



CITY OF CEDAR PARK  
PLANNING & ZONING COMMISSION  
TUESDAY, MAY 15, 2012 AT 6:30 P.M.  
CEDAR PARK PUBLIC LIBRARY  
550 DISCOVERY BOULEVARD CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

VACANT  
 HOLLY HOGUE

NICHOLAS KAUFFMAN, Vice Chair  
 LORENA ECHEVERRIA de Misi, Secretary  
 JON LUX

THOMAS BALESTIERE  
 MICHAEL DION

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 April 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. 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. VFW Post, Amended Plat of Lots 1 and 2 (FPD-12-003)  
2.638 acres, 2 commercial lots  
Located 601 and 607 West Whitestone Boulevard  
Owner: Ronnie McMellon  
Staff Resource: Emily Barron  
Staff Proposal to P&Z: Statutorily Disapprove
2. Breakaway Park Section 2A, Resubdivision of Lot 5  
3.862 acres, two residential lots  
Located at 2818 Kenai Drive  
Owner: Wilson Land and Cattle Company  
Staff Resource: Amy Link  
Staff Proposal to P&Z: Statutorily Disapprove

3. BLT Salido Subdivision, Resubdivision of Lot 1A Starfish Office Subdivision (SFP-12-005)  
7.891 acres, 2 commercial lots  
Located at 3401 El Salido Parkway  
Owner: BLT Salido LLC  
Staff Resource: Amy Link  
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. 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: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Parkwest Estates, Z-12-002

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. **None**

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **None**

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

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Variance Request – SFP-12-006 Variance request by Wilson Land and Cattle to City Code of Ordinances Chapter 12, Subdivision Ordinance, Section 12.12.010(A)(7) Lot Arrangements regarding flag lots for property located at 2818 Kenai Drive.  
Owner: Wilson Land and Cattle  
Agent: Bruce Fowler  
Staff Resource Person: Amy Link  
Staff proposal to P&Z: Not recommended  
1) Public Hearing  
2) P&Z Action

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

12. DISCUSSION AND POSSIBLE ACTION:

- A. Discussion and possible action 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.

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

13. ADMINISTRATIVE ITEMS:

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

- A. Report on City Council Actions Pertaining to Zoning Matters from April 26, 2012 and May 10, 2012
- B. Director and Staff Comments
- C. Commissioners Comments
- D. Request for Future Agenda Items
- E. Designate Delegate to Attend Next Council Meetings on May 24, 2012 and June 14, 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.*

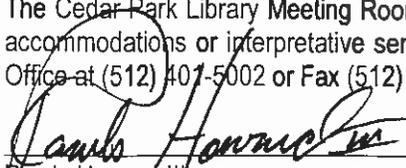
*The City Attorney has approved the Executive Session Items on this agenda, if any.*

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:

\_\_\_\_\_  
Date Stamped (Month, Day, Year, AM/PM, Time) **MAY 9 '12 PM 3:54**

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.

  
Paul Howard III  
Director of Planning and Development Services

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