



CITY OF CEDAR PARK
SPECIAL CALLED MEETING
 PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 7, 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, 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 Regular Meeting of January 17, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. 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; Article 11.03 Height, Setback and Lot Requirements for All Districts; and Article 11.12 Definitions; and to add Article 11.05 Architectural Design Standards
 2. 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
 3. Discussion on Ordinance Amendments to Chapter 14 – Site Development, Section 14.07 regarding regulations for residential and non-residential fencing
 4. Discussion on Ordinance Amendments to Chapter 11 – Zoning, Article 11.02 Zoning Districts to add an Entertainment Center Overlay (ECO)
6. 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
 - B. Commissioners Comments
 - C. Request for Future Agenda Items
7. 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.

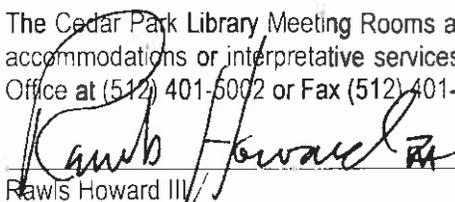
The City Attorney has approved the Executive Session Items on this agenda, if any.

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:

_____ FEB 8 '12 PM 1:27
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
REGULAR MEETING OF THE 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, Secretary

THOMAS BALESTIERE
 JON LUX

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Chair Thomas called the meeting to order at 6:33 P.M. Chair Thomas read the "Chairman's Sheet" explaining the meeting procedures. Commissioners O'Tool and Hogue were 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 Special Called Meeting of December 6, 2011 and the Regular Meeting of December 20, 2011
MOTION: Commissioner Lux moved to approve the Special Called Meeting of December 6, 2011 Minutes and the Regular Called Meeting of December 20, 2011 Minutes as presented. Commissioner Balestiere seconded the motion and the motion passed unanimously, 5-0, two 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. 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 south side of Old Mill Road
Owner: Caspita Industries Limited
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 - B. SUBDIVISION APPROVALS: **None**

MOTION: Secretary Echeverria moved to recommend approval of Consent Agenda Items 5.A.1 through 5.A.2 as presented. Commissioner Lux seconded the motion, and the motion passed unanimously, 5-0, two absent.

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)

MOTION: Commissioner Lux moved to accept the Preliminary Reports for Items 8A through 8D as presented by Staff. Commissioner Balestiere seconded the motion, and the motion passed unanimously, 5-0, two absent.

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

Senior Planner Emily Barron made the presentation and was available for questions. This request was initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item was 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 property is currently developed as a private school and is surrounded on all sides by single family residential properties. She advised that several residents had responded to the zoning notifications and they appeared to be satisfied after talking to staff.

Staff recommended that this site be assigned original zoning of Single Family (SF-2) for 15.18 acres. The designation of SF-2 is appropriate considering its location among the existing residential properties. This designation is supported by the purpose statement of the district, the Comprehensive Plan, and the Future Land Use Plan.

A public hearing was held on the above item. Daniel Chamberlin completed a Recognition Card. He stated that the presentation had provided the clarification that he needed. Mr. C. W Clark completed a Recognition Card asking what the current zoning was and why it needed to change. He advised that the presentation had provided answers. There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of Single Family (SF-2) to approximately 15.18 acres for property located at 2121 Cypress Creek Road (Z-11-041) as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

MOTION: Vice Chair Kauffman moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-11-041. Commissioner Lux seconded the motion and the motion passed unanimously, 5-0, two absent.

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

Senior Planner Emily Barron made the presentation and was available for questions. This request was initiated by the City in order to provide assignment of original zoning to a currently designated Development Reserve (DR) tract. This item was 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 property is currently undeveloped. Staff recommended that this site be assigned original zoning of General Office (GO) for 25.688 acres. The designation of GO is compatible with the surrounding land uses. It is supported by the purpose statement of the district, the Future Land Use Plan, and the Comprehensive Plan.

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 Office (GO) to approximately 25.688 acres for property located on the east side of Bagdad Road at Brashear Lane (Z-11-051) as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

MOTION: Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8B, Case Z-11-051. Commissioner Lux seconded the motion and the motion passed unanimously, 5-0, two absent.

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

Senior Planner Amy Link made the presentation and was available for questions. The applicant is requesting to rezone approximately 4.084 acres located at 1456 East Whitestone Boulevard from General Office (GO) to General Retail (GR). The site is currently undeveloped.

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. Staff recommended rezoning the subject tract from GO to GR as requested. The applicant 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 to the City Council of rezoning approximately 4.084 acres from General Office (GO) to General Retail (GR) for property located at 1456 East Whitestone Boulevard (Z-11-055) as presented by Staff. Secretary Echeverria seconded the motion and the motion passed unanimously, 5-0, two absent.

MOTION: Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8C, Case Z-11-055. Commissioner Lux seconded the motion and the motion passed unanimously, 5-0, two absent.

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

Senior Planner Amy Link made the presentation and was available for questions. This was a City initiated request to assign original zoning to the recently annexed area known as Williamson-Travis Counties Water Control Improvement District 1-D (WCID 1-D).

Zoning designations for the subject property are proposed as follows:

- Cypress Canyon Subdivision, Section 1A (SF-3), Section 1B (SF-3), Section 2 (SF-2/OSG), Section 3A (SF-3/OSR), Section 3B (SF-3), Section 3C (SF-2/SF-3), Section 4 (SF-2/OSG), and Section 5 (SF-2/OSG);
- Deer Creek Ranch Subdivision Phase 2 Section 1 (SF-2/OSG/OSR), Phase 2 Section 2 (SF-2), Phase 3 Section 1 (SF-2), Phase 3 Section 2 (SF-2/PS), Phase 3 Section 3 (SF-2/OSG) and Phase 3 Section 4 (SF-2) ; and
- 109 acres of preserve land located on the east side of Anderson Mill Road (OSG).

The subject tract was annexed into the City in December, 2011. Eight Hundred seventy-one (871) letter notices were sent to property owners within the area to be zoned and within three hundred feet (300') of the tract. 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. Staff recommended 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).

A public hearing was held on the above item. The following three people completed Recognition Cards: 1) David Matthys advised that after listening to the presentation, he was no longer

opposed to the zonings and asked the Chair to change the card he submitted, 2) Scott Foster stated he was for the zonings, but did not wish to speak, and 3) Kevin O'Bryan asked for clarification of OSG zoning. There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning 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 located east of Anderson Mill Road. 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) as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

MOTION: Vice Chair Kauffman moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8D. Commissioner Lux seconded the motion and the motion passed unanimously, 5-0, two absent.

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

Rawls Howard, Director of Planning and Development Services, made the presentation. He advised that a revised draft had been handed out on the dais. He advised that staff amended the overlay to address specific uses and locations in an effort to diversify uses and to preserve commercial corridors. The amendment promotes locating assisted living, extended care, convalescent/nursing homes, and extended care facilities mid-block or outside the Corridor Overlay. The amendment would encourage diversification of uses along the Corridor Overlay by applying a one-half mile spacing requirement to gasoline service stations (general and limited) and car washes.

There was much discussion among the Commissioners concerning the one-half mile spacing. It was suggested that the restriction be identified by minor arterials and major arterials. Commissioners requested that staff bring the Corridor Overlay amendment back at the February meeting. They asked for a map showing spacing measurements of existing gas stations.

The public hearing was postponed.

MOTION: Commissioner Lux moved to postpone Item 12.A indefinitely. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

- 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

Rawls Howard, Director of Planning and Development Services, made the presentation. He advised that a revised draft had been handed out on the dais. He clarified the definitions of mobile home (pre-1976 models) / manufactured home (post-1975 models) and modular home. This ordinance amendment would establish architectural and form standards as follows: The manufactured home must be a minimum of 1100 square feet. A pitched roof would be required. It must rest on a permanent masonry foundation with all appurtenances removed. It must be anchored. It must have a deck, 48 square feet minimum, on all outside doorways. It must be oriented parallel to the road. He proposed restricting homes to models newer than ten years.

There was general discussion among the Commissioners concerning limiting the homes to models newer than ten years. It was discussed that a provision be included to allow homes to be oriented 20 degrees from parallel on constrained sites.

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 to the City Council of the 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 as presented by staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

- 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

Rawls Howard, Director of Planning and Development Services, made the presentation. He advised that a revised draft had been handed out on the dais. He stated that City Council had requested that staff review existing masonry standards and provide possible amendments. Rawls Howard proposed that “Section 11.05 Architectural Design Standards” be added to the ordinance. All masonry requirements would be moved to this section. The new section would allow for future expansion.

The proposed changes include: Increasing masonry standards for residential districts from 50% to 75% with the exception of Rural/Agricultural (RA) Districts which would remain at 50%. Multifamily would be increased to 100%. All commercial and office districts would be increased to 100%. Industrial districts would be increased to 50%. This would only affect General Industrial (GI) and Heavy Industrial (HI) districts. The method of masonry calculation was clarified as follows: Residential would be calculated based upon the entire structure. Double frontage and corner lots would be calculated based upon each wall. Non-Residential would be calculated based upon the individual wall and must contain a minimum of two distinct masonry materials. Additions to principle structures would be calculated based on the “50%” threshold. If an existing principle structure has more than 50% masonry and expanding by more than 50%, the addition

would require comparable masonry to the existing structure. If it is expanding by less than 50%, it is not required to have masonry, but must match materials on principle structure. Rawls Howard described the proposed definitions of primary and secondary masonry materials. Rawls Howard advised that Leila Wurst, Community Planner with Texas Masonry Council, was available for questions. There was general discussion among the Commissioners concerning hardiplank versus masonry, Concrete Masonry Unit (CMU), and integrally colored split faced or textured CMU.

A public hearing was held on the above item. The following people completed Recognition Cards: 1) Harry Savio / Home Builders Association stated he was against the mandatory regulations included in the proposed ordinance amendments. 2) Leila Wurst spoke in favor of the proposed amendments. There being no further public testimony, the public hearing was closed and the regular session reopened.

There was additional discussion among the Commissioners concerning the restrictions. They stated that they wanted more time to review the amendments. Chair Thomas requested that staff provide the following additional information: 1) How the masonry standards have been applied historically, 2) Implications dictated by the market, and 3) Impact on citizens. They stated that they were concerned about the single family component of the amendment. They stated they were concerned that the amendment would limit styles.

MOTION: Commissioner Lux moved to postpone Item 12.C indefinitely. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 5-0, two absent.

Chair Thomas requested that this item be put on the February 7, 2012 agenda and directed that staff provide the requested information.

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

Commissioner Balestiere advised the first readings of Z-11-021, Z-11-035A-D, Z-11-036, Z-11-037 and Z-11-040 were on the December 22, 2011 agenda. At the January 12, 2012 meeting, Z-11-040 was denied, Z-11-037 was postponed and Z-11-021, Z-11-035A-D, and Z-11-036 were approved. The Building Official Ordinance Amendment and Flag Lot Ordinance Amendment were on the agenda for a first reading. Case Z-11-039 was on the agenda for a first reading and was sent back to the Planning and Zoning Commission for reconsideration.

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

Director Rawls Howard advised that a Special Called Planning & Zoning Commission meeting had been scheduled for February 7, 2012. He advised that a Town Hall meeting may be scheduled on February 16th concerning the D.R. Horton site. This date was originally scheduled as a Joint Meeting with City Council. There may need to be another Special Called meeting after the Town Hall meeting.

C. Commissioners Comments. **None.**

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

E. Designate Delegate to Attend Next Council Meetings on January 26, 2012 and February 2, 2012
Commissioner Lux stated he would attend the January 26, 2012 and February 2, 2012 meetings.

14. ADJOURNMENT
Chair Thomas adjourned the meeting at 8:48 p.m.

PASSED AND APPROVED THE ____ DAY OF _____, 2012.

STEPHEN THOMAS, Chairman

ATTEST:

LORENA ECHEVERRIA DE MISI, Secretary

February 7, 2012

Planning and Zoning Commission
Zoning Ordinance Amendment –
Masonry/Architectural Standards

Item:

5A1

Discussion and
Possible Action

Case Number: # OA-11-008

fSTAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktx.us
JP LeCompte, 401-5030, jp.lecompte@cedarparktx.us
Emily Barron, 401-5054, emily.barron@cedarparktx.us
Amy Link, 401-5056, amy.link@cedarparktx.us

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.

There are pictures provided throughout the ordinance in order to provide examples to further conversations of these amendments but they will not be included in the actual ordinance.

Revisions to our masonry requirements were discussed by the Planning and Zoning Commission at January 17, 2012 meeting. The information provided below is in response to the comments and questions received at that meeting.

In consideration of this amendment staff reviewed our Benchmark Cities and their masonry standards. Please see below for that comparison.

Benchmark City Comparison:

	CITY	RESIDENTIAL	NON-RESIDENTIAL
Austin Area	Cedar Park	50%	25-50%
	Leander	50%-85%; varies based on number of stories	35%-85%; varies based on stories, orientation of the building etc...
	Round Rock	100% Townhome & Sr. Living None listed for SF residential (incl MH)	100% (includes MF, MU and open space) None listed for industrial, some public facilities, mining
	Georgetown	None	80%
	Pflugerville	100% front and sides, 75% rear	MF and MU 100% All commercial 100%
Dallas Area	Allen	None	100%
	Flower Mound	100% (for any wall facing a street, thoroughfare, park, public park or school area)	100% (front of the building)
	Mansfield	80% (special exceptions allowed)	70% (MF = 80%)

February 7, 2012

Discussion and Possible Action

**Planning and Zoning Commission
Zoning Ordinance Amendment –
Masonry/Architectural Standards**

Item:

5A1

Case Number: # OA-11-008

	North Richland Hills	85%	100%
Houston Area	Pearland	None	100% (for any wall visible from a roadway or residential district)
	Missouri City	None	100% (includes CD and MF)
	Sugarland	85%	70%-85%

Masonry percentages reflected in the chart are exclusive of doors and windows. The definition for masonry is slightly different for each city; however, all are similar to the Cedar Park’s masonry definition. Several cities allow hardi-plank, Exterior Insulation and Finish System (EIFS) or other materials to count toward their masonry requirement. Historically the City of Cedar Park has prohibited the use of EIFS other than for accents on structures due to the history of problems with the product; however, some business’ preference is to use this product. In information provided by the Brick Industry Association: “EIFS cannot keep water out of the wall. Water penetration is inevitable; EIFS acrylic finish coat does not allow the water to evaporate back out through the surface, trapping moisture that will rot the sheathing, studs and other structural members. Drainage EIFS systems are not required in many areas but are new and have yet to prove EIFS immune to the effect of water penetration.” This information was confirmed by our Building Inspections Department and provides staff’s basis for recommendation limiting use of this product to accent applications only.

In addition to our Benchmark Cities staff researched the following surrounding cities identified as our top employment and industry competitors by the Economic Development Department:

Additional Top Economic Development Competitors (Commercial):

<u>City</u>	<u>Commercial % of Masonry</u>	<u>Permitted Materials we do not consider masonry</u>
Hutto	100%	Includes EIFS over 8’ and hardi plank with a max of 50%
Temple	70%	Includes EIFS, siding and hardi plank
Bastrop	50%-100%	Siding, wood and glass
San Marcos	No Requirement	n/a

February 7, 2012

Discussion and
Possible Action

Planning and Zoning Commission
**Zoning Ordinance Amendment –
Masonry/Architectural Standards**

Item:

5A1

Case Number: # OA-11-008

Cost is often a factor when considering the use of more masonry versus other materials not considered masonry such as hardiplank. Below is a cost comparison provided by The Brick Industry of brick versus hardiplank:



By the Numbers

Brick versus Fiber Cement Siding (Hard Board)

Initial Cost Comparison

On average using traditional Modular Sized Clay Brick versus Fiber Cement Siding (hard board) on a 2500sq/ft two-story home:

❖ Four sided Hard Board Home	\$205,000
❖ Four Sided Brick Home	\$214,193
❖ Actual Cost Difference	+ \$9,193
❖ Percent Difference	+ 4.5%
❖ Three sided Brick Home	\$211,760
❖ Actual cost Difference	+ \$6760
❖ Percent Difference	+ 3.3%
❖ Front Only Brick Home	\$207,873
❖ Actual Cost Difference	+ \$2873
❖ Percent Difference	+ 1.4%

Long Term Personal Wealth Gained

The following represents the actual personal wealth gained for a family during a five year period purchasing a three sided Brick versus complete Hard Board 2500sq/ft two-story home:

Assuming the average appreciation follows the national trend at 2% annually on the new 100% Hard Board Home, but 8% appreciation on the new 75% Brick Home the five year post purchase values are:

❖ Three sided brick home value	\$296,464
❖ Four sided hard board home value	\$225,500
❖ Difference in value	\$ 70,964
❖ Wealth gained (less initial cost and interest difference)	\$ 61,726

This does not take into account the insurance, maintenance and energy savings gained over that same period!

(Interest based on a 30 year loan at 6.5% with a 5% down payment)

February 7, 2012

Discussion and
Possible Action

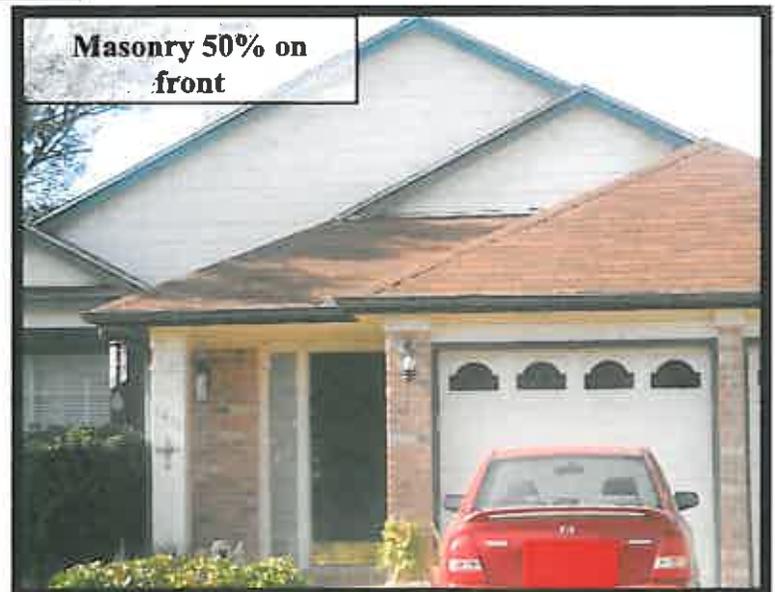
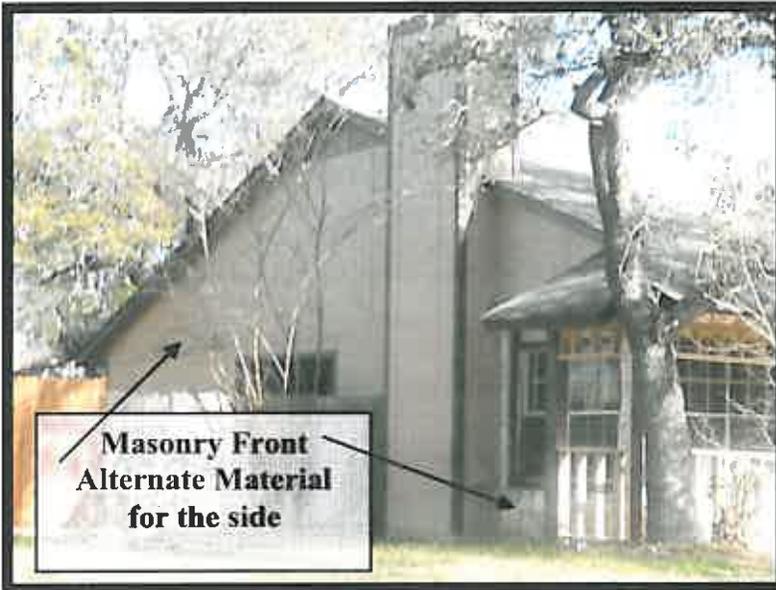
Planning and Zoning Commission
**Zoning Ordinance Amendment –
Masonry/Architectural Standards**

Item:
5A1

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Residential Design History:

1980s: Residential masonry requirements were first established in the 1979. Below are some examples of homes built in the 1980s.



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1990s: There was an increase in the use of masonry by home builders with primarily on the front and 1st floor side facades with alternate materials for the rear and 2nd story side facades.



Front



Side



Rear

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2000s: The use of masonry has increased in the last decade. Home builders use of masonry was primarily 100% on the front façade and the 1st floor of the side facades with masonry used occasionally on the rear facades.



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Current: The current masonry requirement is 50% for our single family residential districts. Home builders exceed this requirement on the majority of the homes built in recent years, utilizing hardiplank or other non masonry material on the rear of the building, 2nd story or small accents on the front façade. Below are some examples of homes recently constructed in Cedar Park.



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Staff Recommendation: Staff's recommendation is 75 percent masonry for residential properties. The pictures below details a newly constructed home that would meet or exceed these requirements.

**Front
Façade**
100%
masonry
(stone, brick,
and stucco
with wood
accents)



Side Façades
100% masonry
(brick)



Rear Façade
100%
hardiplank

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Proposed Revisions

Sec. 11.03.001 Single-family Residential/Multifamily Residential Standards – Minimum (existing)

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

* - 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>	(50%) 100%	(50%) 100%	(50%) 100%	(50%) 100%	(50%) 100%	(75%) 100%	(75%) 100%	(25%) 100%	(25%) 100%	100%

* - See Article 11.05 for specific masonry requirements

Sec. 11.03.003 Industrial Standards

Zoning District	LI	GI	HI
<u>Masonry*</u>	(50%) <u>50%</u> (75% within the Corridor Overlay)	(25%) <u>50%</u> (75% within the Corridor Overlay)	(25%) <u>50%</u> (75% within the Corridor Overlay)

* - See Article 11.05 for specific masonry requirements

Sec. 11.03.004 Institutional/Special District Standards

Zoning District	PS	DR	OSG	OSR
<u>Masonry*</u>	(50%) 100%	n/a	n/a	100%

* - See Article 11.05 for specific masonry requirements

Article 11.05 Architectural Design Standards

Sec. 11.05.001 Purpose

The purpose of these Architectural Design Standards is to ensure a higher degree of building construction, quality, and durability for structures built to promote public health, safety, and welfare within the City. In

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addition, these Standards are intended to promote high aesthetic appeal, promote compatible and uniform design, and reflect the characteristics of building materials and styles commonly found in Central Texas.

Division 1: Masonry Standards

Sec. 11.05.002 Residential Design Standards

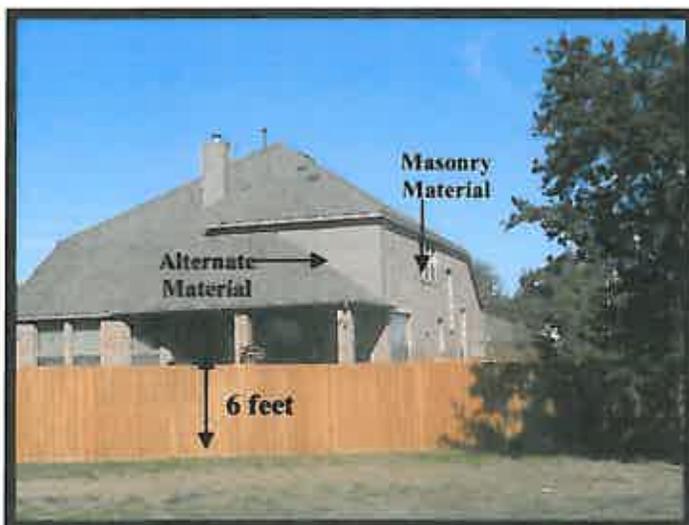
The masonry percentage is calculated based on the exterior wall surface of the entire structure, exclusive of doors and windows, with the exception of properties located on a double frontage lot. For double frontage lots or corner lots, the masonry percentage applies to each wall face. All new residential structures shall meet the minimum masonry requirement listed in Section 11.03.001.



Alternate Material
2nd Floor

Masonry 1st Floor

Examples of area visible from the rear of a double frontage lot:



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Sec. 11.05.003 Design Standards for Non-Residential and Multi-Family Districts

Each exterior wall surfaces of a structure built in a non-residential or multi-family district shall have the minimum prescribed masonry construction established in Section 11.03.002, 11.03.004 and 11.03.005 exclusive of doors and windows. In addition, a minimum of two (2) distinct masonry materials from Section 11.05.004 are required on all facades.

Sec. 11.05.004 Permitted Masonry Materials

The following masonry materials are permitted:

- 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. For non-residential districts, tilt wall panels;
- J. For non-residential districts, split faced CMU; and
- K. Other materials as approved by the Director of Planning consistent with the purpose of these Standards

Sec. 11.05.005 Permitted Accent Materials

Where a masonry requirement is less than 100%, accent materials may be used to treat the remainder of the wall face. Where the requirement 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. For non-residential districts, exterior insulation and finish systems (“EIFS”, or synthetic stucco);
- C. Wood;
- D. For non-residential, architecturally finished CMU;
- E. Corrugated Metal or other types of metal; and
- F. Other materials as approved by the Director of Planning consistent with the purpose of these standards.

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



Wood Trim
Accent Example

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Sec. 11.05.006 Prohibited Materials

The following materials are prohibited:

- A. Plastic or vinyl siding (except as expressly allowed in Section 11.05.008); and
- B. Mirrored glass.

Sec. 11.05.007 Exemptions

The following are exempt from the masonry requirements:

- A. Existing residential structures, including all permanent structures;
- B. Portable buildings on school owned property;
- C. Manufactured Homes; and
- D. For accessory buildings located within the OSR zoning district may be constructed with exterior walls of metal provided:
 - i. 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, and
 - ii. metal siding colors shall be earthen colors.

Sec. 11.05.008 Accessory Structures

- A. For Accessory Structures subject to the requirements of Section 11.04.003, no masonry is required.
- B. For Accessory Structures subject to the requirements of Section 11.04.004, the following requirements apply:
 - 1. For non-residential accessory structures when the principal structure(s) contains twenty five (25) percent or more masonry exclusive of doors and windows, fifty (50) percent masonry construction is required.
 - 2. For residential accessory structures where the principle structure(s) contains twenty five (25) percent or more masonry and the accessory structure is not located behind a privacy fence or is visible from a public way, fifty (50) percent masonry construction is required.
 - 3. For existing principle structures constructed of cementitious fiberboard (e.g. Hardi-plank), wood, or vinyl siding and having less than twenty-five (25) percent masonry, accessory structures may be constructed of the same material.

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Sec.11.05.009 Additions

A. For additions to residential uses in the MH, ES, SF, SF-1, SF-2, and SF-3 zoning districts:

1. For an addition to an existing principle structure that, before the addition, has at least fifty (50) percent masonry on the exterior walls, the masonry construction of the resulting addition and principle structure shall equal or exceed that of the pre-addition principle structure.
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, 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. 11.05.010 Reserved

Sec. 11.05.011 Reserved

Sec. 11.12.002 Definitions

Masonry Definitions:

- (A) Accent materials: Materials that are not counted as masonry materials and are used in a secondary capacity for building treatment.
- (B) Adhered veneer: Veneer secured and supported through adhesion to a bonding material applied over backing.
- (C) Anchored veneer: Veneer secured to and supported by mechanical fasteners attached to a backing.
- (D) Concrete Masonry Unit (CMU): A hollow concrete masonry unit made from portland cement and suitable aggregates such as sand, gravel, 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.
- (E) Earthen color: Shades of brown, yellow and green suggestive of natural earth tones.
- (F) Exterior veneer: Veneer applied to weather-exposed surfaces.
- (G) 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.
- (H) Granite: Crystalline silicate rock with visible grains. The commercial term including gneiss and igneous rocks.
- (I) Interior veneer: Veneer applied to surfaces other than weather-exposed surface.

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- (J) *Marble*: A rock that will polish and that is composed mainly of calcite or dolomite or, rarely, serpentine.
- (K) *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, mortar, or similar bonding materials. 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.
- (L) *Stone*: Rock selected or processed by shaping, cutting, or sizing for building or other use.
- (M) *Veneer*: Nonstructural facing of brick, concrete, stone, tile, or other similar material attached to a backing for the purpose of ornamentation, protection or insulation.

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Ordinance Amendment	Ordinance Amendment Zoning Chapter 11 Regarding Permitted Uses in the Corridor Overlay	5A2
OA-11-010		

STAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktx.us

Corridor Overlay

Sec. 11.02.279 Use Regulations

A. Prohibited Uses on Corridor Overlay roadways (See Sec. 11.02.278)

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 Corridor Overlay roadways:

1. The following principal use(s) shall not be located on a corner lot, where at least one frontage of such lot is on a Corridor Overlay roadway, as identified in Section 11.02.278:
 - a. Assisted Living Facility
 - b. Convalescent, Nursing Homes
 - c. Extended Care Facility, Nursing Home
2. The following principal use(s) shall not be located within ½ mile of the same principal use listed herein when located on a major arterial, or within ¼ mile of the same principal use when located on a minor arterial or at the intersection of a major and minor arterial:
 - a. Car Wash

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3. The following principal use(s) shall not be located within ½ mile of the same or another principal use listed herein when located on a major arterial or within ¼ mile of the same or another principal use when located on a minor arterial or at the intersection of a major and minor arterial:
 - a. Gasoline Service Station, General
 - b. Gasoline Service Station, Limited
4. Under this section, distances between uses shall be measured from property line to property line, along the roadway frontage and in a direct line across intersections.

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) that are existing, including sites that are permitted but not yet constructed, as of [the date the ordinance amendment is approved] are not subject to the non-conforming use provisions established in Article 11.09 and shall be conforming uses.

Alternate Option for Items 2 and 3: Only require ¼ mile separation from identified uses. Language would read as follows:

2. The following principal use(s) shall not be located within ¼ mile of the same principal use listed herein when located on a Corridor Overlay roadway:
 - a. Car Wash
3. The following principal use(s) shall not be located within ¼ mile of the same or another principal use listed herein when located on a Corridor Overlay roadway:
 - a. Gasoline Service Station, General
 - b. Gasoline Service Station, Limited

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Ordinance Amendment - Zoning Chapter 11 and Site Development Chapter 14 Regarding Fencing Regulations

Item:
5A3

OA-12-003

STAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktx.us

The following amendments to the City's fencing regulations are proposed in response to a request from City Council to address fencing materials and maintenance of fences.

Sec. 14.07.007 Fencing Regulations

A. Definitions

1. Fence: Refer to Section 11.12.002.
2. Privacy Fence: Refer to Section 11.12.002.

B. General Regulations

1. Fences shall not impede drainage.
2. No Fence or other structure more than thirty (30) percent solid or more than three (3) feet height shall be located so that it impairs the Sight Distance Triangle at the intersection of any rights-of-way.
3. Fences and walls must be maintained in a safe manner, plumb (vertical) to the ground. Fences or walls no longer maintained in a safe manner through neglect, lack of repair, manner of construction, method of placement, or otherwise must be repaired, replaced, or demolished. Failure to maintain a fence or wall in accordance with this section constitutes a violation of this ordinance, punishable pursuant to Section 1.01.009.
4. Prohibited fence types:
 - a. Fences or walls constructed primarily of barbed or razor wire, except for the purpose of enclosing livestock for agricultural purposes in RA districts;
 - b. Fences or walls carrying electrical current, except for the purpose of enclosing livestock for agricultural purposes in RA districts;
 - c. Fences or walls constructed of paper, cloth, canvas, or similar highly flammable material; and
 - d. Fences or walls topped with barbed wire or razor wire in residential zoning districts, except as used by a public institution for public safety or security purposes.

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Ordinance Amendment - Zoning Chapter 11 and Site Development Chapter 14 Regarding Fencing Regulations

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C. Residential Fences

1. Fences shall not exceed six (6) feet in height and shall be constructed of wood, wrought iron, masonry or similar material, permanently affixed to the ground.
2. Only fences less than or equal to three (3) feet in height shall be allowed in the front setback.
3. For residential subdivisions located on or adjacent to a Corridor Overlay roadway, see also Section 12.12.017 Subdivision Walls for additional fencing requirements.

D. Non-residential Fences

1. Privacy fences shall be six (6) feet in height and shall be constructed of masonry materials such as brick, stone, or decorative reinforced concrete or similar two-sided masonry or other equivalent material approved by the Director of Planning. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.
2. No fence shall exceed six (6) feet in height, with the exception of fences constructed in the following situations may be constructed up to eight (8) feet in height:
 - a. To impede access to hazardous facilities including, but not limited to, electrical substations, swimming pools other than those used for single-family residential and chemical or equipment storage yards;
 - b. Where the slope of a line drawn perpendicular to the fence line averages twenty percent (20%) or more on either side of the fence over a distance no less than fifteen (15) feet.
3. The finished side of all fences built to comply with these regulations shall face the protected use.
4. Fencing requirements for projects located within the Corridor Overlay District:
 - a. No fencing is allowed within the 25-foot front setback area from a designated roadway. For a list of designated roadways see Section 11.02.278.
 - b. Any fencing behind the 25-foot front setback shall be wrought iron or tubular steel, or alternative similar products may be approved by the Director of Planning with appeal to the Planning and Zoning Commission.
 - c. Chain link fences shall only be used around detention ponds and/or water quality ponds. Chain link fencing shall be black or green vinyl-coated, including posts, and must be buffered by planting five-gallon evergreen shrubs and vines that will, at maturity, screen at least thirty percent (30%) of the view of the fence.

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14.07.008 Reserved

Section 11.12.002 Terms

Fence - A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection or confinement, but not including a hedge or other vegetation. See Chapter 14 Site Development Regulations.

Privacy Fence: A fence constructed of wood, cementitious concrete siding, masonry, or similar material to provide a visual barrier. Slats used in chain link, cinder and/or cement blocks, or similar materials shall not be considered privacy fencing and shall not be used for screening. See Chapter 14 Site Development Regulations.

Delete Sections 14.07.007 and 14.07.008 as shown below:

~~**Sec. 14.07.007—Fencing requirements residential**~~

~~(a) Privacy fences shall not exceed six (6) feet in height and be constructed of wood, masonry or similar material with metal or concrete posts and concrete bases. Slats used in chainlink or similar materials shall not be considered privacy fencing and shall not be used for screening.~~

~~(b) Privacy fences shall not impede drainage.~~

~~(c) Only fences less than or equal to three (3) feet in height shall be allowed in the front setback.~~

~~(d) No fence or other structure more than thirty (30) percent solid or more than three (3) feet high shall be located so that it impairs the sight distance triangle at the intersection of any rights-of-way.~~

~~(e) For residential subdivisions located on or adjacent to a roadway located in the corridor overlay see also section 12.12.017 subdivision walls for additional fencing requirements.~~

~~(Ordinance CO41-07-07-12-3H adopted 7/12/07)~~

~~**Sec. 14.07.008—Fencing requirements nonresidential**~~

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~~(a) — Privacy fences shall be six (6) feet in height and be constructed of masonry materials such as brick, stone, or decorative reinforced concrete or similar two-sided masonry or other equivalent material approved by the director of planning. Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity. Slats used in chain link, cinder and/or cement blocks or similar materials shall not be considered privacy fencing and shall not be used for screening. (CO61-07-10-25-2A adopted 10/25/07)~~

~~(b) — Privacy fences shall not impede drainage.~~

~~(c) — No fence shall exceed six (6) feet in height, with the exception of fences constructed in the following situations. Exceptions may be fences that are constructed:~~

~~(1) — To impede access to hazardous facilities including, but not limited to, electrical substations, swimming pools other than those used for single family residential and chemical or equipment storage yards.~~

~~(2) — Where the slope of a line drawn perpendicular to the fence line averages twenty percent (20%) or more on either side of the fence over a distance no less than fifteen (15) feet.~~

~~(3) — These fences shall in no case exceed eight (8) feet.~~

~~(d) — No fence or other structure more than thirty percent (30%) solid or more than three (3) feet high shall be located so that it impairs the sight distance at the intersection of any rights-of-way.~~

~~(e) — The finished side of all fences built to comply with these regulations shall face the protected use.~~

~~(f) — Fencing requirements for projects located within the corridor overlay district:~~

~~(1) — No fencing is allowed within the 25 foot front setback area from a designated roadway, for a list of designated roadways see section 11.02.278.~~

~~(2) — Any fencing behind the 25-foot front setback area in the downtown corridor shall be decorative wrought iron or tubular steel; or alternative similar products may be approved by the planning department with appeal to the planning and zoning commission.~~

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~~(3) Any fencing behind the 25 foot front setback in the remaining designated roadway corridors shall be wrought iron or tubular steel.~~

~~(4) Chainlink fences shall only be used around detention ponds and/or water quality ponds. Chainlink fencing shall be black or green vinyl coated, including posts, and must be buffered by planting five gallon evergreen shrubs and vines that will, at maturity, screen at least thirty percent (30%) of the view of the fence.~~

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**Ordinance Amendment - Zoning Chapter 11
Regarding Establishment of an Entertainment
Center Overlay**

**Item:
5A4**

OA-12-005

STAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktx.us

City Council has expressed interest in establishing an overlay district surrounding the Cedar Park Event Center to guide development in the area. Staff is presenting the following draft language for discussion with the intent of brining a comprehensive amendment addressing uses and other development standards forward at a later date.

DIVISION 33A: ENTERTAINMENT CENTER OVERLAY, ECO

Sec. 11.02.277A Purpose

The Entertainment Center Overlay, ECO is established to provide greater control over the aesthetic and functional characteristics of development in the area surrounding the Cedar Park Center. This center serves as a regional entertainment facility for the City and the region, where higher development standards can effectively enhance the functionality, appearance, and economic vitality of the Cedar Park Center and the area immediately surrounding it. The regulations of the ECO would be in addition to those established in the base zoning district.

Sec. 11.02.278A Entertainment Center Overlay boundaries

The ECO standards apply to future development and use of all land as identified on the City's Planning and Zoning Map as designated therein.

Sec. 11.02.279A Uses permitted

The following uses are permitted in the ECO pursuant to the standards in the table below. However, the use must correspond and be permitted with the underlying zoning district. Any use not listed here is not permitted within the ECO.

Use*	Permitted by Right	Permitted by CUP
Art Gallery	X	
Art Gallery with retail sales	X	
Art Studio	X	
Automatic Teller Machines	X	
Bakery, retail*	X	

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Bar	X	
Bed and Breakfast	X	
Commercial Parking Lots		X
Concert Halls and Meeting Rooms	X	
Convenience Store		X
Food Sales, limited	X	
Historic Landmark	X	
Hotel	X	
Indoor Sports and Recreation		X
Motel		X
Outdoor sports and recreation		X
Places of Worship		X
Restaurant, General*	X	
Restaurant, Limited*	X	
Retail Gift Store	X	
Retail Store	X	
Special Events	X	
Theaters, Indoor	X	
Theaters Outdoor	X	
Transit Station		X

*Drive-through facilities are prohibited