



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

COMMISSION MEMBERS

- VACANT
- 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 Regular Meeting of March 20, 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. 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. Reserve at Brushy Creek Section 2 (FP-12-004)
15.88 acres, 64 single family lots, 1 emergency access easement lot
Located on the west side of Breakaway Road, north of Brushy Creek Road
Owner: Reserve MSCB Two, Ltd.
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
2. New Amstel Section 1 (SFP-12-004)
1.86 acres, 1 commercial lot
Located on the southwest corner of Cypress Creek Road and Liberty Oaks Boulevard
Owner: New Amstel Land, LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

3. New Amstel Section 2 Preliminary Plan (PP-12-004)
1.86 acres, 1 commercial lot
Located at the southeast corner of Cypress Creek Road and Cluck Creek Trail
Owner: New Amstel Land, LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
4. New Amstel Section 2 Final Plat (FP-12-003)
1.86 acres, 1 commercial lot
Located at the southeast corner of Cypress Creek Road and Cluck Creek Trail
Owner: New Amstel Land, LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
5. Cedar Park Town Center Section XI (FP-12-005)
2.4 acres, 24 single family lots, 1 open space lot
Located on Lost Pine Lane, south of East New Hope Drive
Owner: Continental Homes of Texas, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Ranch at Brushy Creek Section 9D (FP-11-008)
1.37 acres, 1 amenity center lot
Located just south of the intersection of Remington Road and North Frontier Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
2. Ranch at Brushy Creek Remaining Section South Revised Preliminary Plan (PP-11-006)
119.5 acres, 303 single family lots
Located at the intersection of Ranch Trails and North Frontier Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/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. Austin Dog Alliance, Z-12-005 (related to item 8A)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Austin Dog Alliance to assign original zoning of Local Retail-Conditional Overlay (LR-CO) to approximately 7.47 acres located at 1321 West New Hope Drive. The

Conditional Overlay would increase the landscape buffer along the northern property line from 20 feet to 40 feet. (Z-12-005)

Owner: Christopher and Lana Massey

Staff Resource Person: Emily Barron

Staff proposal to P&Z: Local Retail-Conditional Overlay (LR-CO)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

A. 1109-1407 West New Hope Drive

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

A. Whitestone Medical Pavilion, Replat of Lot 1-B Block A

4.084 acres, 2 commercial lots

Located at 1456 East Whitestone Boulevard

Owner: Lynnwood at 1431, LLC

Staff Resource: Amy Link

Staff Proposal to P&Z: Approve

1) Public Hearing

2) P&Z Action

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

12. DISCUSSION:

A. Discussion of an Ordinance Amendment to Chapter 11 – Zoning, Article 11.12 Definitions; and Article 11.05 Architectural Design Standards, adding Division 3 Design Requirements for Large Scale Retail Developments; and Chapter 14, Site Development, Section 14.12.001 General Definitions; all such amendments and additions relating to large scale retail developments.

B. Overlay Zones and the history of the Corridor Overlay Ordinance

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 March 22, 2012 and April 12, 2012

B. Director and Staff Comments

C. Commissioners Comments

D. Request for Future Agenda Items

E. Designate Delegate to Attend Next Council Meetings on April 26, 2012 and May 10, 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.

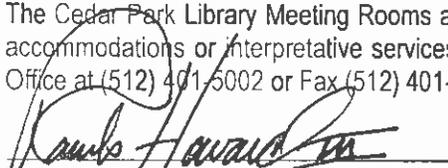
CERTIFICATE

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:

APR 11 '12 PM 3:42

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, MARCH 20, 2012 AT 6:30 P.M.
CEDAR PARK PUBLIC LIBRARY
550 DISCOVERY BOULEVARD CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

VACANT
 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 6:31 P.M. Chair Thomas read the "Chairman's Sheet" explaining the meeting procedures. Commissioner Hogue arrived at 6:32 PM and Commissioner Balestiere arrived at 6:34 P.M. during Item 1. All other Commissioners were present and a quorum was declared. One place was vacant.
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 February 21, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of February 21, 2012 Minutes as amended. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one place vacant.
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. Parkwest Estates (PP-12-001)
27.6 acres, 77 single family lots
Located on the south side of Cedar Park Drive just west of US Hwy 183 south to Park Street
Owner: Ryland Homes (Royce Rippey)
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 2. Resubdivision of Lot 1 Lakeline Riviera Subdivision (SFP-12-001)
4.907 acres, 2 commercial lots
Located on the northwest corner of Lakeline Boulevard and US Highway 183
Owner: Lakeline Market, Ltd.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

3. Arbor Park (FP-12-001)
1.4 acres, 1 commercial lot
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
4. Arbor Park (PP-12-002)
17.48 acres, 6 commercial lots
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
5. Cypress Corner Section 2, Lot 1 (PP-12-003)
3.6 acres, 1 commercial lot
Located on the Cypress Creek Road just west of US Highway 183
Owner: TSSD III
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
6. Cypress Corner Section 2, Lot 1 (FP-12-002)
3.6 acres, 1 commercial lot
Located on the Cypress Creek Road just west of US Highway 183
Owner: TSSD III
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
7. Cypress Corner Section 1, Lot 1 (SFP-12-003)
6.07 acres, 1 commercial lot
Located on US Highway 183 just south of Cypress Creek Road
Owner: TSSD III
Staff Resource: Emily Barron
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.7 as presented. Commissioner Hogue seconded the motion, and the motion passed unanimously, 6-0, one position vacant.

6. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS: **None**

- A. Consider a request by DR Horton to indefinitely postpone zoning case Z-11-039, which proposes to rezone approximately 42.861 acres from Downtown District (DD) to Planned Development-Mixed Use (PD-M) for property located near the southwest corner of 183A and East New Hope Drive.

Rawls Howard, Planning and Development Services Director, advised that the Commissioners need to approve the postponement.

MOTION: Commissioner Balestiere moved to indefinitely postpone zoning case Z-11-039 as requested by DR Horton. Secretary Echeverria seconded the motion and the motion passed unanimously, 6-0, one position vacant.

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. West Park at Lakeline, Z-12-003 (related to item 8A)

B. 1431 Inc., Z-12-004 (related to item 8B)

MOTION: Secretary Echeverria moved to accept the Preliminary Reports for Item 8A and Item 8B as presented by Staff. Commissioner Lux seconded the motion, and the motion passed unanimously, 6-0, one place vacant.

8. **ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:**

A. Consider a request by Premas Commercial Realty Group LLC to rezone approximately 4.04 acres from Single Family Large Lot (SF) to Transitional Office (TO) for property located at the southeast corner of West Park Street and North Lakeline Boulevard. (Z-12-003)

Owner: Premas Commercial Realty Group LLC

Staff Resource Person: Amy Link

Staff proposal to P&Z: Transitional Office (TO)

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 rezoning approximately 4.04 acres from Single Family-Large Lot (SF) to Transitional Office (TO) for property located at the southeast corner of West Park Street and Lakeline Boulevard. The applicant's request complies with the Future Land Use Plan (FLUP) and is consistent with goals set forth in the Comprehensive Plan. Staff supported the applicant's request for Transitional Office (TO) zoning but also recommended a conditional overlay prohibiting vehicular and pedestrian access to Amelia Drive. The applicant provided a Summary of Neighborhood Communications at the meeting. Doug Devine, agent for the applicant, was present to answer questions.

There was general discussion among the Commissioners concerning the conditional uses. Amy Link advised that the conditional overlay was based on previous neighborhood input.

A public hearing was held on the above item. David Hoffman spoke in favor of prohibiting vehicular and pedestrian access to Amelia Drive. There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION: Vice Chair Kauffman moved to recommend approval to the City Council of rezoning approximately 4.04 acres from Single Family Large Lot (SF) to Transitional Office (TO) for property located at the southeast corner of West Park Street and North Lakeline Boulevard (Z-12-003) as recommended by staff. Commissioner Hogue seconded the motion and the motion passed unanimously, 6-0, one position vacant.

MOTION: Vice Chair Kauffman moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-12-003. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant.

- B. Consider a request by Marion and Peggy Shipman and 1431 Inc. to rezone approximately 34.23 acres from Development Reserve (DR) and Business District (BD) to approximately 4.12 acres of Local Retail (LR), approximately 6.29 acres of General Retail (GR), approximately 12.43 acres of Light Industrial (LI) and approximately 11.39 acres of Commercial Services-Conditional Overlay (CS-CO) with the following conditions: prohibit automobile repair shop, automotive tire stores, automotive paint and body shop, automotive parts and accessory sales, boarding kennels, crematorium, gasoline service station general, indoor shooting range, pawn shop, permanent makeup, tattooing, body piercing, truck stop, and wrecker impoundment, for property located near the northeast corner of West New Hope Drive and West Whitestone Boulevard. (Z-12-004)
Staff Resource Person: Amy Link
Staff proposal to P&Z: Local Retail (LR), General Retail (GR), Light Industrial (LI) and Commercial Services-Conditional Overlay (CS) with all prohibited uses listed above plus Self Storage and Recreational Vehicle Park, and including a condition to limit the height of structures to a maximum of 45 feet.
- 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 rezoning approximately 34.23 acres located near the northeast corner of West Whitestone Boulevard and West New Hope Drive from Development Reserve (DR) and Business District (BD) to:

- approximately 4.12 acres of Local Retail (LR),
- approximately 6.29 acres of General Retail (GR),
- approximately 12.43 acres of Light Industrial (LI), and
- approximately 11.39 acres of Commercial Services-Conditional Overlay (CS-CO) with the following conditions: prohibit automobile repair shop, automotive tire stores, automotive paint and body shop, automotive parts and accessory sales, boarding kennels, crematorium, gasoline service station general, indoor shooting range, pawn shop, permanent makeup, tattooing, body piercing, truck stop, and wrecker impoundment. Staff recommended including the prohibition of self-storage and recreational vehicle parks and limitation of building height to forty-five (45) feet.

The applicant's requests for LR and LI zoning partially comply with the Future Land Use Plan. A Future Land Use amendment was being processed concurrently with the zoning application (see Item 9A).

David Singleton, agent for the applicant, advised the Commissioners that the site provides several challenges due to the topography, the landfill feature and significant drainage feature near the transfer station. He advised that he did not support the condition prohibiting self-storage.

There was general discussion among the Commissioners concerning the landfill feature and the recommended prohibition of self-storage.

A public hearing was held on the above item. Chair Thomas advised that an email from Jeff Vise had been submitted which stated that he was in favor of the proposed zoning change. 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 different challenges on the site.

MOTION: Secretary Echeverria moved to recommend approval to the City Council of rezoning approximately 34.23 acres located near the northeast corner of West Whitestone Boulevard and West New Hope Drive from Development Reserve (DR) and Business District (BD) to approximately 4.12 acres of Local Retail (LR), approximately 6.29 acres of General Retail (GR), approximately 12.43 acres of Light Industrial (LI), and approximately 11.39 acres of Commercial Services-Conditional Overlay (CS-CO) as presented by staff. Commissioner Hogue seconded the motion and the motion passed as follows:

Yes: Kauffman, Echeverria, Thomas, Balestiere, Hogue, Lux
No: Balestiere

MOTION: Secretary Echeverria moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8B, Case Z-12-004. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant.

Chair Thomas called up Items 9A and 9B together.

9. FUTURE LAND USE PLAN AMENDMENTS:

A. Lakeline Boulevard just north of Old Mill Road

Senior Planner Emily Barron made the presentation and was available for questions. The location of the amendment is Lakeline Boulevard just north of Old Mill Road.

In conjunction with the King William rezoning request, the staff recommended the following amendment to the Future Land Use Plan:

- Amend the Future Land Use map for 1.3 acres located on Lakeline Boulevard from Neighborhood Retail/Office/Commercial to Industrial.

The Planning and Zoning Commission recommended approval of the rezoning request for Commercial Services (CS) as requested by the applicant due to its unique shape, restrictive conditions, and land division for this tract. Approval of this amendment request is required in order to support the Commission's earlier recommendation of CS at the February meeting.

B. West Whitestone Boulevard at West New Hope Drive

Senior Planner Amy Link made the presentation and was available for questions. . The location of the amendment is the northeast corner of West Whitestone Boulevard and West New Hope Drive.

In conjunction with the rezoning request by Marion Shipman and 1431 Inc. (Z-12-004), staff recommended the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately six (6) acres located at the northeast corner of West Whitestone Boulevard and West New Hope Drive from Neighborhood Office/Retail/Commercial and employment Center to Regional Office/Retail/Commercial.
- Amend the Future Land Use Map for approximately two (2) acres located on the east side of West New Hope Drive from Employment center to Neighborhood Office/Retail/Commercial.
- Amend the Future Land Use Map for approximately twelve (12) acres from Employment Center to Industrial.

There was discussion among the Commissioners concerning how the two proposed amendments would affect the land use percentages currently established on the Future Land Use 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 amending the Future Land Use Plan as presented by Staff. Vice Chair Kauffman seconded the motion and the motion passed unanimously, 6-0, one position vacant.

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 on Ordinance Amendments to Chapter 11 – Zoning, Article 11.05 Architectural Design Standards, Division 3 Design Requirements for Large Scale, Single Tenant Retail Developments
Rawls Howard, Director of Planning and Development Services, made the presentation. He explained the purpose of the ordinance, applicability, vacancy, and design standards which included façade treatments, roof articulations, entrances, and parking. He provided examples of these in his presentation. Rawls Howard suggested that a Special Called meeting be scheduled to discuss the proposed amendment.

There was general discussion among the Commissioners concerning single tenant restriction and vacancy requirements. Commissioners stated that they wanted time to review the proposed ordinance. They requested that this item be put on the April agenda for discussion.

No action was taken on this item.

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 February 23, 2012 and March 8, 2012

Chair Thomas advised that on February 23rd, all items were on for 1st readings and no action was taken. Emily Barron advised that the items on the March 8th were on the consent agenda and were approved.

B. Director and Staff Comments – Time frame for delivery of packet

Rawls Howard suggested that the packets be sent out to the Commissioners the Wednesday or Thursday before the meeting. He also advised that City Hall staff had relocated to 450 Cypress Creek Road. The City Council will hold their first meeting in the new Council Chambers in April. The Planning and Zoning Commission meeting in May will be held in the new Council Chambers.

C. Commissioners Comments.

Secretary Echeverria requested a Comp Plan update/timeline. Rawls Howard stated that the Request for Qualifications (RFQ) is in process. He anticipates it will start this summer. He also advised that the Redevelopment Plan is targeting US 183 and the quarry. Frieze & Nichols, consultants, are drafting the document. He advised that a Joint Meeting between Planning and Zoning Commission and City Council will be recommended at some point.

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

E. Designate Delegate to Attend Next Council Meetings on March 23, 2012 and April 12, 2012
Chair Thomas stated he would attend the March 22, 2012 Council meeting. Commissioner Lux and Commissioner Hogue stated they would attend the April 12th meeting.

14. ADJOURNMENT
Chair Thomas adjourned the meeting at 8:23 p.m.

PASSED AND APPROVED THE 17TH DAY OF APRIL, 2012.

STEPHEN THOMAS, Chairman

ATTEST:

LORENA ECHEVERRIA DE MISI, Secretary

April 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

Reserve at Brushy Creek Section 2

5A1

Case Number: FP-12-004

OWNER: Reserve MSCB Two, Ltd.

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: West side of Breakaway Road, north of Brushy Creek Road

COUNTY: Williamson

AREA: 15.88 acres

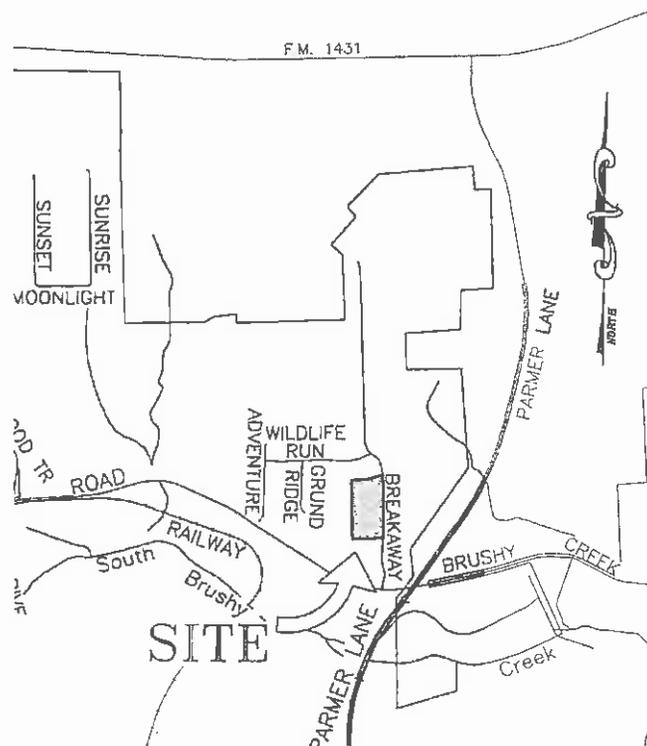
ZONING: Single Family Large Urban Lot – Conditional Overlay (SF-2-CO)

SUBDIVISION DESCRIPTION: 64 single family lots, 1 emergency access easement 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.



April 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

New Amstel Section 1

5A2

Case Number: SFP-12-004

OWNER: New Amstel Land LTD

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: Southwest corner of Cypress Creek Road and Liberty Oaks Boulevard

COUNTY: Williamson

AREA: 1.86 acres

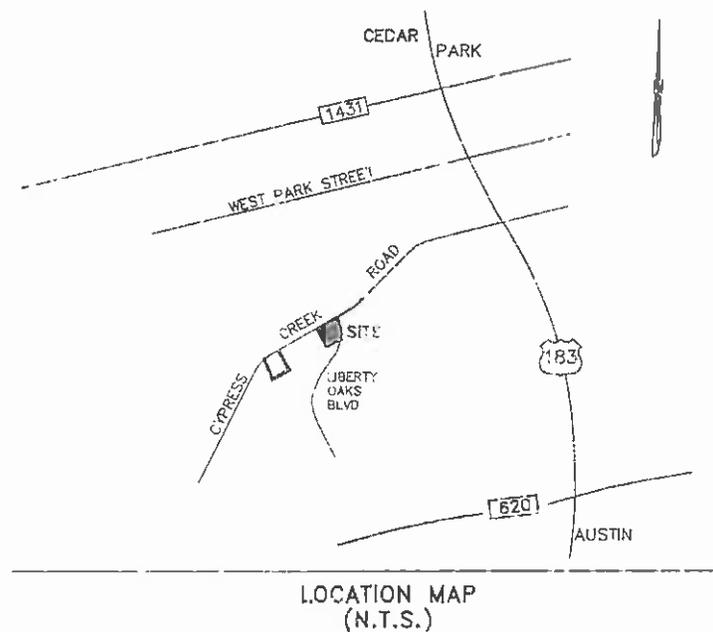
ZONING: Planned Development (PD)

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.



April 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

New Amstel Section 2 Preliminary Plan

5A3

Case Number: PP-12-004

OWNER: New Amstel Land LTD

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: Southeast corner of Cypress Creek Road and Liberty Oaks Boulevard

COUNTY: Williamson

AREA: 1.86 acres

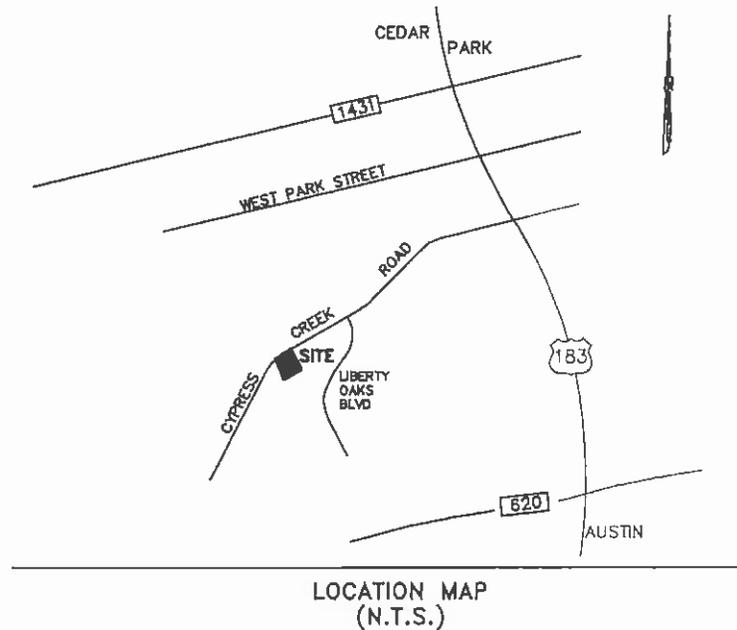
ZONING: Planned Development (PD)

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.



April 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

New Amstel Section 2 Final Plat

5A4

Case Number: FP-12-003

OWNER: New Amstel Land LTD

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: Southeast corner of Cypress Creek Road and Liberty Oaks Boulevard

COUNTY: Williamson

AREA: 1.86 acres

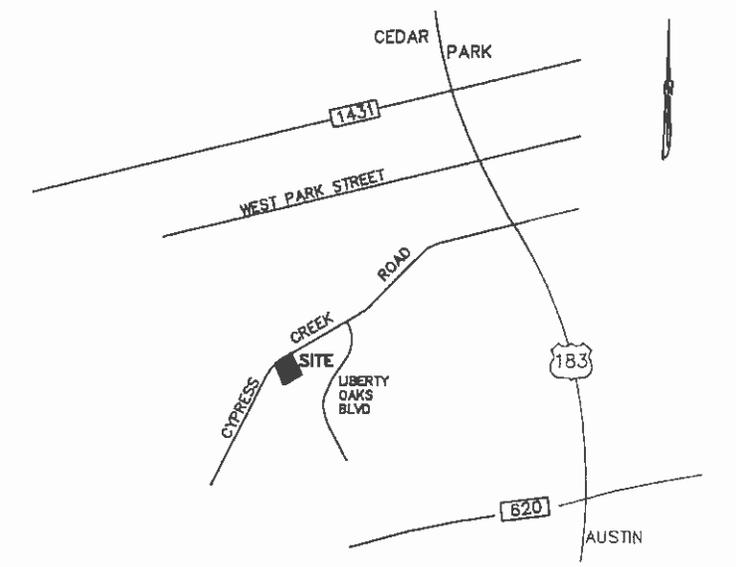
ZONING: Planned Development (PD)

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.



LOCATION MAP
(N.T.S.)

April 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

Cedar Park Town Center Section XI

5A5

Case Number: FP-12-005

OWNER: Continental Homes of Texas, LP

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: Lost Pine Lane, south of East New Hope Drive

COUNTY: Williamson

AREA: 2.4 acres

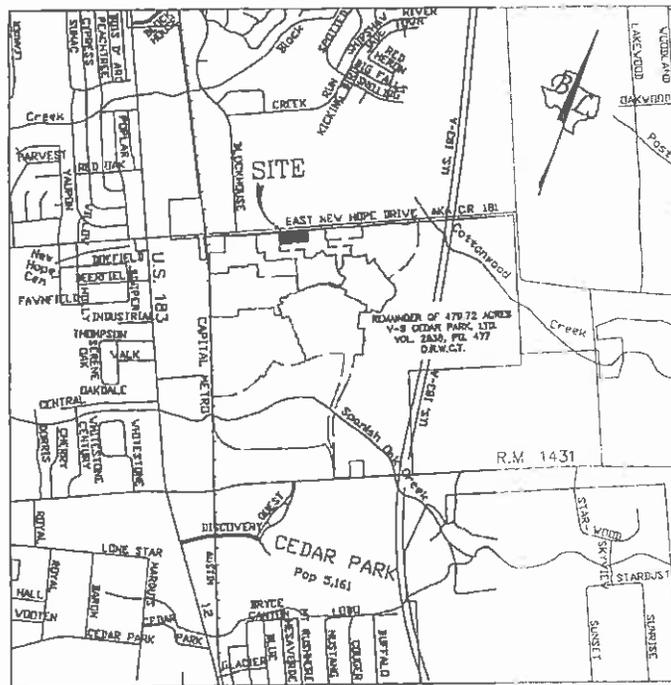
ZONING: Downtown District (DD)

SUBDIVISION DESCRIPTION: 24 single family lots, 1 open space 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.



LOCATION MAP
NOT TO SCALE

April 17, 2012

Planning and Zoning Commission

Item:
6B1

Subdivision

Ranch at Brushy Creek Section 9D

Case Number: FP-11-008

OWNER: Silverado Austin Development, Inc.

AGENT: Karen Wunsch

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on North Frontier Lane just south of Remington Road

COUNTY: Williamson

AREA: 2.416 acres

ZONING: SF-3

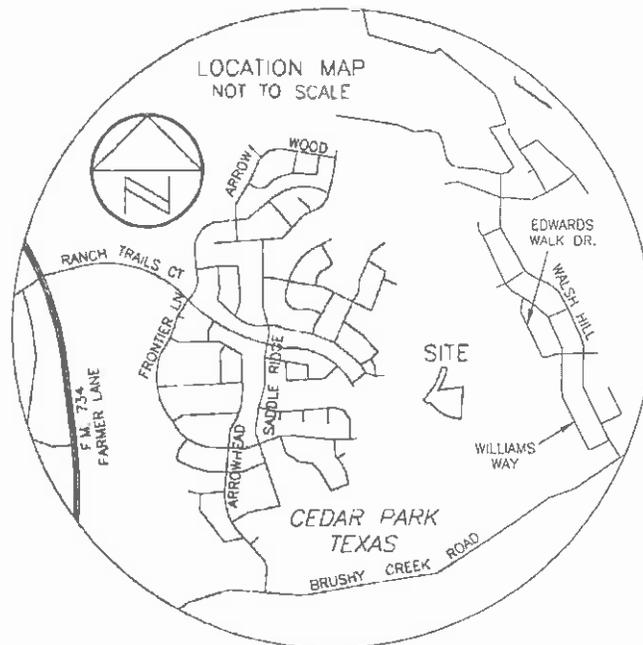
SUBDIVISION DESCRIPTION: 1 amenity lot

STAFF COMMENTS:

This final plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve the final plat



April 17, 2012

Planning and Zoning Commission
**Ranch at Brushy Creek Revised
Preliminary Plan – Remaining Sections
South**

**Item:#
6B2**

Subdivision

Case Number: PP-11-006

OWNER: Silverado Austin Development, Inc.

AGENT: Karen Wunsch

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located at the southeast corner of S. Frontier Lane and Ranch Trails

COUNTY: Williamson

AREA: 92.61 acres

ZONING: SF-3 and SF-2

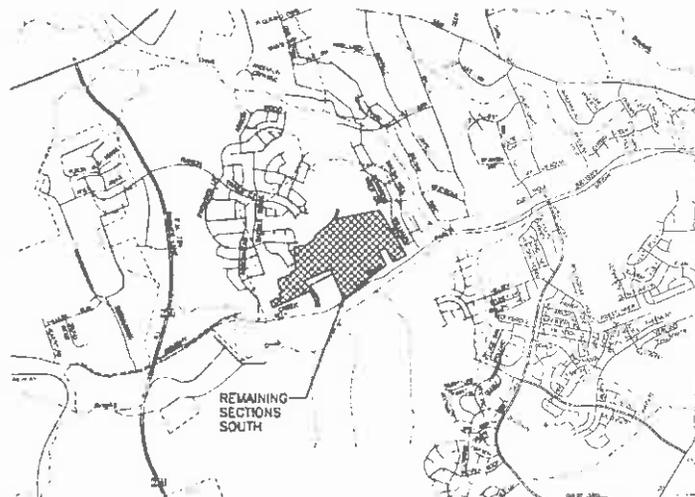
SUBDIVISION DESCRIPTION: 303 single family residential lots

STAFF COMMENTS:

This preliminary plan meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



| | | |
|---|---|---|
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| Case Number: # Z-12-005 | | |

Owner/Agent: Christopher and Lana Massey/Debi Kraker, Austin Dog Alliance

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: 1321 W. New Hope Drive

COUNTY: Williamson

AREA: 7.47 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: Local Retail – Conditional Overlay (LR-CO) with a condition to increase the northern buffer from 20 feet to 40 feet

STAFF RECOMMENDATION: Local Retail – Conditional Overlay (LR-CO) with a condition to increase the northern buffer from 20 feet to 40 feet

EXISTING FUTURE LAND USE DESIGNATION: Low Density Residential, Open Space
Greenbelt and Neighborhood
Office/Retail/Commercial

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

SUMMARY OF REQUEST:

The applicant is requesting to assign original zoning of Local Retail – Conditional Overlay (LR-CO) to approximately 7.47 acres located at 1321 W. New Hope Drive. The Conditional Overlay proposes to increase the northern buffer from 20 feet to 40 feet for property located at 1321 W. New Hope Drive.

SURROUNDING USES:

The site is currently developed with a residence and is surrounded on the east and west by Development Reserve (DR) property, to the north is Heritage Park neighborhood and to the south is West New Hope Drive and Carriage Hills neighborhood.

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PURPOSE OF REQUESTED ZONING DISTRICT:

The Local Retail District, LR, is established to provide for office and retail businesses that are intended to serve the overall community, with a larger market than the immediate neighborhoods in the area. In order to accommodate the traffic generated from these businesses without negatively impacting the residential neighborhoods, these uses should be located primarily at pulse points or activity nodes where collector streets and arterial roadways intersect or at arterial roadway intersections. These uses generally serve a larger market than businesses found in a TC District; yet generally serve a local market opposed to the regional market served by uses in a GR District.

The purpose of a Conditional Overlay Combining District (CO) is to modify use and site development regulations to address the specific circumstances presented by a site. The Conditional Overlay Combining District may be used to promote compatibility between competing and potentially incompatible land uses (ex. prohibit a permitted use in the base district); ease the transition from one base district to another (ex. requiring additional buffers); address land uses or sites with special requirements (ex. prohibit access to a specific roadway from a site); and guide development in unique circumstances (ex. increase the minimum lot size).

PERMITTED USES IN LOCAL RETAIL (LR):

Administrative offices

Art gallery

Day care center, incidental

Medical offices

Places of worship

Professional offices

Public buildings, uses

Software development

Temporary buildings

Utility services, general

Accessory structures

Private schools

Wireless telecommunications facilities

Art galleries with retail sales

Bed and Breakfast

Community center

Day care center, adult

Day care center, child

Food sales, limited

Instant print copy services

Movie and music rentals, sales

Personal services, general

Research and development activities (as it pertains to software only)

Retail gift store

Studios

Software sales, computer hardware sales

Vocational or trade school

Personal Improvement Services

Automated Teller Machines

Automobile parts and accessories sales

Bakery, retail

Banks (with or without drive-through)

Consumer repair shop (including bicycles)

Convenience store

Dry cleaning and/or laundry, on-site

Gasoline service stations, limited

Golf, amusement

Food sales, general (grocery store)

Hardware stores

Landscape nursery and supply store, retail

Laundromat

Liquor store

Nonprofit seasonal fundraisers

Drugstores

Personal Improvement Services, Limited

Pet grooming

Restaurant, general

Rental libraries for sound and video recordings

Retail stores

Veterinary Services

Non-Emergency Medical Transport Service
(Conditional)

Austin Dog Alliance

Case Number: # Z-12-005

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area as suitable for Low Density Residential, Open Space/Parks, and Neighborhood Office/Retail/ Commercial. A list of compatible zoning districts for each designation is provided below.

| | |
|---------------------------------------|--|
| Neighborhood Office/Retail/Commercial | Transitional Office (TO), Transitional Commercial (TC), General Office (GO), Local Retail (LR) and Mixed Use (MU) |
| Low Density Residential | Rural Agriculture (RA), Single Family (SF), Large Suburban Lot Single Family Residential District (SF-1), Large Urban Single Family Residential District (SF-2), Urban Single Family Residential District (SF-3), and Manufactured Home (MH) |
| Parks & Open Space | Open Space Greenbelt (OSG), and Open Space Recreation (SOR) |

Reflected below is the New Hope corridor between Bagdad Road and Lakeline Boulevard per the existing FLUP:



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The applicant is requesting that the entire tract be redesignated as Neighborhood Office/Retail/Commercial. The applicant's request complies with the Neighborhood Office/Retail/Commercial portion of the FLUP. In addition to the applicant's request to amend the FLUP for the tract at 1321 New Hope staff reviewed the entire corridor and is proposing the FLUP amendment as depicted on the following page.



| | | |
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Below is a summary of how the two proposed amendments will affect the land use percentages currently established on the FLUP:

| Land Use | Current Area/Percentage | | Proposed Amendment/Percentage | | % Change |
|--|-------------------------|---------------|-------------------------------|---------------|---------------|
| | Area | Percentage | Area | Percentage | |
| Employment Center | 1436.20293718000 | 7.41% | 1436.20293718000 | 7.41% | - |
| High Density Residential | 391.51636549200 | 2.02% | 391.51636549200 | 2.02% | - |
| Industrial | 329.77605821500 | 1.70% | 329.77605821500 | 1.70% | - |
| Institutional/ Public/ Utility | 982.72812209500 | 5.07% | 982.72812209500 | 5.07% | - |
| Low Density Residential | 9438.24530075000 | 48.72% | 9422.72991460000 | 48.64% | -0.08% |
| Medium Density Residential | 200.47717311100 | 1.03% | 200.47717311100 | 1.03% | - |
| Neighborhood Office/ Retail/ Commercial | 2162.44838895000 | 11.16% | 2183.56920150000 | 11.27% | +0.11% |
| Parks & Open Space | 2324.92684794000 | 12.00% | 2318.70501499000 | 11.97% | -0.03% |
| Regional Office/ Retail/ Commercial | 2105.08634988000 | 10.87% | 2105.08634988000 | 10.87% | - |

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

4.1.6 and 4.2.2 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- 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.

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

New Hope Drive is classified as a major arterial. This portion of New Hope between Lakeline Boulevard and Bagdad Road is currently under construction to become a four lane divided major arterial. New Hope Drive carries approximately 10,229 vehicles per day west of Bagdad.

Currently New Hope Drive exists between West Whitestone Boulevard and Cottonwood Creek. This roadway will be constructed from West Whitestone to Sam Bass Road making it a major thoroughfare in the City.

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Water and Wastewater Utilities:

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

Subdivision:

The property is not subdivided.

Setback Requirements:

| | Local Retail (LR) |
|---|--------------------------|
| Front Setback | 25' |
| Side Setback | 12' |
| Rear Setback adjacent to single family | 20' |

Architectural Requirements:

The site is located entirely within the Corridor Overlay, which requires 75% masonry construction.

STAFF COMMENTARY:

The applicant is requesting LR-CO in order to construct a home for Austin Dog Alliance. Austin Dog Alliance is a non-profit organization who "has a mission to improve the health and well being of individuals and families through programs incorporating the powerful connection between dogs and humans." Austin Dog Alliance works to "promote the valuable role of pet therapy in our community; Implement animal assisted programs in nursing homes, hospitals and rehabilitation centers; enhance student reading skills by utilizing Bow Wow Reading Dog pet therapy teams at schools and libraries; provide a variety of fun and educational programs designed to build self-esteem and teach children to love and respect dogs; provide programs for children and their families who are affected by Autism Spectrum Disorder and other special learning needs; provide professional and positive dog training classes; and carefully place rescued dogs into forever homes".

The applicant's request for Local Retail with a Conditional Overlay (LR-CO) is appropriate for this location. This site is currently developed as a single family residence. This request embodies the purpose statement of the LR district, as this area will serve the local market as well as the overall community and is located on a major arterial. In addition, expansion of New Hope Road will encourage commercial development along this corridor.

Site constraints make it difficult to construct the northern portion of the site in conformance with the Future Land Use Plan (FLUP). The rear portion of the property is designated for Low Density Residential and Parks and Open Space per the FLUP however, development of that area to a residential subdivision would require an extensive street system due to the lack of

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connectivity options with Heritage Park neighborhood. In addition, the tracts are bisected by creek and stream crossings which would further limit the development potential of any residential development as the adjoining tracts to the North are already fully developed with no street connections from Heritage Park. As such, staff believes the alignment of uses for this tract (and all tracts affected) should be more focused towards activity occurring on New Hope Drive.

The Park and Open space designation is intended for preservation of the creek that runs through this area. Upon review of the FEMA Flood Insurance Rate Map (FIRM) Panel dated 9/26/08, the subject tract is bisected by a Special Flood Hazard Area (SFHA), more commonly referred to as 100-year floodplain. Any proposed development of the tract that encroaches into the SFHA or a crossing of the floodplain would require a detailed drainage analysis to ensure no adverse impacts to adjoining or downstream tracts. Additionally, given the "spread" of the floodplain, it appears that in order to develop the lot (or at least make development feasible), a majority of the floodplain would need to be reclaimed which would require FEMA and Corps of Engineers approval as well as substantial construction and engineering costs.

The condition added by the applicant to increase the buffer along the north side of the property from 20 feet to 40 feet further improves the compatibility of this zoning district and the adjacent residences. In addition to the increased buffer, a masonry fence will be required along the northern property line.

STAFF RECOMMENDATION:

Staff supports the applicant's request for Local Retail – Conditional Overlay (LR-CO) with the condition that the northern buffer be increased from 20 feet to 40 feet. In addition, staff supports the amendment to the FLUP for the section of New Hope between 1109 and 1407 New Hope Drive.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: April 4, 2012 - Cedar Park-Leander Statesman
30 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (May 24, 2012) 1ST Reading
(June 14, 2012) 2ND Reading

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Subdivision

Planning and Zoning Commission
**Whitestone Medical Pavilion, Replat of
Lot 1-B, Block A**

**Item:#
10A**

Case Number: SFP-12-001

OWNER: Flagstar Bank FSB

AGENT: Tres Howland, Noble S&E Works LLC

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: South side of East Whitestone Boulevard, east of C-Bar Ranch Trail

COUNTY: Williamson

AREA: 4.084 acres

ZONING: General Office (GO)

SUBDIVISION DESCRIPTION: 2 commercial lots

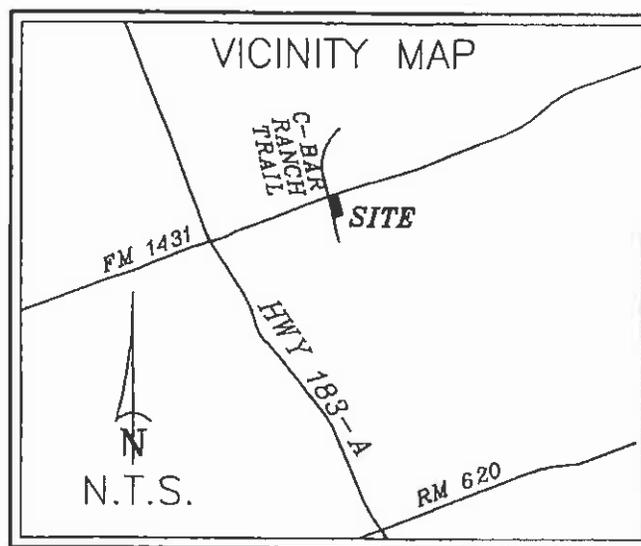
STAFF COMMENTS:

This application proposes to resubdivide Lot 1-B of the Whitestone Medical Pavilion Subdivision into two commercial lots. The resubdivision requires a public hearing.

The resubdivision meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



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**Ordinance Amendment - Zoning Chapter 11,
Article 11.05 Architectural Design Standards,
Division 3 Design Requirements for Large
Scale, Single Tenant Retail Developments**

**Item:
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OA-12-002

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

The intent of this proposed ordinance is to establish design criteria for large-scale retail developments.

Based upon discussions during the March 20th regular meeting, staff has made some modifications to the title of the Division as well as the Applicability section of the proposed ordinance. Reference to a single tenant has been removed from the title and the square footage trigger has been simplified to any new construction equal to or exceeding 75,000 square feet.

This agenda item is for discussion only.

Division 3: DESIGN REQUIREMENTS FOR LARGE SCALE RETAIL DEVELOPMENTS

11.05.024 Intent

The intent of this section is to encourage visual design interest and a pedestrian site design for large-scale retail buildings. These structures shall be designed to reduce the massive scale and uniform, monolithic appearances. Building design shall also promote a safe and comfortable pedestrian oriented site with a mixture of uses and sizes of structures. Careful attention to local community design issues will also ensure a greater likelihood of reuse of the structure for subsequent tenants.

To further design excellence and creativity within the community, and to encourage a design tailored to the community, applicants for large-scale retail development proposals shall maximize the overall design of the site and structure(s). Therefore, the Director of Planning, or designee, may allow minor changes in the design standards listed in this section if the spirit and intent continues to be adhered to in the overall development design.

11.05.025 Applicability

(A) The following retail development is subject to the requirements of this division in addition to all other applicable Code requirements:

- (1) New construction equal to or exceeding seventy-five thousand (75,000) gross square feet and serving a single tenant as a stand-alone retail structure or as part of a multi-tenant shopping center within a single structure;

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(2) Additions of 25,000 sq. ft. or more to an existing seventy-five thousand (75,000) + gross square foot retail development. Additionally, the requirements of this division shall apply to the structure that includes the addition and to the portion of the site that is developed as a direct result of the increased parking requirements;

(3) Any addition to a structure or development that would be subject to this division, if being constructed after the effective date of this ordinance;

(4) Pad sites and out parcels with structures that are associated with the primary development and which are included in the original subdivision and/or master plan of the overall development. Due to the typically smaller scale of pad sites, the Director of Planning, or their designee, may allow deviations from the prescribed Facade Treatments if the overall design of the structure(s) remains compatible and comparable to the principal structure;

(B) Vacated or abandoned structures shall be subject to the following standards in addition to the requirements of this division and other applicable codes and ordinances in order to minimize public health, safety, and welfare concerns, as well as the negative aesthetic and financial effects of blighted and nuisance site within the community:

(1) Exterior Surfaces - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim shall be maintained in good repair. Exterior wood surfaces, other than decay resistant materials, shall be protected from the elements and decay by painting or other protective coverage or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repaired. All siding and masonry joints shall be maintained weather resistant and watertight;

(2) Exterior Walls - Exterior walls of buildings shall be maintained free from holes, breaks, loose or rotting materials, and graffiti; and shall be maintained weatherproof and properly surface coated as needed to prevent deterioration.

(3) Roofs - Roofs of buildings shall be maintained so that they are structurally sound and in a safe condition and weather tight, and have no defects, which might admit rain or cause dampness in the interior portions of a building. All portions, additions or sections of a roof including, but not limited to, the fascia, eave, soffit sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, shall be complete with all trim

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strips, moldings, brackets, braces and supports attached or fastened in accordance with common building practices.

(4) Windows - All glass areas, including those in windows and doors shall be fully supplied and maintained as per the approved plan(s), or covered with smooth surface boards that are painted to coordinate with the building.

(a) Grounds -

(i) All landscaped areas as defined in the approved plan(s) shall be maintained and kept free of trash, old building materials, junk, unlicensed or inoperative vehicles, and other such material and equipment which, by its appearance, location or use, makes it incompatible with the principal use or other uses in the vicinity. The height of grass and other general ground cover shall be kept trimmed to a height of no more than eight (8) inches. Trees and shrubs shall be kept maintained and trimmed;

(ii) All driveway, parking, loading and outside storage areas shall be maintained as per the approved plan(s); and

(iii) All fences, walls, lighting, signs, storage structures, and other visual physical improvements or appurtenances as per the approved plan(s) shall be maintained in a safe, working order and in good appearance and free of graffiti.

(C) Zones or districts that have a separate and specific regulatory design review process are exempt from these standards;

11.05.026 Design Standards

Design standards shall include the following:

(1) Exterior building facades must conform to the standards in Sections 11.03.002 and Article 11.05, Division 1.

(2) Landscaping. Landscaping as defined in this section is in addition to the requirements of Article 14.07. To complement the large scale of the structure(s) and parking areas, the following shall also be required:

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(a) Trees planted under this section or Article 14.07 shall be a minimum of two (2) inch caliper and specimen quality as certified by the American Standard of Nursery Stock (ASNS).

(b) The required street yard planting area as defined in Article 14.07 shall be a minimum of twenty-five (25) feet in width from the ROW line, with an overall landscaped area that shall be a minimum of 30% of the total street yard area. This street yard landscape shall be planted in accordance with the Corridor Overlay planting requirements as defined in Article 14.07.

(c) At least five (5) percent of the street yard landscape area shall be located between the building façade and any parking bays or drive aisles.

(d) Parking lot landscape islands shall be provided every one hundred (100) linear feet of aligned parking spaces and shall be a minimum of twelve (12) feet wide.

(e) A minimum of thirty percent (30%) of the required parking lot landscape islands as described in Article 14.07 shall be a minimum of fifteen (15) feet wide and eighteen (18) feet long. It is encouraged that these be placed in proximity to the front of the buildings(s).

(3) Facades greater than one hundred (100) feet in linear length shall be articulated with recesses or projections, which total at least twenty-five percent (25%) of that facade. Recesses or projections shall be a minimum of two percent (2%) of the length of that facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet. See Figure 1.

(4) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings and other such design features along no less than sixty percent (60%) of that facade. This requirement includes the facade of the building that functions as the rear, yet faces a street. See Figure 1.

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Figure 1
Building Facades

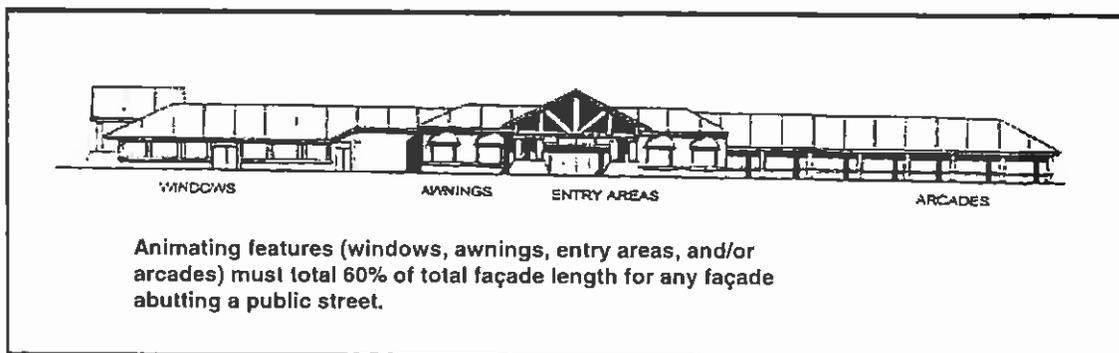
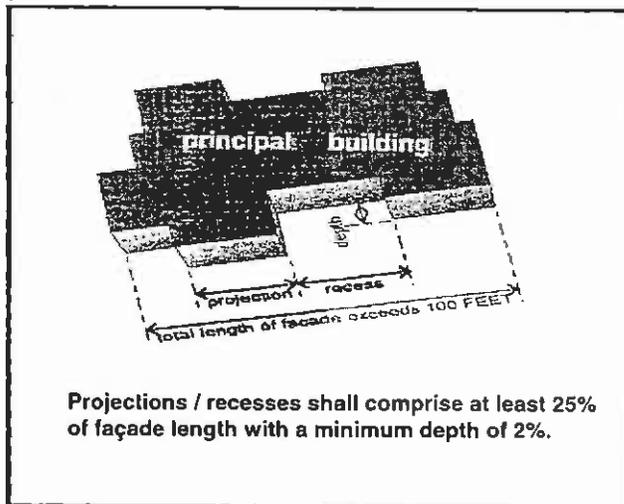


Figure 1

11.05.027 Facade Treatments

All facades must use at least five (5) of the following design features. The Director of Planning, or designee may allow for minor deviations to the full requirement of each chosen item if the petitioner can adequately demonstrate that the overall intent and spirit of this section continues to be adhered to in an overall development design:

- (1) Colors, Materials or Textures. Have more than two (2) exterior contrasting colors and have more than three (3) exterior material or texture changes.

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(2) Have building face offsets, such as pilasters, columns and/or reveals, or other decorative elements (minimum twelve (12) inch offset) that are parallel to the front lot line.

(3) Covered pedestrian walkway (minimum of eight (8) foot depth) across the entire front facade of the structure.

(4) Clear glass window display area that covers at least twenty percent (20%) of one facade, or thirty percent (30%) of two (2) facades.

(5) Public Art — Building. To further create an individual identity to the community, artistic detailing such as tile work, murals, sculptures, and similar features, which are integrated into the design of the structure are encouraged. If tile work or murals, or similar detailing on the building is used, it must cover at least twenty percent (20%) of that facade, which is not devoted to the entrance area(s). In lieu of installation of public art directly by the developer, the developer may elect and is encouraged to have the City's Public Arts Board or other arts organization coordinate the selection, placement and installation of the public art as required in this subsection:

(a) One percent (1%) of the construction cost, as determined by the value of the building permit, for the subject property shall be allocated and used to purchase and install public art for the building(s).

(b) Calculation of the construction cost shall be subject to verification by the Director of Planning, or his/her designee, in their sole discretion.

(c) The following expenses may be included in the public art allocation:

(i) The artwork itself, including the artist's fee for design, structural engineering and fabrication;

(ii) Transportation and installation of the work at the site;

(iii) Identification plaques; and

(iv) Mountings, anchorages, containment, pedestals, bases or other materials necessary for the installation of the artwork;

(d) The following expenses shall be excluded from the public art allocation:

(i) The cost of locating the artist;

(ii) Architect and landscape architect fees;

(iii) Land costs;

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(iv) Landscaping, utility connections and fees associated with activating the artwork; and

(v) Publicity, public relations, photographs or dedication ceremonies.

(6) Public Art — Site. To further create an individual identity to the community, artistic detailing shall be integrated into the design of the site. In addition to sculpture, innovative locations for public art, such as at the architectural entrance to the site are encouraged. In lieu of installation of public art directly by the developer, the developer may elect and is encouraged to have the City's Public Arts Board or other arts organization coordinate the selection, placement and installation of the public art as required in this subsection:

(a) One percent (1%) of the construction cost, as determined by the value of the building permit for the subject property shall be allocated and used to purchase and install public art for the site.

(b) Calculation of the construction cost shall be subject to verification by the Director of Planning, or his/her designee, in their sole discretion.

(c) Expenses set forth in subparagraph Section 11.05.028(5)(c) may be included in the public art allocation.

(7) Integral planters or walls constructed parallel to the face of the building and incorporating living landscaped areas and/or places for sitting. Such areas shall be a minimum of two (2) feet wide and nineteen (19) inches high for sitting, and five (5) feet wide for a planter and cover at least fifty percent (50%) of that facade.

(8) Open space pedestrian plaza, which incorporates gathering and sitting opportunities adjacent to the main entrance or on the front facade equivalent to two percent (2%) of the gross square footage of that building. Such an area shall include a seating area with benches or tables and chairs at a minimum rate of one seat per fifteen thousand (15,000) gross square feet, and shall include at least one of the following features:

(a) Kiosk(s);

(b) Outdoor playground area;

(c) Water feature;

(d) Gazebo; or

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(e) Clock tower or other such focal feature and amenity that enhances the public space.

(9) Atrium skylight(s), with a minimum depth of twenty (20) feet that visually enhances the exterior architectural style and design of the front entrance, facade and roof area.

11.05.028 Roofs

In addition to all other applicable regulations, all roof designs must use at least one of the following design features:

- (1) Three (3) or more roof slope planes; and/or
- (2) Overhanging eaves or canopy projections, which extend no fewer than two (2) feet past the supporting walls.

11.05.029 Entrances

Each retail establishment shall have a clearly defined and highly visible customer entrance or portal, which incorporates all of the following design features:

- (1) A pedestrian plaza as per the following:
 - (a) Single tenants occupying more than fifty thousand (50,000) square feet shall provide for a plaza area of at least twenty (20) feet in depth with a minimum size of 400 square feet, immediately in front of their entrance(s). It is encouraged that shade trees be planted in this area;
 - (b) Single tenants occupying twenty thousand (20,000) square feet or more shall provide for a plaza area of at least ten (10) feet in depth with a minimum size of 100 square feet, immediately in front of their entrance(s); and/or
 - (c) Single tenants of less than twenty (20,000) square feet shall provide a plaza area of at least eight (8) feet in depth with a minimum size of 64 square feet, immediately in front of their entrance(s).
- (2) With the exception of interior malls, multiple and separate stores located in the same structure shall have at least one exterior customer entrance. For the purposes of this subsection, accessory uses within the primary store are not required to comply.

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(3) Each portal shall use at least three (3) of the following design features. These design features shall be in addition to those required in Section 11.05.029(1) and (2):

- (a) Canopies, porticos, arcades and/or outdoor patios;
- (b) Raised or peaked cornice parapets over the entrance;
- (c) Architectural or artistic details such as tile work and moldings that are integrated into the design of the entrance; and/or
- (d) Integral planters or walls that incorporate living landscaped areas and places for sitting that are built perpendicular to the facade and frame the entrance.

11.05.030 Parking and Circulation

The parking lot design and pedestrian circulation routes shall provide a safe, convenient and efficient access for vehicles, pedestrians and bicyclists. Pedestrian circulation via internal public sidewalks shall be encouraged. The placement of structures shall enhance and promote pedestrian circulation on the site.

- (1) Artistic detailing and paving patterns are encouraged in pedestrian walkways, plazas, and gathering areas.
- (2) No more than seventy percent (70%) of the overall proposed parking for a single structure development shall be located between the front facade and the abutting street.
- (3) At minimum, one internal continuous sidewalk of at least five (5) feet wide (clear) shall be provided from the public street to the entrance(s). Additionally, at least four (4) foot wide walkways shall connect focal points of pedestrian activity, such as transit stops, street crossings or store entry points, and shall feature adjoining landscaped areas (four (4) feet minimum landscape depth) to provide a separated and pedestrian friendly access route for no less than fifty percent (50%) of their overall length.
- (4) All internal pedestrian walkways shall be physically separated from the drive lanes. Additionally, all sidewalks and crosswalks shall be visually distinct from the driving surface by use of pavers, bricks or scored concrete.
- (5) Sidewalks, at least eight (8) feet in width, shall be provided along any facade featuring a customer entrance, and along any facade abutting public parking

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areas. At all times, such sidewalks shall maintain a clear pedestrian passage equal to the width of the sidewalk. Additionally, such sidewalks shall connect all customer entrances and to other internal sidewalks, and shall be located an average of at least three (3) feet from the facade of the building to provide planting beds for living foundation landscaping, except where features such as covered walkways, arcades or entryways are part of the facade. Such live foundation landscaped areas shall be a minimum average of six (6) feet wide, and shall be a minimum of fifteen (15) feet in overall length.

(6) In addition to the regulations of Section 14.05.004(A)(8), pedestrian and recreational paths, and vehicular linkages shall be made with adjoining properties.

(7) In addition to the regulations of Section 14.05.008, bike racks shall be provided adjacent to entrances.

11.05.031 Outdoor Storage, Trash Collection and Loading Areas

In addition to the requirements of Section 14.07.009, these areas, due to their visual and noise impacts onto adjacent properties and visitors to the site, shall be screened, recessed or enclosed:

(1) No area for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk, or internal pedestrian walkway.

(2) Outdoor shopping-cart storage areas shall be provided in the parking lot, and adjacent to the buildings if they are not available at the entrance.

(3) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other such service functions shall be incorporated into the overall design of the structure and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of the view from general passersby.

11.05.032 Outdoor Displays

Permanent and seasonal outdoor sales areas shall be incorporated into the design of the building and site. Additionally, only designated and approved permanent or seasonal outdoor sales areas shall be permitted. Non-enclosed areas for the sale and

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storage of seasonal inventories shall be permanently defined and separated with walls and/or fences, keeping in common design with the principal structure.

11.05.033 Signs

Signs shall be incorporated into the design of the structure. Signs shall be designed for both the pedestrian and the motorist.

(1) Freestanding signs shall be constructed with a base of the same materials as the structure to provide for a pedestrian scale and to unify the sign with the structure(s).

(2) All projecting signs shall be placed a minimum of nine (9) feet above the sidewalk. For the purposes of this subsection a projecting sign is a sign that projects more than twelve (12) inches.

11.05.034 Canopies

Gasoline canopies, car washes and other accessory uses shall be complementary to the overall design of the site and of the primary structure.

(1) Materials, colors and designs, shall conform with and compliment the predominant materials and colors of the main structure.

(2) Shall be illuminated with flush mounted, flat lens light fixtures for all under canopy fueling areas.

(3) Signage shall not be located on the fueling canopy other than a sign identifying the name of the business.

11.05.035 Hours of Operation.

Any development that is reviewed under this ordinance and is located within 1000 feet of a single family zoned lot (establishment separation) with an existing single family home occupying such lot, shall limit hours of operation from 6am to 12pm.

11.05.036 Submission Requirements.

In addition to the requirements of Section 14.04, the Planning and Development Services Department may require other documents or submissions in order to ensure compliance with this division.

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11.05.037 Reserved

11.05.038 Reserved

11.05.039 Reserved

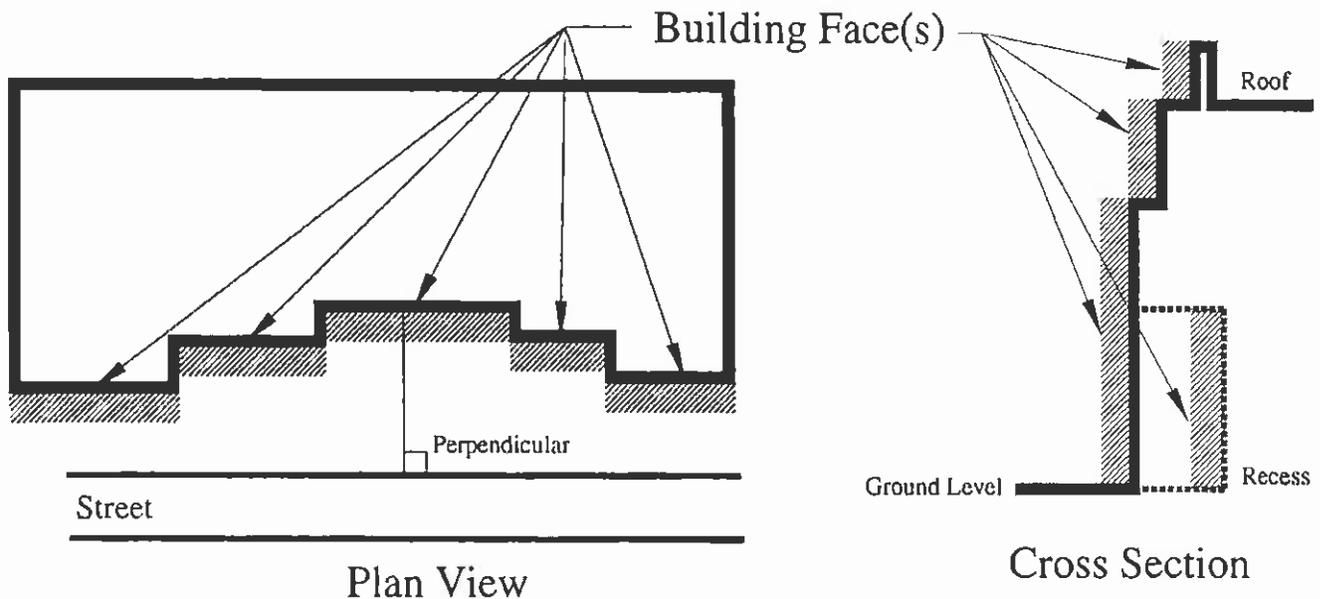
11.05.040 Reserved

11.12.002 Definitions

Arcade means an area contiguous to a street or plaza that is open and unobstructed and accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Articulate means to give emphasis to or distinctly identify a particular element.

Building Face, Front means any building face or portions thereof that can be touched by a line drawn perpendicular to the street or as extended toward the building.



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Building Faces

Canopy means a porch or walkway with a roof supported by columns, often leading to the entrance of the building.

Entrance means the front door to an establishment intended as the primary customer access point. The area of an entrance shall include the area on either side of the door for a distance of at least ten (10) feet.

Facade means the portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Glare means the direct light emitting from a luminaire that causes reduced vision or momentary blindness.

Outdoor Patio means an open outdoor eating and gathering area of at least five hundred (500) square feet, which may be covered, but must remain open on at least three (3) sides.

Parapet means the portion of a wall that extends above the roofline.

Plaza or Courtyard means an open area available to the pedestrian public at all times. Fire lanes, or other paved areas that allow vehicular travel shall not be included.

Portal means a large and impressive entrance door or gateway.

Portico – See canopy.

Public Art means any work of art or design created by an artist and sited in a public place.

Vacated Buildings or Development means a building and/or site vacated for at 90 days without an active renovation/rehabilitation building permit for either the site or structures.

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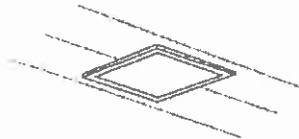
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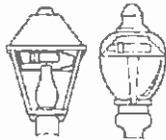
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Section 14.12.001 General Definitions

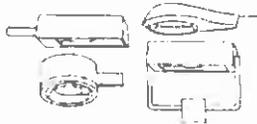
Lighting fixture, full cutoff. A lighting fixture from which no light output is emitted at or above a horizontal plane drawn through the bottom of the lighting fixture.



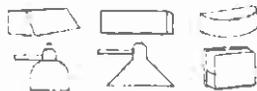
Flush-mount Canopy Fixtures



Full Cutoff/Shielded Decorative type Fixtures



Full Cutoff Fixtures



Fully Shielded Wall-mount Fixtures

Cut-off Fixture

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Corridor Overlay History

12B

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us
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Staff will provide a brief history of the Overlay district at the meeting.