank FSB  
Agent: Joe Mooney  
Staff Resource Person: Amy Link  
Staff proposal to P&Z: Approve  
    - 1) Public Hearing
    - 2) P&Z Recommendation to City Council
    - 3) P&Z Adoption of Final Report
  - D. Consider a City initiated request to assign original zoning to approximately 240 acres of land comprising the Cypress Canyon Subdivision Sections 1A, 1B, 2, 3A, 3B, 3C, 4 and 5; and Deer Creek Ranch Subdivision Phases 2 and 3; and 109 acres. Original zoning includes approximately 15.54 acres of Public Service (PS), 149 acres of Single Family-Large Urban Lot (SF-2), 36 acres of Single Family-Urban Lot (SF-3), 145 acres of Open Space Greenbelt (OSG) and 3.42 acres of Open Space Recreation (OSR).  
Staff Resource Person: Amy Link  
Staff proposal to P&Z: Approve  
    - 1) Public Hearing

- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

9 FUTURE LAND USE PLAN AMENDMENTS: **None**

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): **None**

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): **None**

12. DISCUSSION AND POSSIBLE ACTION ITEMS:

A Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations Division 33 Corridor Overlay – To amend language regarding uses within Corridor Overlay

- 1) Public Hearing
- 2) P&Z Recommendation to City Council

B Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations, Division 5 Manufactured Home Residential (MH) District – To amend regulations of the MH district

- 1) Public Hearing
- 2) P&Z Recommendation to City Council

C Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02, 11.03, 11.12 and Adding 11.05 regarding masonry and architectural building regulations

- 1) Public Hearing
- 2) P&Z Recommendation to City Council

13. ADMINISTRATIVE ITEMS.

*(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)*

A Report on City Council Actions Pertaining to Zoning Matters from December 22, 2011 and January 12, 2012

B. Director and Staff Comments – Special called meeting February 7, 2012

C Commissioners Comments

D Request for Future Agenda Items

E. Designate Delegate to Attend Next Council Meetings on January 26, 2012 and February 2, 2012

14 ADJOURNMENT

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time*

*All agenda items are subject to final action by the Planning and Zoning Commission*

*Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

*An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property, the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment, or requires consultations with the City Attorney.*

*At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.*

*The City Attorney has approved the Executive Session Items on this agenda, if any.*

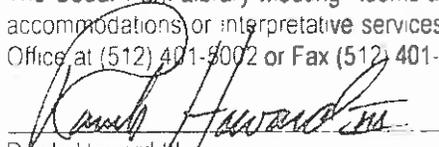
CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on

JAN 5 '12 11:34 AM

*Date Stamped (Month, Day, Year, AM/PM, Time)*

The Cedar Park Library Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.

  
Rawls Howard, III  
Director of Planning and Development Services

Notice Removed \_\_\_\_\_  
*Date Stamped (Month, Day, Year, AM/PM, Time)*

MINUTES FOR  
CITY OF CEDAR PARK  
SPECIAL CALLED MEETING OF THE PLANNING & ZONING COMMISSION  
TUESDAY, DECEMBER 6, 2011 AT 6:30 P.M.  
CEDAR PARK PUBLIC LIBRARY  
550 DISCOVERY BOULEVARD CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

ALAIN O'TOOL  
 HOLLY HOGUE

STEPHEN THOMAS, Chair  
 NICHOLAS KAUFFMAN, Vice Chair  
 LORENA ECHEVERRIA, Secretary

THOMAS BALESTIERE  
 JON LUX

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN  
**Chair Thomas called the meeting to order at 6:35 P.M. Commissioner Balestiere arrived at 6:40 during Item 3. Secretary Echeverria was absent. All other Commissioners were present and a quorum was declared.**
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS  
**Chair Thomas led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.**
3. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)  
**Mary Mealy spoke to the Commissioners in support of the original plans for Town Center.**
4. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS:  
A. Cedar Park Town Center Commercial, Z-11-039 – **PULLED**  
**Chair Thomas advised that Z-11-039 had been pulled and no further action was needed.**
5. CONSENT AGENDA:  
A. SUBDIVISION APPROVALS
  1. Cedar Park Town Center Section 10 (FP-11-005)  
19.965 acres, 89 residential lots, 5 alley lots, 4 public space lots, 4 private open space lots  
Located along Discovery Boulevard, south of E. New Hope Drive  
Owner: Cedar Park Town Center LP  
Staff Resource: Amy Link  
Staff Proposal to P&Z: Approve  
**MOTION: Vice Chair Kauffman moved to recommend approval of Consent Agenda Item 5.A.1 as presented. Commissioner Lux seconded the motion, and the motion passed unanimously, 6-0, one absent.**
6. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended. **NONE.**
7. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **NONE**

8. SUBDIVISIONS (ACTION AND PUBLIC HEARING):
- A. Tower Centre Section 1, Replat of Lot 1 (SFP-11-003)  
4.69 acres, 2 commercial lots  
Located at 1400 East Whitestone Boulevard  
Owner: Strategic Texas Investments  
Staff Resource: Amy Link  
Staff Proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Action

Senior Planner Amy Link made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. City Council approved the flag log variance on November 3, 2011. The applicant, Bob Tesch, was present to answer questions.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

**MOTION:** Commissioner Lux moved to recommend approval of Item 8A, Case SFP-11-003, as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, with one absent.

- B. Vaughn Estate (SFP-11-006)  
1.6457 acres, 2 single family lots  
Located at 813 and 815 Cedar Park Drive  
Owners: Hector Ruiz and David and Eva Bearden  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Action

Senior Planner Emily Barron made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. The applicant was not present.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

**MOTION:** Commissioner Lux moved to recommend approval of Item 8B, Case SFP-11-006, as presented by Staff. Commissioner O'Tool seconded the motion and the motion passed unanimously, 6-0, with one absent.

9. WORKSHOP
- A. PROPOSED ZONING AND SUBDIVISION ORDINANCE AMENDMENTS – DISCUSSION ONLY
1. Discussion on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations Division 33 Corridor Overlay – To amend language regarding uses within Corridor Overlay

Rawls Howard, Planning and Development Services Director, made the presentation and was available for questions. A handout from Larry Holt, Economic Development Specialist, was given to the Commissioners. It provided background information on Assisted Living Facilities in Cedar Park as well as research, market data, and impact of the facilities. His recommendation stated that the market was reaching saturation and the current zoning of this product as General Office

**(GO) type facility was overly broad. There was general discussion among the Commissioners concerning the prohibited uses added, the uses with additional regulations, and triggers for existing nonconforming uses. Chair Thomas advised staff that the concept was good and to move forward with the amendment.**

2. Discussion on Ordinance Amendments to Chapter 12 – Subdivision Section 12.12.010, Lot Arrangements - To amend language regarding flag lots

**Rawls Howard made the presentation. The Commissioners were in agreement with staff's recommendation of Proposed Revision II - Sec. 12.12.010 (7) (E) Where the foregoing requirements are not met, but the proposed lot configuration does not circumvent the normal platting of streets for public and emergency access and the proposed lot does not prevent the extensions of streets to adjacent property, the Planning and Zoning Commission may authorize a variance from these regulations pursuant to Sec. 12.12.019 of this chapter. The Commissioners requested that this item be on the next agenda for consideration.**

3. Discussion on Ordinance Amendments to Chapter 11 – Zoning, Article 11.10 Boards and Commissions, Division 3 Zoning Changes and Amendments - To amend language regarding the Neighborhood Communication Summary

**Rawls Howard made the presentation. There was general discussion among the Commissioners. They suggested that the proposed line 5 be changed to "5. Please provide copies of all documentation distributed and responses received as part of this process."**

4. Discussion on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations, Division 5 Manufactured Home Residential (MH) District – To amend regulations of the MH district

**Rawls Howard made the presentation. There was general discussion among the Commissioners. J.P. LeCompte, Assistant City Attorney, advised that mobile homes may be shown as personal property on the tax records. A modular home would be shown as real property. Rawls Howard advised that a modular home is built to a state building code standard. He advised that he would bring back suggestions for revisions after he meets with the legal department.**

- B. Training video discussion – Site Plan Review for Officials

**The Commissioners advised that viewing the training videos would be okay during a regularly scheduled meeting.**

10. ADMINISTRATIVE ITEMS:

*(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)*

A. Director and Staff Comments – Special called meeting December 6, 2011. **None.**

B. Commissioners Comments.

**Commissioner Lux advised that he would not be able to attend the December 20, 2011 meeting.**

C. Request for Future Agenda Items.

**Commissioner Lux stated that the appreciated being proactive and the interaction between staff and City Council.**

15. ADJOURNMENT

**Chair Thomas adjourned the meeting at 7:44 p.m.**

PASSED AND APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

---

STEPHEN THOMAS, Chairman

ATTEST:

---

LORENA ECHEVERRIA DE MISI, Secretary

MINUTES FOR  
CITY OF CEDAR PARK  
REGULAR MEETING OF THE PLANNING & ZONING COMMISSION  
TUESDAY, DECEMBER 20, 2011 AT 6:30 P.M.  
CEDAR PARK PUBLIC LIBRARY  
550 DISCOVERY BOULEVARD CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

ALAIN O'TOOL  
 HOLLY HOGUE

STEPHEN THOMAS, Chair  
 NICHOLAS KAUFFMAN, Vice Chair  
 LORENA ECHEVERRIA, Secretary

THOMAS BALESTIERE  
 JON LUX

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN  
**Chair Thomas called the meeting to order at 6:30 P.M. Chair Thomas read the "Chairman's Sheet" explaining the meeting procedures. Commissioner Lux was absent. All other Commissioners were present and a quorum was declared.**
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS  
**Chair Thomas led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.**
3. MINUTES: Approve Minutes from the Regular Meeting of November 15, 2011  
**MOTION: Commissioner O'Tool moved to approve the Regular Called Meeting of November 15, 2011 Minutes as presented. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.**
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**
5. CONSENT AGENDA:
  - A. STATUTORY DISAPPROVAL:  
*(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)*
    1. Scottsdale Crossing (Subdivision plat of Pecan Grove)(SFP-11-008)  
7.619 acres, 3 commercial lots  
Located on the east side of 183A just south of Scottsdale Drive  
Owner: Pecan Grove, SPVEF  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Statutorily Disapprove
    2. Scottsdale Crossing Preliminary Plan (PP-11-007)  
121.08 acres, 88 residential lots, 16 commercial lots  
Located on 183A Toll Road at Scottsdale Drive  
Owner: Pecan Grove, SPVEF  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Ranch at Brushy Creek 9D (PP-11-005)  
2.416 acres, 1 lot  
Located on North Frontier Lane just south of Remington Road  
Owner: Silverado Austin Development Ltd.  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Approve

**MOTION: Secretary Echeverria moved to recommend approval of Consent Agenda Items 5.A.1 through 5.B.1 as presented. Commissioner O'Tool seconded the motion, and the motion passed unanimously, 6-0, one absent.**

***Chair Thomas called up Items 6A and 6B together.***

6. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS:

- A. Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations Division 33 Corridor Overlay – To amend language regarding uses within Corridor Overlay – **Postponement request to January 17, 2012**
- B. Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts and Regulations, Division 5 Manufactured Home Residential (MH) District – To amend regulations of the MH district – **Postponement request to January 17, 2012**

**Emily Barron, Senior Planner, advised that staff was still working on the drafts for these items and requested a postponement to January 17, 2012.**

**MOTION: Commissioner Balestiere moved to postpone Items 6A and 6B to the January 17, 2012 meeting. Secretary Echeverria seconded the motion, and the motion passed unanimously, 6-0, one absent.**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

- A. Cedar Park Town Center Commercial, Z-11-039 (Related to item 8A)
- B. City Initiated - 209-303 Cotton Pickin Lane, Z-11-043 (Related to item 8B)
- C. City Initiated – 208-210 Cotton Pickin' Lane, Z-11-044 (Related to item 8C)
- D. City Initiated – 204 Cotton Pickin' Lane, Z-11-045 (Related to item 8D)
- E. City Initiated – 1199 Fire Lane and Remainder of 1150 S Bell, Z-11-046 (Related to item 8E)
- F. City Initiated – NE Corner of S. Lakeline and Cypress Creek Road, Z-11-047 (Related to item 8F)
- G. City initiated – 1801 S. Lakeline, Z-11-048 (related to item 8G)
- H. 1431 Investors Inc., Z-11-049 (related to item 8H)
- I. Caspita, Z-11-050 (related to item 8I)

**MOTION: Secretary Echeverria moved to accept the Preliminary Reports for Items 8A through 8I as presented by Staff. Vice Chair Kauffman seconded the motion, and the motion passed unanimously, 6-0, one absent.**

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Continental Homes of Texas LP to rezone approximately 42.8 acres from Downtown District (DD) to Planned Development – Mixed Use (PD-M) for property located near the southwest corner of 183A Toll Road and East New Hope Drive. (Z-11-039)  
Owner: Continental Homes of Texas LP  
Agent: James Brewer, Gray Jansing and Associates  
Staff Resource Person: Amy Link

Staff proposal to P&Z: Approve with Alternate Conditions

- 1) Public Hearing
- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. The applicant's proposed Planned Development-Mixed Use (PD-M) provides a mix of uses similar to what was originally contemplated in the Town Center plan. Compatibility between the PD tract and the residential neighborhood to the west will be enhanced by providing a masonry fence, landscape buffer, increased building setbacks and height limitations adjacent to the PD's western boundary. Traffic impacts to the surrounding neighborhood will be mitigated by prohibiting access to and from Big Bend Drive and Big Spring Drive to and from the PD. The regulations for pedestrian connectivity within the development preserve the spirit of the original Town Center plan. Staff recommended the applicant's request to rezone approximately 42.86 acres from Downtown District (DD) to Planned Development-Mixed Use (PD-M). The designation of PD-M is consistent with the Future Land Use Plan and Comprehensive Plan and is supported by the purpose statement of the district. A copy of the Summary of Neighborhood Communication was received from the applicant. Darwin Marchell, Engineering Director, was present to respond to traffic related questions. There was general discussion among the Commissioners concerning traffic volumes, comparison of original uses to proposed uses, hike and bike trails, and need to promote connectivity. Kate McDonald and Richard Maier, applicant's agents, were present to answer questions. Richard Maier advised that they did not agree with the restricted access to Big Bend Drive. He requested that staff's recommendation be amended to allow access to Big Bend Drive. He advised that they had agreed to limit multifamily at 400 units. Under current zoning, the cap is 230 units.

A public hearing was held on the above item. The following people completed Recognition Cards and spoke in opposition to the proposed Planned Development-Mixed Use zoning change: 1) Mary Mealy, 2) David Francis, 3) Mollie Francis, 4) Grace Elig, 5) Andy McRorie, 6) Laura Ivy, 7) Victoria Baker, and 8) Howard Greer. The following completed Recognition Cards in opposition to the proposed zoning, but did not speak: 1) Raymond Clow, 2) Barbara Clow, and Sean Holohan. Issues that were brought up were: property was bought based on original town center plan; losing sight of town center concept, vehicular/pedestrian interconnectivity, increased traffic flow, increase in multifamily units, comparison to Mueller Airport project, and reduction in property values. There being no further public testimony, the public hearing was closed and the regular session reopened.

Richard Maier advised that the Mueller Airport project has a \$100 million subsidy to fund it. He advised the proposed zoning would provide the walkability they wanted. He advised that it would be a quality development.

There was much discussion among the Commissioners. Chair Thomas stated that the proposed zoning was a significant compromise and that it appeared that the City was giving up on the Town Center plan. He stated that with more multifamily units, it does not have the same "feel" as the original plan and that the commercial component was watered down. Commissioner Balestiere stated that he needed a better compromise and would like a unified development plan. Commissioner O'Tool stated that the residents needed more control over the development. She stated that there should be another opportunity to compromise because so many residents were against the rezoning. Vice Chair Kauffman questioned the need for the large buffers. He stated that it was a very difficult decision not to support the downtown development. Secretary Echeverria stated that she loved the concept of the town center and wished market conditions

would support it. Since the City Hall was no longer going into the Town Center, conditions have changed. She advised that staff had proposed a good compromise and taken steps to keep the concepts similar.

**MOTION:** Secretary Echeverria moved to recommend approval to the City Council of rezoning approximately 42.8 acres from Downtown District (DD) to Planned Development – Mixed Use (PD-M) for property located near the southwest corner of 183A Toll Road and East New Hope Drive (Z-11-039) as presented by Staff. Vice Chair Kauffman seconded the motion. The Commissioners voted as follows:

**Yes:** Echeverria, Kauffman  
**No:** Thomas, O'Tool, Hogue, Balestiere  
**Absent:** Lux

The motion to approve Staff's recommendation to rezone failed.

**MOTION:** Commissioner Balestiere moved to recommend denial of the request to the City Council for rezoning approximately 42.8 acres from Downtown District (DD) to Planned Development – Mixed Use (PD-M) for property located near the southwest corner of 183A Toll Road and East New Hope Drive (Z-11-039) as presented by Staff. Commissioner O'Tool seconded the motion. The Commissioners voted as follows:

**Yes:** Thomas, O'Tool, Hogue, Balestiere  
**No:** Echeverria, Kauffman  
**Absent:** Lux

The motion to deny Staff's recommendation to rezone passed.

**MOTION:** Commissioner Balestiere moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-11-039. Commissioner O'Tool seconded the motion and the motion passed unanimously, 6-0, one absent.

**Chair Thomas called Items 8B thru 8D up together.**

- B. Consider a City initiated request to assign original zoning of General Retail (GR) for approximately 1.9 acres for property located at 209-303 Cotton Pickin Lane. (Z-11-043)  
Owners: Lois Hanks, Gloria Mayer, Cesar and Digna Garcia and Roger Campbell  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. She advised the Commissioners that even though the discussion concerns three parcels (Items 8B, 8C and 8D), each parcel will need a separate motion. This request is being initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item is being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as designated on the Future Land Use Plan. This request contains four parcels located at 209-303 Cotton Pickin Lane, two parcels located at 208 and 210 Cotton Pickin Lane, and one parcel located at 204 Cotton Pickin Lane. These properties are currently developed as residential properties. The residences may be maintained until such time the property owners choose to develop their sites. Staff recommends that this site be assigned original zoning of General Retail (GR). The requests for the tracts are consistent with the Comprehensive Plan and Future Land Use Plan as well as with the purpose statements of the zoning districts.

Public hearings were held on the above items. There being no public testimony, the public hearings were closed and the regular session reopened.

**MOTION:** Vice Chair Kauffman moved to recommend approval to the City Council of assigning original zoning of General Retail (GR) for approximately 1.9 acres for property located at 209-303 Cotton Pickin Lane (Z-11-043) as presented by Staff. Secretary Echeverria seconded the motion and the motion passed unanimously, 6-0, one absent.

**MOTION:** Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8B, Case Z-11-043. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.

- C. Consider a City initiated request to assign original zoning of General Retail (GR) for approximately 0.99 acres for property located at 208-210 Cotton Pickin Lane. (Z-11-044)  
Owners: Herman and Nettie Waters  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

**MOTION:** Vice Chair Kauffman moved to recommend approval to the City Council of assigning original zoning of General Retail (GR) for approximately 0.99 acres for property located at 208-210 Cotton Pickin Lane (Z-11-044) as presented by Staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one absent.

**MOTION:** Vice Chair Kauffman moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8C, Case Z-11-044. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one absent.

- D. Consider a City initiated request to assign original zoning of General Retail (GR) to approximately 0.49 acres located at 204 Cotton Pickin Lane. (Z-11-045)  
Owners: John and Elizabeth Green  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

**MOTION:** Vice Chair Kauffman moved to recommend approval to the City Council of assigning original zoning of General Retail (GR) for approximately 0.49 acres located at 204 Cotton Pickin Lane (Z-11-045) as presented by Staff. Secretary Echeverria seconded the motion and the motion passed unanimously, 6-0, one absent.

**MOTION:** Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8D, Case Z-11-045. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.

***Chair Thomas called Items 8E and 9A up together. See Item 9A for Motion.***

- E. Consider a City initiated request to assign original zoning of General Retail (GR) to approximately 7.1 acres property located at 1150 South Bell Boulevard. (Z-11-046) (Amended)  
Owners: Nichols Douglass Y Trust "B", and Hilltop Baptist Temple  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

**Senior Planner Emily Barron made the presentation and was available for questions. This request is being initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item is being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as designated on the Future Land Use Plan. The site is located at 1150 South Bell Boulevard and is owned by Hilltop Baptist Temple. Hilltop is an existing church and school. The portion of the Hilltop Baptist Temple's property that fronts on South Bell Boulevard has a permanent zoning designation of General Retail (GR), the remainder of the site has the Development Reserve (DR) designation and is the subject of this amended zoning request. Staff recommended that this site be assigned original zoning of General Retail (GR) for 7.1 acres. The designation is consistent with the Comprehensive Plan, compatible with the surrounding land uses, and is supported by the purpose statement of the district.**

**A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.**

**MOTION: Secretary Echeverria moved to recommend approval to the City Council of assigning original zoning of General Retail (GR) to approximately 7.1 acres for property located at the terminus of Fire Lane (Z-11-046) as presented by Staff. Commissioner Hogue seconded the motion and the motion passed unanimously, 6-0, one absent.**

**MOTION: Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8E, Case Z-11-046. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.**

***Chair Thomas stepped away from the dais. Vice Chair Kauffman presided over the meeting.***

- F. Consider a City initiated request to rezone approximately 14.7 acres from Planned Development (PD) to General Retail (GR) for property located at the northeast corner of Cypress Creek Road and S. Lakeline Boulevard. (Z-11-047).  
Owner: Randall's Food and Drug Inc, Austin Telco Federal Credit Union, Kentucky Lake Ltd., Archland Property II, LP, Lakeline Austin LLC  
Staff Resource Person: Amy Link  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

**Senior Planner Amy Link made the presentation and was available for questions. This request is being initiated by the City in order to rezone a portion of the existing Lakeline Village Planned Development to reflect the commercial development that exists on the property today. This item is being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as**

designated on the Future Land Use Plan. Staff recommended rezoning the subject portion of the Lakeline Village Planned Development (PD) to General Retail (GR). The rezoning request complies with the Future Land Use Plan and exemplifies the purpose statement of the GR district. Amy Link advised that she spoke to the property owner by phone and forwarded a copy of the staff report to him. She did not receive any feedback from the owner.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

**MOTION:** Commissioner Balestiere moved to recommend approval to the City Council of rezoning approximately 14.7 acres from Planned Development (PD) to General Retail (GR) for property located at the northeast corner of Cypress Creek Road and S. Lakeline Boulevard (Z-11-047) as presented by Staff. Commissioner O'Tool seconded the motion and the motion passed unanimously, 6-0, one absent.

*Chair Thomas resumed his position as Chair.*

**MOTION:** Vice Chair Kauffman moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8F, Case Z-11-047. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one absent.

- G. Consider a City initiated request to rezone approximately 1.4 acres from Planned Development (PD) to General Retail (GR) for property located at 1801 S. Lakeline Boulevard. (Z-11-048)  
Owner: Exxon Mobile Corp.  
Staff Resource Person: Amy Link  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. This request is being initiated by the City in order to rezone a portion of the existing Lakeline Village Planned Development to reflect the commercial development that exists on the property today. This item is being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as designated on the Future Land Use Plan. Staff recommended rezoning the subject portion of the Lakeline Village Planned Development (PD) to General Retail (GR). The rezoning request complies with the Future Land Use Plan and exemplifies the purpose statement of the GR district.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

**MOTION:** Commissioner O'Tool moved to recommend approval to the City Council of rezoning approximately 1.4 acres from Planned Development (PD) to General Retail (GR) for property located at 1801 South Lakeline Boulevard (Z-11-048) as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.

**MOTION:** Commissioner O'Tool moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8G, Case Z-11-048. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.

- H. Consider a request by 1431 Investors Ltd., to assign original zoning of General Retail (GR) to approximately 29.6 acres for property located at the northwest corner of the intersection of E. Whitestone Boulevard and Ronald Reagan Boulevard. (Z-11-049)  
Owner: 1431 Investors Ltd.  
Agent: Henry Gilmore  
Staff Resource Person: Emily Barron  
Staff proposal to P&Z: Approve  
1) Public Hearing  
2) P&Z Recommendation to City Council  
3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested to rezone approximately 29.68 acres for property located around the northwest corner of Ronald Reagan Boulevard and East Whitestone Boulevard. Staff recommended that this site be assigned original zoning of General Retail (GR). The designation of GR is compatible with Future Land Use Plan and Comprehensive Plan, and is supported by the purpose statement of the district since the site is located on and has access to two major arterial roadways.

The applicant's agent, Henry Gilmore, was present. He advised that the requested zoning was consistent with the zoning on the other three corners. He advised that a Walmart Superstore was planned for this site.

A public hearing was held. The following completed recognition cards: 1) Will Wilson spoke in favor of the rezoning, 2) Sharon Krienke spoke about traffic issue concerns, 3) Roland Krienke had questions concerning transportation issues. There being no further public testimony, the public hearing was closed and the regular session reopened.

Henry Gilmore advised the Commissioners that a Traffic Impact Analysis (TIA) study had been filed with the City. There was general discussion among the Commissioners concerning traffic signals and hours of business.

**MOTION:** Vice Chair Kauffman moved to recommend approval to the City Council of the request to assign original zoning of General Retail (GR) to approximately 29.6 acres for property located at the northwest corner of the intersection of East Whitestone Boulevard and Ronald Reagan Boulevard (Z-11-049) as presented by Staff. Secretary Echeverria seconded the motion and the motion passed as follows:

Yes: Echeverria, Kauffman, Thomas, Hogue  
No: O'Tool, Balestiere  
Absent: Lux

**MOTION:** Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8H, Case Z-11-049. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.

- I. Consider a request by Caspita Industries to rezone approximately 2.8 acres from General Office (GO) to Local Retail with a Conditional Overlay (LR-CO) for property located on Old Mill Road west of South Lakeline Boulevard. (Z-11-050)  
Owner: Caspita Industries  
Agent: Jennie Braasch, Pohl Partners  
Staff Resource Person: Amy Link

Staff proposal to P&Z: Approve

- 1) Public Hearing
- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. The applicant requested to rezone 2.8 acres from General Office (GO) to Local Retail with a Conditional Overlay (LR-CO) for property located on Old Mill Road west of South Lakeline Boulevard with the following conditions:

- Prohibit art gallery with retail sales, art studio, automotive parts and accessories sales, retail bakery, bed and breakfast, community center, consumer repair shop, convenience store, food sales-general, gasoline service station-limited, golf amusement, hardware stores, hotel, instant print copy services, landscape nursery and supply store, laundromat, liquor store, motel, movie and music rentals/sales, nonprofit seasonal fundraisers, pet grooming, rental libraries for sound and video recordings, research and development activities (software only), restaurant-general, retail stores, software sales/computer hardware sales, veterinary services.
- Building height shall not exceed thirty-five (35) feet.
- Free standing light poles shall not exceed twenty (20) feet in height.

The intent of the applicant is to develop an indoor sports and recreation facility on the site. This use is a conditional use within the Local Retail (LR) district, which requires an additional public hearing and approval of the Planning and Zoning Commission at the time of site development. The applicant proposes to prohibit those LR uses that are not permitted in the existing General Office (GO) zoning designation through a conditional overlay. The building height limitation is ten (10) feet less than what is permitted in the LR district, and forty (40) feet less than what is currently permitted on the property. The proposed light pole height is five (5) feet less than what is currently permitted.

Including the conditional overlay in the applicant's request ensures that permitted land uses remain consistent with those that are currently permitted and provides greater compatibility between the proposed development and the surrounding neighborhood. A twenty (20) foot buffer and masonry fence will be required along the southern property line, adjacent to single family residences. A masonry fence already exists to the west and provides a buffer between the subject tract and an existing neighborhood park. The applicant's request is compatible with the Future Land Use Plan and is supported by the purpose statement of the Local Retail and Conditional Overlay districts. The tract is located on a collector roadway, within a third of a mile of Lakeline Boulevard; the uses within the LR district will serve both the local market as well as the overall community; the proposal promotes compatibility between land uses and eases the transition from commercial zoning to the surrounding residential neighborhoods. Staff recommends approval of LR-CO as requested by the applicant.

Jennie Braasch, applicant's agent, advised that they had met with the neighborhood and that over 125 houses were contacted. She advised that they talked to the Home Owners' Association and posted a meeting notice on a large sign to notify the neighborhood. A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

**MOTION:** Secretary Echeverria moved to recommend approval to the City Council of the request by Caspita Industries to rezone approximately 2.8 acres from General Office (GO) to Local Retail with a Conditional Overlay (LR-CO) for property located on Old Mill Road west of South Lakeline

**Boulevard (Z-11-050) as presented by Staff. Commissioner O'Tool seconded the motion and the motion passed unanimously, 6-0, one absent.**

**MOTION: Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8I, Case Z-11-050. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one absent.**

9. **FUTURE LAND USE PLAN AMENDMENTS:**

A. Future Land Use Plan amendment for property located at Little Elm Trail and Fire Lane. **This item was discussed along with Item 8E. See Item 8E.**

**MOTION: Secretary Echeverria moved to recommend approval to the City Council of amending the Future Land Use Plan for approximately 29.16 acres located at Little Elm Trail and Fire Lane from the Employment Center category to the Institutional category as presented by Staff. Commissioner Hogue seconded the motion and the motion passed unanimously, 6-0, one absent.**

10. **SUBDIVISIONS (ACTION AND PUBLIC HEARING): None.**

11. **CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): None.**

12. **DISCUSSION AND POSSIBLE ACTION ITEMS:**

A. Ordinance Amendments –

1. Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning Section 11.12, Subdivision Ordinance, Section 12.23.001 and Sign Ordinance Section 13.01.004 to amend the definitions or references to Building Official.

**Rawls Howard, Director of Planning and Development Services, proposed that references to the "Building Official" in the Ordinances (Section 11.12.002 Terms, Section 12.23.001 Definitions Purpose, and Section 13.01.004 compliance required) be changed to the "Director of Planning and Development Services or his/her designee". The term Building Official is a holdover from an earlier time.**

**A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.**

**MOTION: Commissioner O'Tool moved to approve Ordinance amendments to Chapter 11 – Zoning Section 11.12, Subdivision Ordinance, Section 12.23.001 and Sign Ordinance Section 13.01.004 to amend the definitions or references to Building Official as proposed by Staff. Commissioner Hogue seconded the motion and the motion passed unanimously, 6-0, one absent.**

2. Discussion and Possible Action on Ordinance Amendments to Chapter 12 – Subdivision Section 12.12.010, Lot Arrangements - To amend language regarding flag lots

**Rawls Howard made the presentation. At the request of the City Council, Staff proposed an amendment to Chapter 12, Subdivision Ordinance, Section 12.12.010, Lot Arrangements regarding flag lots for consideration. This amendment makes available the general variance procedure outlined in Section 12.12.019 of the Subdivision Ordinance where the stated flag lot requirements are not met, but it further preserves the fundamental policy objectives of providing for public and emergency access, and preserving future development opportunities.**

**A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.**

**MOTION: Commissioner O'Tool moved to approve the Ordinance Amendments to Chapter 12 – Subdivision Section 12.12.010, Lot Arrangements, to amend language regarding flag lots. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one absent.**

3. Discussion and Possible Action on Ordinance Amendments to Chapter 11 – Zoning, Article 11.10 Boards and Commissions, Division 3 Zoning Changes and Amendments - To amend language regarding the Neighborhood Communication Summary

**Rawls Howard made the presentation. As a result of the discussions during the December 8<sup>th</sup> Planning and Zoning Commission workshop, Staff proposed revisions to the Summary of Neighborhood Communication form. J.P. LeCompte, Assistant City Attorney, advised that it was an administrative change and no vote was required. The Commissioners were in agreement with the changes.**

13. ADMINISTRATIVE ITEMS:  
*(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)*

- A. Report on City Council Actions Pertaining to Zoning Matters from November 17, 2011 and December 8, 2011

**Rawls Howard advised Commissioner Lux attended both meetings. He advised that the Planning and Zoning Commission related items were first readings on the November 17, 2011 Council agenda. Cases Z-11-014 and Z-11-033 were denied at the December 8, 2011 meeting. The other zonings were approved at the meeting.**

- B. Director and Staff Comments  
**Director Rawls Howard advised that staff will be working on several ordinance amendments/revisions such as a "big box" ordinance; corridor overlay amendments, and masonry/architectural standards.**

- C. Commissioners Comments.  
**Chair Thomas wished everyone a Merry Christmas and a Happy New Year. Commissioner Balestiere complimented staff and stated that he appreciated their presentations.**

- D. Request for Future Agenda Items. **None.**

- E. December 22, 2011 and January 12, 2012  
**Commissioner Balestiere stated he would attend the January 12, 2012 meeting. Chair Thomas stated that he could also attend.**

14. ADJOURNMENT  
**Chair Thomas adjourned the meeting at 9:31 p.m.**

PASSED AND APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
STEPHEN THOMAS, Chairman

ATTEST:

---

LORENA ECHEVERRIA DE MISI, Secretary

January 17,  
2012

Subdivision

*Planning and Zoning Commission*

**LISD Silverado East**

**Item:#  
5A1**

**Case Number: PP-11-008**

**OWNER:** Leander Independent School District

**AGENT:** Robert Koster

**STAFF:** Emily Barron, 401-5054, [emily.barron@cedarparktx.us](mailto:emily.barron@cedarparktx.us)

**LOCATION:** Southwest corner of Ranch Trails and Frontier Lane

**COUNTY:** Williamson

**AREA:** 23.57 acres

**ZONING:** Mixed Use (MU) and Open Space Greenbelt (OSG)

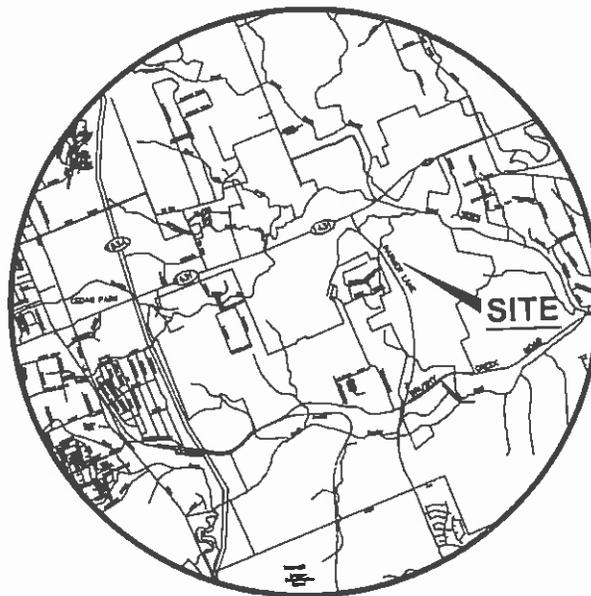
**SUBDIVISION DESCRIPTION:** 1 public lot

---

**STAFF COMMENTS:**

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



VICINITY MAP

January 17,  
2012

*Planning and Zoning Commission*

Item:#  
5A2

Subdivision

**Lakeline Sports**

Case Number: SFP-11-009

**OWNER:** Caspita Industries Ltd

**AGENT:** Jennie Braasch, Pohl Partners

**STAFF:** Amy Link, 401-5056, [amy.link@cedarparktx.us](mailto:amy.link@cedarparktx.us)

**LOCATION:** Old Mill Road, west of Lakeline Boulevard

**COUNTY:** Williamson

**AREA:** 2.8386 acres

**ZONING:** General Office (GO)

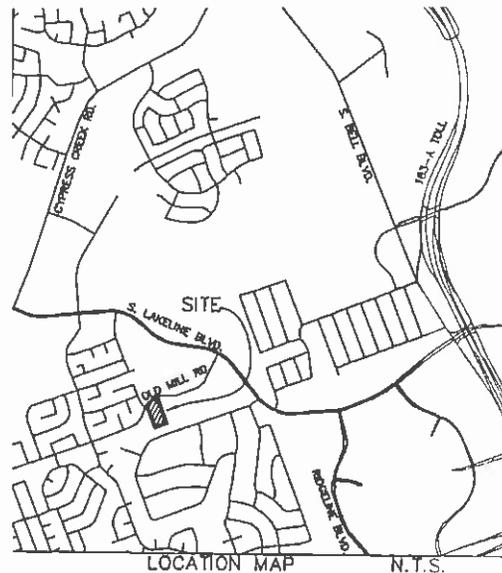
**SUBDIVISION DESCRIPTION:** 1 commercial lot

---

**STAFF COMMENTS:**

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



January 17, 2012 Zoning	<i>Planning and Zoning Commission</i> <b>City Initiated – Summit Christian School</b>	<b>Item: 7A/8A</b>
<b>Case Number: # Z-11-041</b>		

**Owner:** Central Texas Summit Christian School Sys Inc.

**STAFF:** Emily Barron, 401-5054, [emily.barron@cedarparktx.us](mailto:emily.barron@cedarparktx.us)

**LOCATION:** 2121 Cypress Creek Road

**COUNTY:** Williamson/Travis County

**AREA:** 15.18 acres

**EXISTING ZONING:** Development Reserve (DR)

**PROPOSED ZONING:** Large Urban Single Family Residential District (SF-2)

**STAFF RECOMMENDATION:** Large Urban Single Family Residential District (SF-2)

**EXISTING FUTURE LAND USE DESIGNATION:** Institutional/Public/Utility

**PROPOSED FUTURE LAND USE DESIGNATION:** Institutional/Public/Utility

**SUMMARY OF REQUEST:**

This zoning is being initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item, along with many others, are being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as designated on the Future Land Use Plan.

This property currently developed as a private school. The site is surrounded on all sides by single family residential properties.

January 17,  
2012  
Zoning

*Planning and Zoning Commission*  
City Initiated – Summit Christian School

Item:  
7A/8A

Case Number: # Z-11-041



21

January 17, 2012 Zoning	<i>Planning and Zoning Commission</i> <b>City Initiated – Summit Christian School</b>	<b>Item: 7A/8A</b>
<b>Case Number: # Z-11-041</b>		

**PURPOSE OF REQUESTED ZONING DISTRICT:**

The Large Urban Single-Family Residential District, SF-2, is established to provide for low density single-family residential development at an urban scale. Nonresidential uses, such as religious and educational facilities, and open spaces are provided to maintain an orderly, convenient, and attractive residential area. The nonresidential permitted uses of this district are considered to be compatible with the neighborhood in order to preserve its value, sustainability, and integrity.

**PERMITTED USES IN SF-2:**

- Single-family dwelling, detached
- Parks, playgrounds (owned and/or operated by the municipality or other governmental agency)
- Place of worship
- Public buildings, uses
- Real estate sales offices (during the development of a residential subdivision to be terminated upon ninety (90) percent build out of the subdivision.)
- Temporary buildings
- Utility services, general
- Accessory structures,
- Customary home occupations
- Group Home
- Private schools (accredited only, with curriculum equivalent to that of a public elementary or secondary school)

**COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:**

The Future Land Use Plan identifies the subject area as suitable for Institutional/Public/Utility which shows any district as compatible. This request is consistent with the Quality of Life/Civic Character Goals outlined in 4.1.1 of the Comprehensive Plan.

**SITE INFORMATION:**

***Corridor Overlay:***

This site is located on Cypress Creek Road which is classified as a corridor overlay roadway.

***Transportation:***

Cypress Creek Road is classified as a major arterial.

***Water and Wastewater Utilities:***

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

***Subdivision:***

This property is legally subdivided.

January 17, 2012 Zoning	<i>Planning and Zoning Commission</i> <b>City Initiated – Summit Christian School</b>	<b>Item: 7A/8A</b>
<b>Case Number: # Z-11-041</b>		

**Setback Requirements:**

	<b>SF-2</b>
<b>Front Setback</b>	25'
<b>Side Setback</b>	5'
<b>Rear Setback</b>	10'

**Architectural Requirements:**

This site is subject to the Corridor Overlay which requires 75% masonry construction within the 1<sup>st</sup> 400'.

**STAFF RECOMMENDATION:**

Staff recommends that this site be assigned original zoning of Single Family (SF-2). The designation of SF-2 provides is the appropriate option when considering its location among the existing residential properties. This designation is also supported by the purpose statement of the district, the Future Land Use Plan and the Comprehensive Plan.

**PUBLIC INPUT:** Staff did not hear from the property owner or any surrounding property owners at the time of publication of this report.

**PUBLIC NOTIFICATION:** Cedar Park Citizen, January 5, 2012  
173 letter notices were sent to property owners within the 300' buffer

**PROPOSED CITY COUNCIL HEARINGS:** (February 23, 2012) 1<sup>ST</sup> Reading  
(March 8, 2012) 2<sup>ND</sup> Reading

January 17,  
2012  
Zoning

*Planning and Zoning Commission*  
**City Initiated – T&H Investments**

**Item:  
7B/8B**

**Case Number: # Z-11-051**

**Owner:** T&H Investments Inc (Thomas Wolf)

**STAFF:** Emily Barron, 401-5054, [emily.barron@cedarparktx.us](mailto:emily.barron@cedarparktx.us)

**LOCATION:** east side of Bagdad Road near Brashear Lane

**COUNTY:** Williamson

**AREA:** 25.688 acres

---

**EXISTING ZONING:** Development Reserve (DR)

**PROPOSED ZONING:** General Office (GO)

**STAFF RECOMMENDATION:** General Office (GO)

---

**EXISTING FUTURE LAND USE DESIGNATION:** Neighborhood Office/Retail/Commercial

**PROPOSED FUTURE LAND USE DESIGNATION:** Neighborhood Office/Retail/Commercial

---

**SUMMARY OF REQUEST:**

This zoning is being initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item, along with many others, are being brought forward as a request by the City Council to reflect actual land uses on properties, promote economic development of areas, and to indicate the highest and best use of property as designated on the Future Land Use Plan.

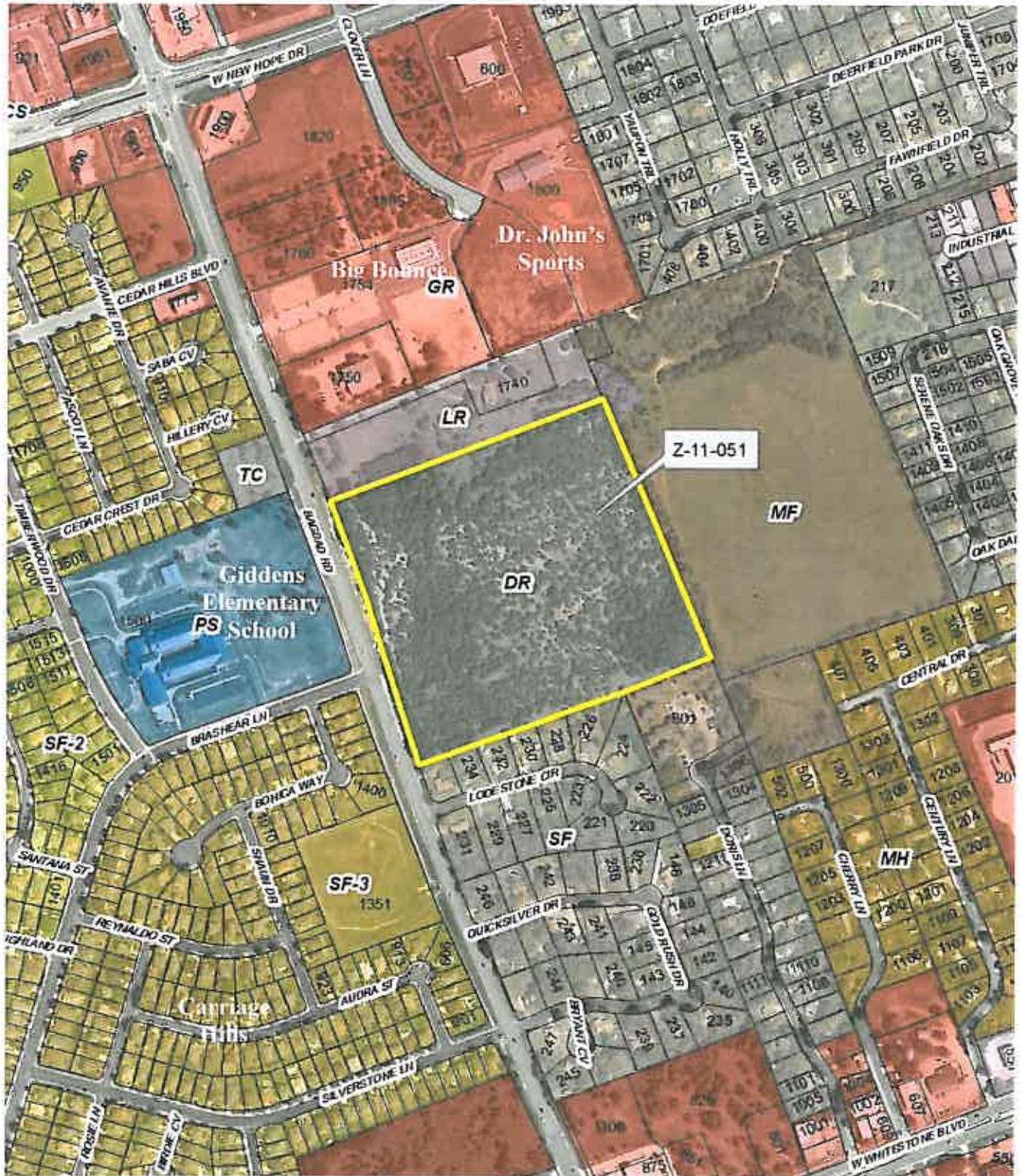
This property currently undeveloped. It is surrounded by residential property to the south, undeveloped multi family zoned property to the east, Bagdad Road to the west and undeveloped local retail property to the north.

January 17,  
2012  
Zoning

**Planning and Zoning Commission**  
**City Initiated – T&H Investments**

**Item:**  
**7B/8B**

**Case Number: # Z-11-051**



January 17,  
2012

## Planning and Zoning Commission

Item:  
7B/8B

Zoning

City Initiated – T&H Investments

Case Number: # Z-11-051

### PURPOSE OF REQUESTED ZONING DISTRICT:

The General Office District, GO, is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located between activity nodes along arterial roadways; it can also provide for transitional land uses between neighborhoods and more intensive commercial and regional activities.

### PERMITTED USES IN GO:

- Accessory Structures
- Administrative offices
- Ambulatory Surgery Center
- Art gallery
- Automated teller machines
- Banks (with drive-through facilities as a secondary use only)
- College and University
- Communication services
- Convalescent Nursing Home
- Day Care Center, Adult
- Day Care Center, Child
- Day care center, incidental
- Day nurseries, day care facilities
- Drug Store
- Dry cleaning and/or laundry, on-site plant
- Extended care facilities, nursing home
- Medical Offices
- Medical or dental clinics
- Medical, surgical, and dental supply houses
- Parking lots, driveways, on-site or off-site
- Personal improvement services, limited
- Personal services, general
- Places of Worship
- Private schools (Accredited only, with curriculum equivalent to public elementary or secondary schools)
- Professional Offices
- Public buildings, uses
- Restaurant, limited
- Retail gift store
- Secondary uses permitted with convalescent nursing homes or extended care facilities.
- Software development
- Temporary Buildings
- Utility services, general
- Vocational or trade school
- Wireless telecommunications facilities

### COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Neighborhood Office/Retail/Commercial. Compatible zoning districts include Transitional Office (TO), Transitional Commercial (TC), General Office (GO), Local Retail (LR) and Mixed Use (MU).

This request is consistent with the following goals outlined in the Comprehensive Plan:

#### 4.1.6 Economic Development Goals:

- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses.
- Prepare the City's infrastructure and employment opportunities for anticipated population growth over the next 20 years

January 17,  
2012  
Zoning

*Planning and Zoning Commission*  
**City Initiated – T&H Investments**

**Item:**  
**7B/8B**

**Case Number: # Z-11-051**

- Remain focused on long-term goals of building an economically, socially, and ecologically sustainable city within a regional context.

**SITE INFORMATION:**

***Corridor Overlay:***

This site is located on Bagdad Road which is classified as a corridor overlay roadway.

***Transportation:***

Bagdad Road is classified as a major arterial.

***Water and Wastewater Utilities:***

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

***Subdivision:***

Future subdivision of the property may be required for development.

***Setback Requirements:***

	<b>General Office (GO)</b>
<b>Front Setback</b>	25'
<b>Side Setback</b>	12'
<b>Side Setback adjacent to single family</b>	20'
<b>Rear Setback</b>	5'

***Architectural Requirements:***

This site is subject to the Corridor Overlay which requires 75% masonry construction.

**STAFF RECOMMENDATION:**

Staff recommends that this site be assigned original zoning of General Office (GO). The designation of GO is compatible with the surrounding land uses, and is supported by the purpose statement of the district, the Future Land Use Plan and the Comprehensive Plan.

**PUBLIC INPUT:** Staff did not hear from the property owner or any surrounding property owners at the time of publication of this report.

**PUBLIC NOTIFICATION:**

Cedar Park Citizen, January 5, 2012  
31 letter notices were sent to property owners within the 300' buffer

**PROPOSED CITY COUNCIL HEARINGS:** (February 23, 2012) 1<sup>ST</sup> Reading  
(March 8, 2012) 2<sup>ND</sup> Reading

January 17,  
2012

*Planning and Zoning Commission*

**Item:**  
**7C & 8C**

Zoning

**Flagstar Bank FSB**  
**1456 E Whitestone Boulevard**

**Case Number: # Z-11-055**

**OWNER(s):** Flagstar Bank FSB

**AGENT:** Joe Mooney

**STAFF:** Amy Link, 401-5056, [amy.link@cedarparktx.us](mailto:amy.link@cedarparktx.us)

**LOCATION:** 1456 E Whitestone Boulevard

**COUNTY:** Williamson

**AREA:** 4.084 acres

---

**EXISTING ZONING:** General Office (GO)

**PROPOSED ZONING:** General Retail (GR)

**STAFF RECOMMENDATION:** General Retail (GR)

---

**EXISTING FUTURE LAND USE PLAN:** Regional Office/Retail/Commercial

---

**SUMMARY OF REQUEST**

The applicant is requesting to rezone approximately 4.084 acres located at 1456 East Whitestone Boulevard from General Office (GO) to General Retail (GR).

**SURROUNDING LAND USES**

The site is currently undeveloped and is surrounded by GO zoned property to the east and south, C-Bar Ranch Trail and developed GR zoned property to the west, and East Whitestone Boulevard to the north.

January 17,  
2012

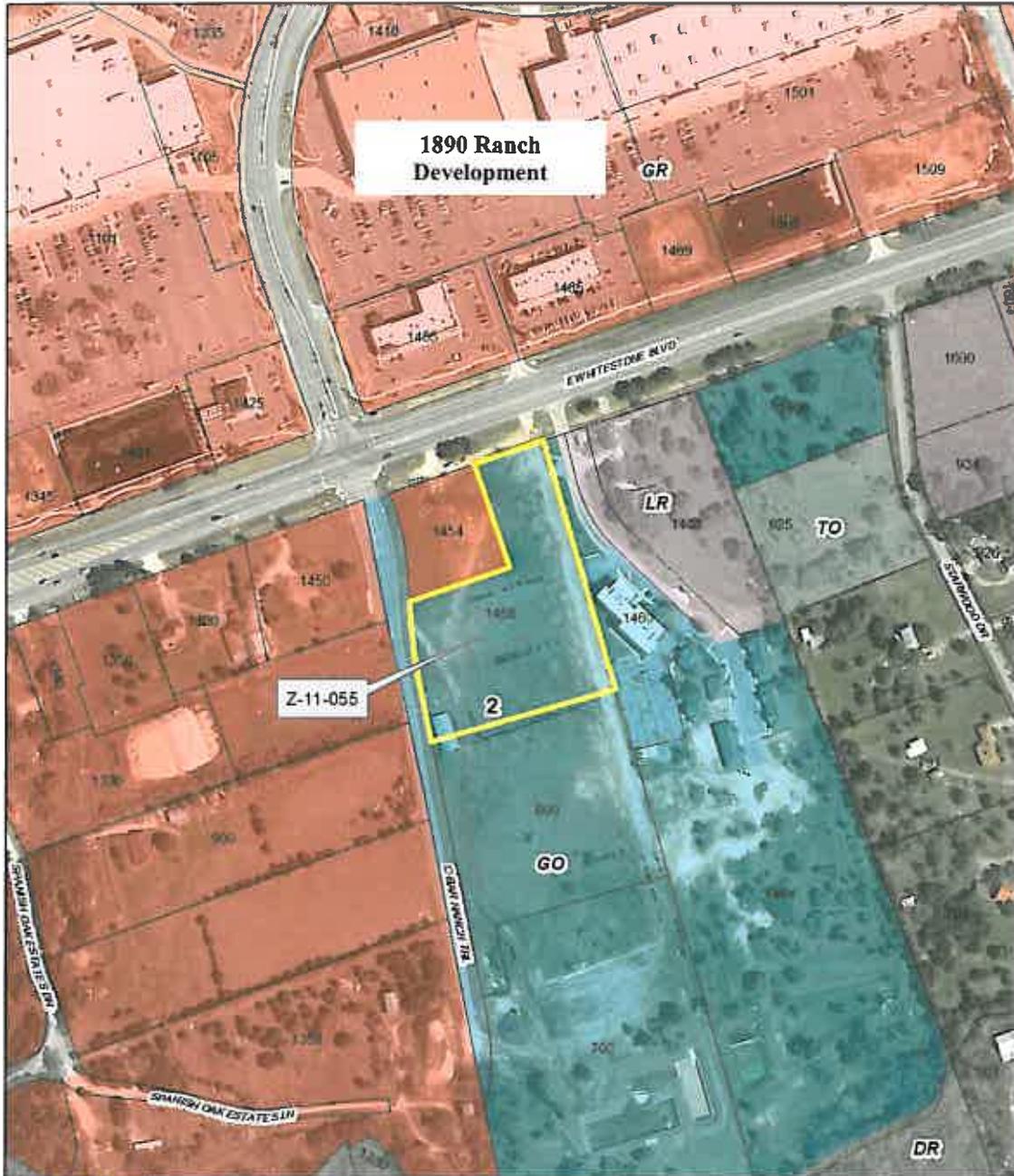
# Planning and Zoning Commission

Item:  
7C & 8C

Zoning

Flagstar Bank FSB  
1456 E Whitestone Boulevard

Case Number: # Z-11-055



January 17,  
2012

## Planning and Zoning Commission

Item:  
7C & 8C

Zoning

Flagstar Bank FSB  
1456 E Whitestone Boulevard

Case Number: # Z-11-055

### PURPOSE OF REQUESTED ZONING DISTRICT

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

### PERMITTED USES IN GR

Permitted uses in the GR district include the following:

Accessory structures	Convenience store	Landscape nursery and supply store, retail	Retail gift store
Administrative offices	Day care center, adult	Laundromat	Retail stores
Art gallery	Day care center, child	Liquor store	Software development
Art galleries with retail sales	Day care center, incidental Drugstores	Medical offices	Software sales, computer hardware sales
Automated Teller Machines	Dry cleaning and/or laundry, on-site	Motel	Special events
Automobile parts and accessories sales	Equipment rental, sales, service and/or repair	Movie and music rentals, sales	Studios/art studio, dance, music, drama, gymnastics, photography, interior design
Automobile sales, new	Food sales, limited	Nonprofit seasonal fundraisers	Temporary buildings
Automobile sales, used	Food sales, general (grocery store)	Office/showroom	Theaters, indoor
Automobile repair shop	Funeral home	Office/warehouse	Theaters, outdoor
Automotive tire stores	Furniture store	Personal Improvement Services	Transit station
Bakery, retail	Gasoline service stations, limited and general	Personal services	Utility services, general
Banks (with or without drive-through facilities)	Golf, amusement	Personal improvement services	Veterinary Services
Bar, Cocktail lounge	Hardware stores	Pet grooming	Vocational or trade school
Bed and Breakfast	Home improvement center	Places of worship	Private schools
Car washes	Hotel (including extended stay)	Professional offices	
Civic clubs and fraternal organizations	Indoor sports and recreation	Public buildings, uses	
Community center	Instant print copy services	Reception hall	
Commercial parking lots		Restaurant, general	
Consumer repair shop (including bicycles)		Rental libraries for sound and video recordings	
		Research and development activities (as it pertains to software only)	

January 17,  
2012

*Planning and Zoning Commission*

**Item:**  
**7C & 8C**

Zoning

**Flagstar Bank FSB**  
**1456 E Whitestone Boulevard**

**Case Number: # Z-11-055**

**FUTURE LAND USE PLAN**

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial development, with compatible zoning districts such as General Office (GO), General Retail (GR) and Mixed Use (MU).

**COMPREHENSIVE PLAN**

The request is consistent with the following goals set forth in the Comprehensive Plan:

**4.1.6 Economic Development**

- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues
- Remain focused on long-term goals of building an economically, socially, and ecologically sustainable city within a regional context
- Attract commercial development to Cedar Park in order to reduce the tax burden on residential property

**SITE INFORMATION**

***Corridor Overlay:***

This property is located within the Corridor Overlay.

***Transportation:***

East Whitestone Boulevard is classified as a major arterial. The 2010 traffic count along East Whitestone Boulevard, east of US 183, was 33,755 vehicles per day.

C-Bar Ranch Trail is classified as a primary collector adjacent to the tract.

***Subdivision:***

This property is currently subdivided.

***Setback Requirements:***

Front Setback	25'
Side Setback	12'
Site Setback at street	25'
Rear Setback	25'

January 17, 2012	<i>Planning and Zoning Commission</i>	<b>Item: 7C &amp; 8C</b>
Zoning	<b>Flagstar Bank FSB 1456 E Whitestone Boulevard</b>	
<b>Case Number: # Z-11-055</b>		

**Architectural Requirements:**

Each exterior wall area of a site built in the GR district shall have a minimum of 50% masonry construction exclusive of doors and windows. Within the Corridor Overlay, 75% masonry construction is required.

**Case History:**

<b>Case Number</b>	<b>Request</b>	<b>P&amp;Z Recommendation</b>	<b>City Council Action</b>
Z-00-003	DR to MF	MF	Approved MF
Z-07-002	MF to GO	GO	Approved GO

**STAFF COMMENTARY AND RECOMMENDATION**

The applicant's request is consistent with the Future Land Use Plan and economic goals of the Comprehensive Plan. The request is also supported by the purpose statement of the GR district.

Therefore, staff recommends rezoning the subject tract from GO to GR as requested.

**PUBLIC NOTICE:** January 5, 2012 Cedar Park Citizen  
7 letter notices were sent to property owners within 300 feet of the tract

**PUBLIC INPUT:** To date, no public input has been received regarding this request.

**PROPOSED CITY COUNCIL HEARINGS:** February 23, 2012 ~ Public Hearing/1<sup>ST</sup> Reading  
March 8, 2012 ~ 2<sup>ND</sup> Reading

January 17,  
2012

# Planning and Zoning Commission

**Item:**  
**7D & 8D**

Zoning

## City Initiated Zoning WCID 1-D

**Case Number: # Z-11-056**

**STAFF:** Amy Link, 401-5056, [amy.link@cedarparktx.us](mailto:amy.link@cedarparktx.us)

**LOCATION:** Along Anderson Mill Road, north of Cypress Creek Road

**COUNTY:** Williamson and Travis

**AREA:** 349 acres

**EXISTING ZONING:** Development Reserve (DR)

**PROPOSED ZONING:** 15.54 acres of Public Services (PS), 149 acres of Single Family-Large Urban Lot (SF-2), 36 acres of Single Family-Urban Lot (SF-3), 145 acres of Open Space Greenbelt (OSG) and 3.42 acres of Open Space Recreation (OSR)

**EXISTING FUTURE LAND USE PLAN:** Low Density Residential, Parks and Open Space, Institutional/Public/Utility

This is a City initiated request to assign original zoning to the recently annexed area known as Williamson-Travis Counties Water Control Improvement District 1-D. The zoning request includes all property within the Cypress Canyon Subdivision, Sections 1A, 1B, 2, 3A, 3B, 3C, 4, and 5; Deer Creek Ranch Subdivision Phases 2 and 3; and 109 acres of preserve land located on the east side of Anderson Mill Road. Zoning designations for the subject property are proposed as follows (see attached map entitled WCID 1-D Proposed Zoning):

Cypress Creek	1A	SF-3
	1B	SF-3
	2	SF-2/OSG
	3A	SF-3/OSR
	3B	SF-3
	3C	SF-2/SF-3
	4	SF-2/OSG
Deer Creek Ranch PH 2	5	SF-2/OSG
	1	SF-2/OSG/OSR
Deer Creek Ranch PH 3	2	SF-2
	1	SF-2
	2	SF-2/PS
	3	SF-2/OSG
Property located east of Anderson Mill	4	SF-2
		OSG

January 17,  
2012

# Planning and Zoning Commission

Item:  
7D & 8D

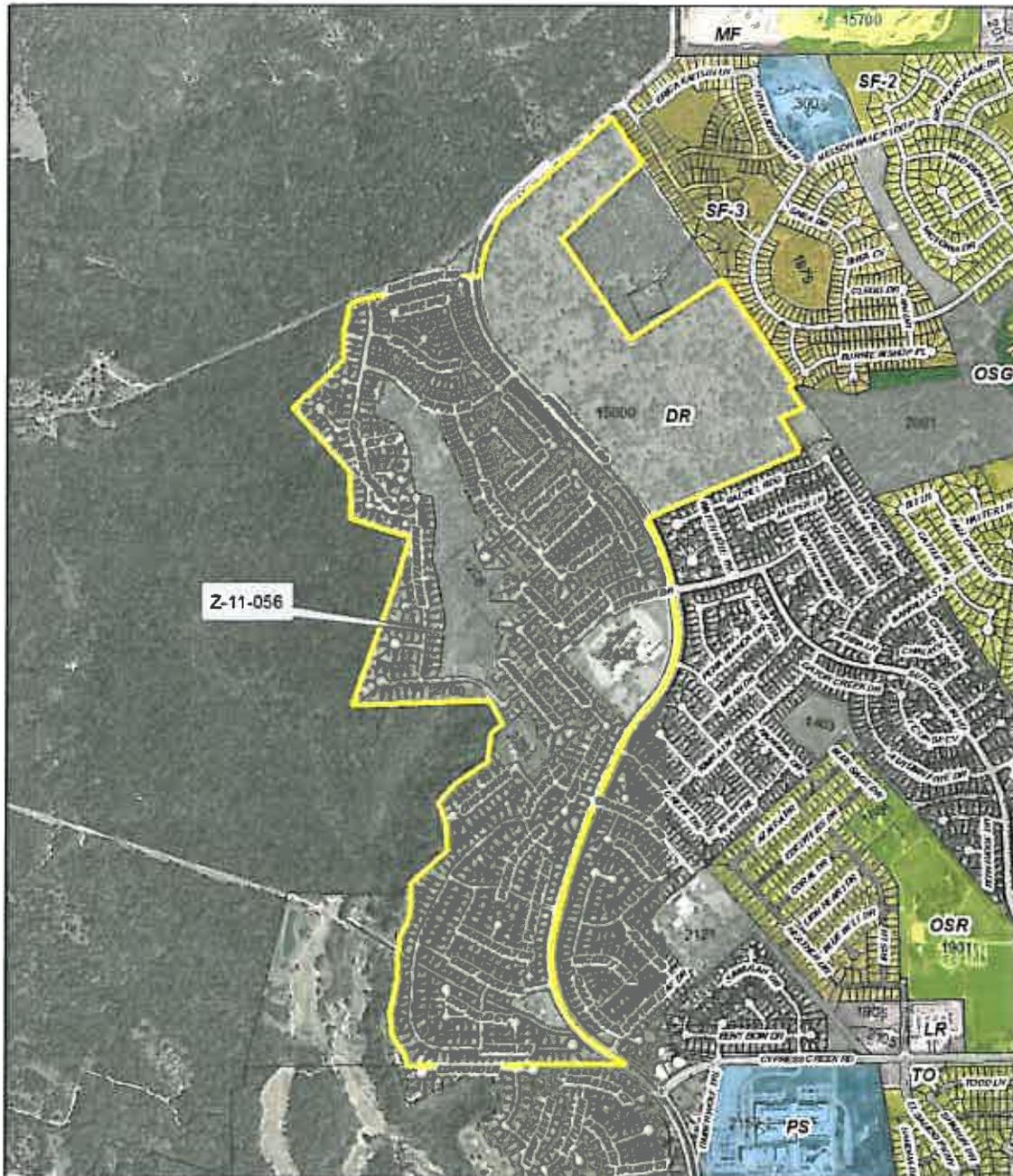
Zoning

## City Initiated Zoning WCID 1-D

Case Number: # Z-11-056

### SURROUNDING LAND USES

The site is surrounded by undeveloped preserve land to the north and west and single-family residential property to the south and east.



January 17, 2012  Zoning	<i>Planning and Zoning Commission</i> <b>City Initiated Zoning WCID 1-D</b>	<b>Item: 7D &amp; 8D</b>
<b>Case Number: # Z-11-056</b>		

**PURPOSE OF REQUESTED ZONING DISTRICTS**

The Large Urban Single-Family Residential District, SF-2, is established to provide for low density single-family residential development at an urban scale. Nonresidential uses, such as religious and educational facilities, and open spaces are provided to maintain an orderly, convenient, and attractive residential area. The nonresidential permitted uses of this district are considered to be compatible with the neighborhood in order to preserve its value, sustainability, and integrity.

The Urban Single-Family Residential District, SF-3, is established to provide for standard urban sized lots that allow for low density single-family residential developments at a more compact urban scale. Nonresidential uses permitted in this district are considered to be compatible with single-family residences that act to preserve the value, and integrity of the residential neighborhood.

The Public Services District, PS, is established to create a district that includes public buildings, facilities, and services. The District may be located throughout the community to provide for public need. The PS district may provide a transitional land use between neighborhoods and more intensive commercial and regional activities.

The Open Space Greenbelt District, OSG, is established to protect dedicated greenbelts and parklands from unsightly intrusions that can have a negative impact on the image of the community, incorporate open space planning into the assignment of land use designations, and develop and implement a system of “greenway” parks and link home, retail, employment centers, parks, and nature preserves, all goals found in the Comprehensive Plan and the Parks Master Plan.

The Open Space Recreation District, OSR, is established to implement the goals of the Comprehensive Plan to develop and implement a system of parks and recreational opportunities throughout the community that responds to the broad variety of recreational needs of the different age groups and interests of people residing in all areas of the City.

**PERMITTED USES**

Please see the attached chart for a summary of permitted uses in each proposed district.

January 17, 2012	<i>Planning and Zoning Commission</i>	<b>Item:</b> 7D & 8D
Zoning	<b>City Initiated Zoning WCID 1-D</b>	
<b>Case Number: # Z-11-056</b>		

**FUTURE LAND USE PLAN**

The Future Land Use Plan identifies the subject area as suitable for Low Density Residential, Parks and Open Space, and Institutional/Public/Utility. Compatible zoning districts within each of these designations are as follows:

Low Density Residential	Rural Agriculture (RA), Single Family (SF-1 through SF-3) and Manufactured Home Residential (MH)
Parks and Open Space	Open Space Greenbelt (OSG) and Open Space Recreation (OSR)
Institutional/Public/Utility	Any zoning district

**COMPREHENSIVE PLAN**

The request is consistent with the following goals set forth in the Comprehensive Plan:

4.1.3 Housing Goals

- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park
- Provide new housing opportunities for current and future residents of Cedar Park

4.1.4 Parks and Open Space Goals

- Establish a viable park, recreation and open space system for the City where residents and visitors can enjoy the natural beauty of the Hill Country

**SITE INFORMATION**

***Corridor Overlay:***

Property abutting Anderson Mill Road is located within the Corridor Overlay.

***Transportation:***

Anderson Mill Road is classified as a major arterial. The 2011 traffic count south of RM 1431 was 10,406 vehicles per day.

Lime Creek Road is classified as a minor arterial.

***Subdivision:***

Property west of Anderson Mill is currently subdivided.

January 17, 2012	<i>Planning and Zoning Commission</i>	<b>Item: 7D &amp; 8D</b>
Zoning	<b>City Initiated Zoning WCID 1-D</b>	
<b>Case Number: # Z-11-056</b>		

**Setback Requirements:**

	<b>SF-2</b>	<b>SF-3</b>	<b>PS</b>	<b>OSG</b>	<b>OSR</b>
Front Setback	25'	25'	25'	25'	25'
Side Setback	7.5'	5'	12'	10'	12'
Side Setback at street	15'	15'	n/a	n/a	n/a
Side setback adjacent to single family	n/a	n/a	20'	10'	20'
Rear Setback	10'	10'	15'	10'	10'
Rear Setback adjacent to single family	n/a	n/a	20'	10'	20'

**Architectural Requirements:**

Each exterior wall area of a site built in the SF-2, SF-3 and PS districts shall have a minimum of 50% masonry construction exclusive of doors and windows. Within the Corridor Overlay, 75% masonry construction is required. The OSR and OSG districts require masonry or wood construction materials; however a minimum percentage required is not established.

**STAFF COMMENTARY and RECOMMENDATION**

The subject tract was annexed into the City in December of 2011. The proposed zoning districts reflect the existing development within the area today. The requested zoning also complies with the Future Land Use Plan and goals of the Comprehensive Plan.

Therefore, staff recommends original zoning of 15.54 acres of Public Services (PS), 149 acres of Single Family-Large Urban Lot (SF-2), 36 acres of Single Family-Urban Lot (SF-3), 145 acres of Open Space Greenbelt (OSG) and 3.42 acres of Open Space Recreation (OSR) as depicted on the attached map entitled WCID-1D Proposed Zoning – 12/29/11.

**PUBLIC NOTICE:** January 5, 2012 Cedar Park Citizen  
871 letter notices were sent to property owners within the area to be zoned and within 300 feet of the tract

**PUBLIC INPUT:** To date, no public input has been received regarding this request.

**PROPOSED CITY COUNCIL HEARINGS:** February 23, 2012 ~ Public Hearing/1<sup>ST</sup> Reading  
March 8, 2012 ~ 2<sup>ND</sup> Reading

January 17,  
2012

# Planning and Zoning Commission

Item:  
7D & 8D

Zoning

## City Initiated Zoning WCID 1-D

Case Number: # Z-11-056

WCID-1D PROPOSED  
ZONING - 12/29/11



January 17,  
2012

*Planning and Zoning Commission*

Zoning

**City Initiated Zoning  
WCID 1-D**

**Item:  
7D & 8D**

**Case Number: # Z-11-056**

**Permitted Use Chart**

**SF-2 USES**

Accessory structures  
Customary home occupations  
Group home  
Parks/Playgrounds  
Places of worship  
Private schools  
Public buildings  
Real estate sales offices  
Single family, detached  
Temporary buildings

**SF-3 USES**

Accessory structures  
Customary home occupations  
Group home  
Parks/Playgrounds  
Places of worship  
Private schools  
Public buildings  
Real estate sales offices  
Single family, detached  
Temporary buildings

**PS USES**

Accessory structures  
Cemeteries  
Colleges and universities  
Parks/playgrounds  
Public buildings  
Public elementary and secondary schools  
Safety services  
Seasonal businesses  
Temporary buildings  
Utility services  
Vocational or trade school

**OSG USES**

Historic landmarks  
Passive outdoor sports and recreation  
Utility services

**OSR USES**

Accessory structures  
Historic landmarks  
Outdoor sports and recreation  
Parks/playgrounds  
Passive outdoor sports and recreation  
Retention, detention and water quality ponds  
Temporary buildings  
Utility services

February 7, 2012	<i>Planning and Zoning Commission</i>	Item:
Ordinance Amendment	<b>Ordinance Amendment Zoning Chapter 11 Regarding Permitted Uses in the Corridor Overlay</b>	<b>12A</b>

**STAFF:** Rawls Howard, 401-5066, [rawls.howard@cedarparktx.us](mailto:rawls.howard@cedarparktx.us)

**Corridor Overlay**

**Sec. 11.02.279** ~~Uses not permitted~~ Regulations

A. Prohibited Uses on City Corridors (Sec. 11.02.267, all corridors [sic])

1. Mini-warehouse or self-storage facilities (including boat and RV storage)
2. Material salvage unless enclosed within a building.
3. Outdoor storage
4. Sexually-oriented businesses
5. Transmitting and receiving towers.
6. Commercial off-site parking lots (not including parking structures)
7. Drive-in theaters
8. Manufactured home and RV sales
9. Used car sales

B. Uses with Additional Regulations along City Corridors

1. The following uses shall not be located on corner lots where at least one frontage of such lot is on a Corridor Overlay roadway:

- a. Assisted Living Facility
- b. Extended Care Facility
- c. Convelescent, Nursing Homes
- d. Extended Care Facilities, Nursing Homes

2. The following uses shall not be located within ½ mile of any other use identified below. Measurement of separation distance shall be calculated by Property (along the street):

- a. Gasoline Service Station, General
- b. Gasoline Service Station, Limited
- b. Car Wash

February 7, 2012	<i>Planning and Zoning Commission</i>	Item:
Ordinance Amendment	<b>Ordinance Amendment Zoning Chapter 11 Regarding Permitted Uses in the Corridor Overlay</b>	<b>12A</b>

**C. Existing Uses**

1. Uses identified in Section 11.02.279(A) shall be treated as existing, non-conforming uses pursuant to Article 11.09.
2. Uses identified in Section 11.02.279(B) and existing, including sites that are permitted but not yet constructed, as of [the date and revision passed] are not subject to the non-conforming use provisions established in Article 11.09.

January 17, 2012	<i>Planning and Zoning Commission</i>	Item: 12B
Zoning	<b>Ordinance Amendment Manufactured Home Residential (MH) Zoning Regulations</b>	

**STAFF:** Rawls Howard, 401-5066, [rawls.howard@cedarparktx.us](mailto:rawls.howard@cedarparktx.us)

At the request of the Commission, below are proposed amendments to the regulations of the Manufactured Home (MH) zoning district.

**Sec. 11.07.001 Uses not permitted in the City**

**11. Mobile Homes**

**12.** ~~11.~~ Offal

**13.** ~~12.~~ Production or storage of garbage

**14.** ~~13.~~ Rendering plant

**15.** ~~14.~~ Resource extraction, including but not limited to, mining, drilling, excavating, any other uses which is [are] obnoxious or offensive by reason of odor, dust, smoke, gas or noise.

**16.** ~~15.~~ Slaughterhouse

**17.** ~~16.~~ Scrap or salvage services

**Sec. 11.12.002 Terms**

**Mobile Home**

**See Manufactured Homes.**

**A HUD certified home constructed before June 1976 .These homes are transportable in one or more sections, greater than 8 feet in width or greater than 40 feet in length, or greater than 320 sq. ft. when erected. These homes are built on a permanent chassis and designed to be used as a dwelling.**

**Industrialized (Modular) Home**

**A stick-built home whereby one or more components are built off-site and are designed for use and occupancy by one or more families as a permanent residential structure when the components are erected or installed on a permanent foundation.**

**Sec. 11.02.018 Permitted uses**

1. Manufactured home

January 17, 2012	<i>Planning and Zoning Commission</i>	
Zoning	<b>Ordinance Amendment Manufactured Home Residential (MH) Zoning Regulations</b>	<b>Item: 12B</b>

2. Industrialized (Modular) Home

~~2~~3. Single-family dwelling, detached

~~3~~4. Parks, playgrounds (owned and/or operated by the city or other governmental agency)

~~4~~5. Personal livestock (poultry only as a secondary use to a dwelling, see Sec. [11.02.046A](#))

~~5~~6. Places of worship

~~6~~7. Public buildings, uses

~~7~~8. Utility services, general

~~8~~9. Temporary buildings [Sec. 11.01.010](#)

~~9~~10. Accessory structures, [Sections 11.04.001–11.04.004](#)

~~10~~11. Customary home occupations, [Article \[Section\] 11.04.006](#)

**Sec. 11.02.024 Building regulations for residential uses**

**1. Manufactured Homes**

All manufactured homes that are to be placed in the City shall:

~~A. All manufactured homes shall be securely tied down, blocked and completely skirted prior to occupancy. This provision shall have no application to manufactured homes for which certificates of occupancy have been issued prior to the effective date of this Article.~~

~~A. B. All manufactured homes in the city shall e~~Comply with all regulations of the State of Texas

~~B. C.~~ No residential dwelling shall be constructed or moved in which contains less than one thousand one hundred (1,100) square feet within the living area.

C. The pitch of the main roof of the building shall have a minimum rise of three (3) feet for each twelve (12) feet of horizontal run. The roof shall be finished with an asphalt or other type of shingle that is commonly used in residential construction. The eave projection shall be no less than twelve inches, which may include a gutter.

January 17,  
2012

*Planning and Zoning Commission*

**Ordinance Amendment**

**Item:  
12B**

Zoning

**Manufactured Home Residential (MH)  
Zoning Regulations**

D. Be affixed on a permanent foundation consisting of masonry or concrete, with running gear, tongue, towing hitch, axles, and transporting lights removed. The home shall have an anchoring system that is totally concealed under the structure and compliant with the Texas State Occupations Code, as amended;

E. Have either a deck or a porch with steps located at each outside doorway. The minimum square footage shall measure at least forty-eight (48) square feet and meet the standards set forth in the International Residential Code, as adopted.

F. Be oriented to insure that the longer side is parallel to the centerline of the most adjacent public roadway where the lot is addressed. In instances where this standard can't be met, the home may be rotated 90 degrees so that the side wall faces parallel to the same aforementioned street frontage. In both instances, all applicable district regulations must be met.

G. No home that is older than 10 years old may be placed on the site. The age of the structure shall be determined by the date a building permit is approved by the City for the location of the home on the lot.

H. Stacking of homes shall not be permitted.

**2. Modular Homes**

~~D.~~A. The total exterior wall area of a site built or modular dwelling in this district shall have a minimum of fifty (50) percent masonry construction (Refer to Definitions, Sec. [11.12.002](#) for masonry construction), exclusive of doors and windows. No Exterior Installation and Finish Systems ("EIFS") or metal panels with factory applied coatings shall be used for exterior walls.

1. For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one-half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.

2. When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry construction, and where the total addition does not exceed one-half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.

January 17, 2012	<i>Planning and Zoning Commission</i>	<b>Item: 12B</b>
Zoning	<b>Ordinance Amendment Manufactured Home Residential (MH) Zoning Regulations</b>	

**E.B.** A modular or site-built principle dwelling shall have either a carport that can accommodate one (1) passenger vehicle or a fully enclosed one (1) car garage. Either a carport or garage shall be constructed at the same time the principle dwelling is constructed or moved onto the lot. The carport or garage can be detached or attached as part of the principle building except where,

**F.C.** Garage conversions are permitted only when the garage is associated with a modular or site-built home (not a manufactured home), however, the exterior doors of the garage shall remain intact and in working order to retain the appearance of a garage from the street. Parking requirements must remain in compliance with [Article 14.06 \[14.05\]](#).

January 17, 2012	<i>Planning and Zoning Commission</i>	Item:
Discussion and Possible Action	<b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b>	<b>12C</b>
<b>Case Number: # Z-11-008</b>		

Staff: Rawls Howard, [rawls.howard@cedarparktx.us](mailto:rawls.howard@cedarparktx.us) 401-5066

This item is being presented as a Council request to review and improve our masonry standards to align with our benchmark cities. The text provided below removes the masonry standards from individual districts and groups them into a new article titled Article 11.05 Architectural Standards. Future amendments regarding other building architecture related items will be provided as additions to this Article.

**Sec. 11.03.001 Single-family Residential/Multifamily Residential Standards – Minimum**

Zoning District	RA	MH	ES	SF	SF-1	SF-2	SF-3	TH	CD	DP	MF
<u>Masonry*</u>	<u>50%</u>	<u>75%</u>	<u>100%</u>								

\* - See Article 11.05 for specific masonry requirements

**Sec. 11.03.002 Office/Commercial/Employment Center Standards**

Zoning District	TO	TC	GO	LR	GR	H	BD	CS	HC	MU
<u>Masonry*</u>	<u>100%</u>									

\* - See Article 11.05 for specific masonry requirements

**Sec. 11.03.003 Industrial Standards**

Zoning District	LI	GI	HI
<u>Masonry*</u>	<u>50% (75% within the Corridor Overlay)</u>	<u>50% (75% within the Corridor Overlay)</u>	<u>50% (75% within the Corridor Overlay)</u>

\* - See Article 11.05 for specific masonry requirements

**Article 11.05 Architectural Design Standards**

**Sec. 11.05.001 Purpose**

The purpose of the Architectural Design Standards is to ensure a higher degree of building construction, quality, and durability for structures built within the city. In addition, the standards are intended to promote high aesthetic appeal, promote compatible and uniform design, and reflect the characteristics of common building materials and styles found in Central Texas.

January 17, 2012	<i>Planning and Zoning Commission</i>	Item:
Discussion and Possible Action	<b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b>	<b>12C</b>
<b>Case Number: # Z-11-008</b>		

**Division 1: Masonry Standards**

**Sec. 11.05.002 Residential Design Standards**

The masonry percentage is calculated based on the entire structure, exclusive of doors and windows, with the exception of properties located on a double frontage lot. For double frontage lots, the percentage applies to each wall face.

**Sec. 11.05.003 Non-Residential Design Standards (includes MF)**

Each exterior wall area of a site built in a non residential district shall have a minimum of one hundred (100) percent masonry construction exclusive of doors and windows. In addition, a minimum of two (2) distinct masonry materials from Sec. 11.05.003 are required on all facades.

**Sec. 11.05.004 Permitted masonry materials:**

- A. Fired Brick
- B. Concrete Brick
- C. Natural and Manufactured Stone
- D. Granite
- E. Marble
- F. Conventional Stucco
- G. Brick Veneers
- H. Stone Veneers
- I. Tilt wall panels (non-residential only)
- J. Split Faced CMU (non-residential only)
- K. Other materials as approved by the Director of Planning

**Sec. 11.05.005 Permitted Accent Materials**

In the case where a masonry standard is less than 100%, accent materials may be used to treat the remainder of the wall face from the stated standard to 100%. In the case where the standard is 100%, accent materials may be used for architectural embellishments. The following materials may be used as accent materials:

- A. Cementitious concrete siding (e.g. Hardiplank)
- B. Exterior insulation and finish systems (“EIFS”, or synthetic stucco) (non-residential only)
- C. Wood
- D. Architecturally Finished Concrete Block (non-residential only)
- E. Corrugated Metal or other types of metal
- F. Other materials as approved by the Director of Planning

January 17, 2012 Discussion and Possible Action	<b>Planning and Zoning Commission</b> <b>Zoning Ordinance Amendment –</b> <b>Masonry/Architectural Standards</b>	<b>Item:</b> <b>12C</b>
<b>Case Number: # Z-11-008</b>		

For industrial zones, “EIFS” or synthetic stucco shall not account for more than 10% of the secondary, accent wall surface.

**Sec. 11.05.006 Prohibited Materials**

- A. Plastic or vinyl siding
- B. Mirrored glass

**Sec. 11.05.007 Exceptions**

- A. An exemption to the masonry requirement shall apply to existing residential structures, including all permanent structures, which do not meet the masonry requirement. Any enlargement of an existing residential structure, including all permanent structures, shall provide an amount of masonry which matches the adjacent surfaces of the existing structure.
- B. Portable buildings on school owned property
- C. HUD Code Manufactured homes are not required to be encased in masonry.
- D. For accessory buildings located within the OSR zoning district, accessory buildings that are used only to serve the uses provided for on site may be constructed with exterior walls of metal provided such buildings are buffered by landscaping or other materials listed above so that the buffer comprises at least sixty (60) percent of the view from any public roadway. Metal siding colors shall be subdued earthen colors.

**Sec. 11.05.008 Accessory Structures**

**Sec. 11.04.004(E) — All other accessory structures**

**A. For nonresidential accessory structures, fifty (50) percent masonry construction is required when the principal structure(s) contains twenty five (25) percent or more masonry. For residential accessory structures, fifty (50) percent masonry construction is required when the accessory structure is not located behind a privacy fence or is visible from a public way, and the principle structure(s) contain twenty five (25) percent or more masonry. Cementitious fiberboard (e.g. Hardi-plank), wood, or vinyl siding may be used for structures accessory to an existing principal structure constructed of ~~ementitious fiberboard, wood, metal, or vinyl siding that~~ the same material and does not have at least twenty five (25) percent masonry.**

**Sec.11.05.009 Reserved**

**Sec. 11.05.010 Reserved**

**Sec. 11.05.011 Reserved**

January 17, 2012	<i>Planning and Zoning Commission</i>	Item:
Discussion and Possible Action	<b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b>	<b>12C</b>
<b>Case Number: # Z-11-008</b>		

**Sec. 11.12.002 Definitions**

**Masonry Definitions:**

- **Accent Materials:** Materials that are not counted as masonry materials and are used in a secondary capacity for building treatment.
- **Adhered veneer:** Veneer secured and supported through adhesion to a bonding material applied over backing.
- **Anchored veneer:** Veneer secured to and supported by mechanical fasteners attached to a backing.
- **Concrete block:** A hollow concrete masonry unit made from portland cement and suitable aggregates such as sand, gravely crushed stone, bituminous or anthracite cinders, burned clay or shale, pumic, volcanic scoria, air-cooled or expanded blast furnace slags, with or without the inclusion of other materials.
- **Concrete masonry unit:** Precast, hollow block or solid brick of concrete.
- **Exterior veneer:** Veneer applied to weather-exposed surfaces.
- **Fire brick:** A refractory brick, capable of sustaining intense heat without fusion, usually made of fire clay or of siliceous material, with some cementing substance, and used for lining fire boxes, chimneys, etc.
- **Granite:** 1. In technical geologic terms, igneous rock with crystals or grains of visible size and consisting mainly of quartz and the sodium or potassium feldspars. 2. In building stone, crystalline silicate rock with visible grains. The commercial term includes gneiss (a metamorphic rock) and igneous rocks that are not granite in strict sense.
- **Interior veneer:** Veneer applied to surfaces other than weather-exposed surface.
- **Marble:** 1. A metamorphic rock made up largely of calcite or dolomite. 2. A rock that will polish and that is composed mainly of calcite or dolomite or, rarely, serpentine.
- **Masonry construction:** Unless otherwise provided for in this chapter, exterior wall construction materials are fired brick, concrete brick, natural and manufactured stone, granite, marble, conventional stucco, brick veneers, and stone veneers for all structures, with the product set in grout. Other exterior construction materials for nonresidential structures are tilt wall concrete panels, and split-faced CMU. Exterior insulation and finish systems (“EIFS”, or synthetic stucco), and cementitious concrete siding (e.g. Hardiplank) are not accepted as meeting the requirement for masonry construction for purposes of this chapter.
- **Mirrored Glass:** Eighty (80) percent or higher reflectivity of glazed, treated or manufactured glass.
- **Stone:** Rock selected or processed by shaping, cutting, or sizing for building or other use.
- **Veneer:** Nonstructural facing of brick, concrete, stone, tile, or other similar material attached to a backing for the purpose of ornamentation, protection or insulation.

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

**DIVISION 4: RURAL AGRICULTURAL DISTRICT, RA**

**Sec. 11.02.015 Building regulations**

~~B.—The total exterior wall area of a site built or modular dwelling in this district shall have a minimum of fifty (50) percent masonry construction (Refer to Definitions, Sec. 11.12.002 for masonry construction), exclusive of doors and windows. No Exterior Installation and Finish Systems (“EIFS”) or metal panels with factory applied coatings shall be used for exterior walls.~~

**DIVISION 5: MANUFACTURED HOME RESIDENTIAL DISTRICT, MH**

**Sec. 11.02.024 Building regulations for residential uses**

~~D.—The total exterior wall area of a site built or modular dwelling in this district shall have a minimum of fifty (50) percent masonry construction (Refer to Definitions, Sec. 11.12.002 for masonry construction), exclusive of doors and windows. No Exterior Installation and Finish Systems (“EIFS”) or metal panels with factory applied coatings shall be used for exterior walls.~~

- ~~1.— For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~
- ~~2.— When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry construction, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**DIVISION 6: ESTATE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT, ES**

**Sec. 11.02.034 Building regulations for residential uses**

~~B.—The total exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction, exclusive of doors and windows. No “EIFS” or metal panels with factory applied coatings shall be used for exterior walls.~~

- ~~1.— For an addition to an existing principle structure having fifty (50) percent masonry or more on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~
- ~~2.— When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

**Sec. 11.02.035 Building regulations for nonresidential uses**

~~C.— Exterior wall areas of the building(s) shall have a minimum of seventy five (75) percent masonry construction. No EIFS shall be used for exterior wall areas.~~

**DIVISION 7: LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT, SF**

**Sec. 11.02.044 Building regulations for residential uses**

~~B.— The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No “EIFS” or metal panels with factory applied coatings shall be used for exterior walls.~~

- ~~1.— For an addition to an existing principle structure having fifty (50) percent masonry or more on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~
- ~~2.— When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**Sec. 11.02.045 Building regulations for nonresidential uses**

~~C.— Each exterior wall area of a site built in this district shall have a minimum of fifty (50) [percent] masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.— Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%~~

**DIVISION 8: LARGE SUBURBAN LOT SINGLE-FAMILY RESIDENTIAL DISTRICT, SF-1**

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

**Sec. 11.02.054 Building regulations for residential uses**

~~B. — The total exterior wall area of a site built [or modular dwelling] in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No “EIFS” or metal panels with factory applied coatings shall be used for exterior walls.~~

~~1. — For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~

~~2. — When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**Sec. 11.02.055 Building regulations for nonresidential uses**

~~B. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

~~5. — The wall facet(s) where the reduction is being applied is not visible from any adjacent public ways;~~

~~6. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~

~~7. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~c. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~d. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~8. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%~~

**DIVISION 9: LARGE URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT, SF-2**

**Sec. 11.02.064 Building regulations for residential uses**

~~B. — The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~1. For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~

~~2. When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**Sec. 11.02.065 Building regulations for nonresidential uses**

~~B. Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4. Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%~~

**DIVISION 10: URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT, SF-3**

**Sec. 11.02.074 Building regulations for residential uses**

~~B. The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~1. For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~

~~2. When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**Sec. 11.02.075 Building regulations for nonresidential uses**

~~A. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways.~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%~~

**DIVISION 11: TOWN HOME RESIDENTIAL DISTRICT, TH**

**Sec. 11.02.084 Building regulations for residential uses**

~~B. — The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

**Sec. 11.02.085 Building regulations for nonresidential uses**

~~D. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways.~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~a. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%~~

**DIVISION 12: CONDOMINIUM RESIDENTIAL DISTRICT, CD**

**Sec. 11.02.095 Building regulations for residential uses**

~~B. — The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

**DIVISION 13: DUPLEX RESIDENTIAL DISTRICT, DP**

**Sec. 11.02.107 Building regulations for residential uses**

~~C. — The total exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction, exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~1. — For an addition to an existing principle structure having fifty (50) percent masonry on the exterior walls, or when the addition contains one half or more square footage than the building footprint before the addition, a minimum of fifty (50) percent masonry construction is required for the overall structure, including the addition.~~

~~2. — When adding to an existing principle structure that, before the addition, does not have fifty (50) percent of the exterior walls comprised of masonry, and where the total addition does not exceed one half the square footage of the building footprint before the addition, the exterior walls of the addition are not required to have masonry. The exterior walls of the addition shall be constructed of materials that are consistent in appearance and are equal to or exceeds the quality standards of the exterior materials on the principle structure where the addition is adjoining the building.~~

**Sec. 11.02.108 Building regulations for nonresidential uses**

~~B. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~a. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

**DIVISION 14: MULTIFAMILY RESIDENTIAL DISTRICT, MF**

**Sec. 11.02.117 Building regulations**

~~C. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%) = Total wall area of 60%.~~

**DIVISION 15: TRANSITIONAL OFFICE DISTRICT, TO**

**Sec. 11.02.127 Building regulations**

~~A. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~3.—The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~a.—At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b.—At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4.—Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

F. Glazed openings shall account for at least twenty five (25) percent of the overall wall surface along walls visible from a lot line. ~~Mirrored glass is not permitted.~~

**DIVISION 16: TRANSITIONAL COMMERCIAL DISTRICT, TC**

**Sec. 11.02.135 Building regulations**

~~A.—Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

~~1.—The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~

~~2.—The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~

~~3.—The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~a.—At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b.—At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4.—Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

G. Window and door fenestration glazed openings shall account for at least twenty-five (25) percent of the overall wall surface on walls fronting a public street. ~~Mirrored glass is not permitted.~~ These standards shall be applied separately for each building face of each floor or building level.

**DIVISION 17: GENERAL OFFICE DISTRICT, GO**

**Sec. 11.02.143 Building regulations**

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~A.— Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.— Example: (Wall 1 = 55%; Wall 2 = 95%; Wall 3 = 85%; Wall 4 = 85%)/4 = Total exterior wall area of 85%.~~

~~E.— Mirrored glass is not permitted.~~

**DIVISION 18: LOCAL RETAIL DISTRICT, LR**

**Sec. 11.02.151 Building regulations**

~~A.— Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.— Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total exterior wall area of 60%.~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~D. — Mirrored glass is not permitted.~~

**DIVISION 19: GENERAL RETAIL DISTRICT, GR**

**Sec. 11.02.161 Building regulations**

~~A. — Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a. — At least 50-100 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b. — At least 50-100 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4. — Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

~~D. — Mirrored glass is not permitted.~~

**DIVISION 20: COMMERCIAL SERVICES DISTRICT, CS**

**Sec. 11.02.169 Building regulations**

~~D. — Mirrored glass is not permitted.~~

~~E. — Each exterior wall area of a site built in this district shall have a minimum of twenty five (25) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4. Example: (Wall 1 = 0%; Wall 2 = 50%; Wall 3 = 45%; Wall 4 = 45%)/4 = Total wall area of 35%.~~

**DIVISION 21: HEAVY COMMERCIAL DISTRICT, HC**

**Sec. 11.02.179 Building regulations**

~~A. Mirrored glass is not permitted.~~

~~B. Each exterior wall area of a site built in this district shall have a minimum of twenty five (25) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

~~1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~

~~2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~

~~3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~4. Example: (Wall 1 = 10%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 30%)/4 = Total wall area of 35%.~~

**DIVISION 22: HOSPITAL DISTRICT, H**

**Sec. 11.02.187 Building regulations**

~~A. Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

~~1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

- ~~2.—The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.—The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.—At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.—At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.—Example: (Wall 1 = 90%; Wall 2 = 90%; Wall 3 = 70%; Wall 4 = 90%)/4 = Total wall area of 85%.~~

~~B.—Mirrored glass is not permitted.~~

**DIVISION 23: BUSINESS DISTRICT, BD**

**Sec. 11.02.195 Building regulations**

~~A.—Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.—The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.—The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.—The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.—At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.—At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.—Example: (Wall 1 = 90%; Wall 2 = 90%; Wall 3 = 90%; Wall 4 = 70%)/4 = Total wall area of 85%.~~

~~D.—Mirrored glass is not permitted.~~

**DIVISION 24: PUBLIC SERVICES DISTRICT, PS**

**Sec. 11.02.203 Building regulations**

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~A.— Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.— Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

~~D.— Mirrored glass is not permitted~~

**DIVISION 25: LIGHT INDUSTRIAL DISTRICT, LI**

**Sec. 11.02.216 Building regulations**

~~B.— Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4.— Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total wall area of 60%.~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~C. Mirrored glass is not permitted.~~

**DIVISION 26: GENERAL INDUSTRIAL DISTRICT, GI**

**Sec. 11.02.224 Building regulations**

~~B. Each exterior wall area of a site built in this district shall have a minimum of twenty five (25) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 
  - ~~a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~
  - ~~b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~~~
- ~~4. Example: (Wall 1 = 15%; Wall 2 = 40%; Wall 3 = 40%; Wall 4 = 45%)/4 = Total wall area of 35%.~~

~~C. Mirrored glass is not permitted.~~

**DIVISION 27: HEAVY INDUSTRIAL DISTRICT, HI**

**Sec. 11.02.232 Building regulations**

A. Mirrored glass is not permitted.

~~Each exterior wall area of a site built in this district shall have a minimum of twenty five (25) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~5. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways;~~
- ~~6. The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~7. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~e. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~d. — At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~B. — Example: (Wall 1 = 15%; Wall 2 = 40%; Wall 3 = 40%; Wall 4 = 45%)/4 = Total wall area of 35%.~~

**DIVISION 28: OPEN SPACE GREENBELT DISTRICT, OSG (OSG)**

No regulations

**DIVISION 29: OPEN SPACE RECREATION DISTRICT, OSR (OSR)**

**Sec. 11.02.247 Building regulations**

~~A. — All exterior walls shall be finished in the following materials: brick, stone, cast stone, precast concrete panels, split faced concrete masonry units, brick or stone veneers, fiber/cement board (e.g. Hardiplank), solid wood planking (tongue in groove or ship lap planking), or stucco. EIFS shall not be used for exterior wall areas.~~

~~B. — No mirrored glass is permitted.~~

**DIVISION 30: DOWNTOWN DISTRICT, DD (DD)**

No changes

**DIVISION 31: MIXED USE DISTRICT, MU**

**Sec. 11.02.257 Building regulations**

~~E. — Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

~~8. — The wall face(s) where the reduction is being applied is not visible from any adjacent public ways.~~

~~9. — The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~

~~10. — The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~e. — At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

<p>January 17, 2012</p> <p>Discussion and Possible Action</p>	<p><i>Planning and Zoning Commission</i></p> <p><b>Zoning Ordinance Amendment – Masonry/Architectural Standards</b></p>	<p><b>Item: 12C</b></p>
<p><b>Case Number: # Z-11-008</b></p>		

~~f.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~Example: (Wall 1 = 90%; Wall 2 = 90%; Wall 3 = 90%; Wall 4 = 70%)/4 = Total wall area of 85%.~~

~~F.— Mirrored glass is not permitted.~~

**DIVISION 32: PLANNED DEVELOPMENT, PD**

**No changes**

**DIVISION 33: CORRIDOR OVERLAY**

**Sec. 11.02.280 City Corridor building regulations**

~~A.— Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows, with the option of constructing the balance in any combination of these materials and/or including fiber/cement board (e.g. Hardiplank), stucco, or glass. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.~~

~~The percentage masonry requirement may be reduced on individual walls if the following criteria are met:~~

- ~~11.— The wall face(s) where the reduction is being applied is not visible from any adjacent public ways.~~
- ~~12.— The overall building meets the percentage masonry required by the district plus ten (10) percent, and~~
- ~~13.— The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:~~

~~g.— At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or~~

~~h.— At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.~~

~~Example: (Wall 1 = 90%; Wall 2 = 90%; Wall 3 = 90%; Wall 4 = 70%)/4 = Total wall area of 85%.~~

~~B.— Mirrored glass is not permitted.~~