

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 18, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> SCOTT ROGERS, Place 1
<input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2
<input checked="" type="checkbox"/> MICHAEL DION, Place 3 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair
<input type="checkbox"/> LORENA ECHEVERRIA de Misi,
Place 7, Vice Chair | <input checked="" type="checkbox"/> JON LUX, Place 4
<input checked="" type="checkbox"/> HOLLY HOGUE, Place 6,
Secretary |
|--|---|--|

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Chair Kauffman called the meeting to order at 6:30 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Vice Chair Echeverria de Misi was absent. Six Commissioners were present and a quorum was declared.

2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.

3. MINUTES: Approve Minutes from the Regular Meeting of August 21, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of August 21, 2012 Minutes as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.

4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**

5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Abrantes (PP-12-005)
61.62 acres, 1 commercial lot, 91 single family lots
Located at the southern terminus of Arrow Point Drive
Owner: Bob Tesch, Tesch & Associates
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

 2. Parkwest Estates Section 1 (FP-12-010)
16.38 acres, 44 single family lots
Located on the north side of Park Street just west of Parkway Subdivision
Owner: RH of Texas Limited Partnership
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

 3. Breakaway Park Section 7, Replat of Lot 1 (SFP-12-012)
5.74 acres, 3 commercial lots
Located at the northwest corner of Parmer Lane and Kenai Drive
Owner: Mass Project Managers and Consultants
Staff Resource: Amy Link

Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Reserve at Brushy Creek Section 2 (FP-12-004)
 15.88 acres, 64 single family lots, 1 emergency access, public utility & drainage easement
 Located near the northwest corner of Brushy Creek Road and Breakaway Road
 Owner: Reserve MSCB Two, LTD.
 Staff Resource: Amy Link
 Staff Proposal to P&Z: Approve

2. Ranch at Brushy Creek 8A (FP-12-008)
 19.43 acres, 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot
 Located on North Frontier Lane and Stiles Lane
 Owner: Standard Pacific of Texas
 Staff Resource: Emily Barron
 Staff Proposal: Approve

3. 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: Approve

4. 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: Approve

MOTION: Commissioner Lux moved to recommend approval of Consent Agenda Items 5A1 through 5B4 as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

Senior Planner Amy Link advised that the Applicant had requested a postponement of Z-12-009 (relating to Items 7B, 8B and 9B) to October 16, 2012. The postponement was requested after the agenda had been posted.

MOTION: Commissioner Dion moved to postpone Items 7B, 8B and 9B as requested by the applicant. Commissioner Lux seconded the motion. The motion passed unanimously, 6-0, with one absent.

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

- A. CP57, Z-12-008 (related to item 8A)

- B. 620 Self Storage, Z-12-009 (related to item 8B) **POSTPONED to 10/16/12 per Item 6.**
- C. Autumn Ridge, Z-12-011 (related to item 8C)
- D. Autumn Ridge, Z-12-012 (related to item 8D)
- E. Caballo Commercial, Z-12-013 (related to item 8E)
- F. Sharon Ltd, Z-12-014 (related to item 8F)
- G. Shady Oaks Project, Z-12-015 (related to item 8G)
- H. Dodds Trust, Z-12-016 (related to item 8H)

MOTION: Commissioner Lux moved to accept the Preliminary Reports for Items 7A and 7C through 7H as presented by Staff. Commissioner Hogue seconded the motion, and the motion passed unanimously, 6-0, with one absent.

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)

Owner: Bula Lewis Farms, LP

Agent: Paul Linehan, Land Strategies

Staff Resource Person: Emily Barron

Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Recreation (OSR)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning and rezoning approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR).

The request for Townhome (TH) is for Tracts 1 and 4. The request meets the Comprehensive Plan goal, 4.1.3, to formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park as well as to provide new housing opportunities for current and future residents of Cedar Park. The applicant's request for TH is not consistent with the Future Land Use Plan, however, considering the location, the request is appropriate for this site. The request provides for appropriate transitions around the Ronald Reagan and Whitestone Boulevard node. Transitioning the land uses in this area provides the rooftops that will help support the retail at the intersection and vicinity as well as provide homes for future employment areas. Tract 4 is located behind the spillway, but outside of the 100-year floodplain. It will pose some development challenges due to the requirements of a bridge over the spillway to access this tract. If the applicant can engineer the site to meet these challenges, the TH district in this location is feasible.

The request for General Retail (GR) is for Tract 2. The applicant's request to rezone the property to GR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the GR district.

The request for Open Space Recreation (OSR) is for Tract 3. The applicant's request to rezone the property to OSR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the OSR district.

Staff recommended the following zoning and Future Land Use Plan amendment: Tracts 1 and 4 – Townhome (TH) / Medium Density Residential; Tract 2 – General Retail (GR); and Tract 3 – Open space Recreation (OSR).

Paul Linehan, applicant's agent, addressed the Commissioners. He advised that he was working with staff to determine a good land use. There is a large floodplain in the area. Spanish Oak Creek divides the property. Open Space Recreation was requested for this area. He stated that the Townhome zoning request added housing variety in the City.

There was general discussion among the Commissioners concerning the balance provided between homes and retail, diversifying the type of homes provided in the City, and provided more mixed uses.

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 assigning original zoning and rezoning approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard (Z-12-008) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-12-008. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

B. Consider a request by CWT&C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)

Owner: CWT&C LT

Agent: Daniel Hart, Baker-Aicklen

Staff Resource Person: Amy Link

Staff proposal to P&Z: General Retail (GR)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Note: Item 8B was postponed to October 16, 2012. See Item 7B.

Chair Kauffman called up Items 8C and 8D together.

C. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Retail (GR) to approximately 31.13 acres for property located on CR180 just north of New Hope Drive and just east of 183A. (Z-12-011)

Owner: Autumn 2007 Commercial LP

Agent: Geoff Guerrero, Carlson Brigance and Doering

Staff Resource Person: Emily Barron

Staff proposal to P&Z: General Retail (GR)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of General Retail (GR) for approximately 31.13 acres located on CR 180 just east of 183A and north of New Hope Drive. The request by the applicant is consistent with the Comprehensive Plan. This request is supported by the purpose statement of the requested zoning district and the future Land Use Plan. The future extension of Scottsdale/Cottonwood Creek Trail will provide easier access to this property and help create a greater economic base for this area. Staff recommended that 31.13 acres be zoned General Retail (GR). Geoff Guerrero, Carlson Brigance and Doering, represented the applicant for Items 8C and 8D.

A public hearing was held for the Items 8C and 8D. The following signed Recognition Cards requesting to speak on this agenda item: 1) Jim Taylor and 2) Al Rolfsen. They were concerned about the road alignment and run-off issues. 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 General Retail (GR) to approximately 31.13 acres for property located on CR180 just north of New Hope Drive and just east of 183A (Z-12-011) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent. *See Item 8D for acceptance of Preliminary Report as Final Report.*

- D. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to approximately 34 acres for property located on New Hope Drive just north of its intersection with Cottonwood Creek Trail. (Z-12-012)
Owner: Autumn 2007 Commercial LP
Agent: Geoff Guerrero, Carlson Brigance and Doering
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Condominium (CD) and General Office (GO)
- 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of General Office (GO) for approximately 14 acres and Condominium (CD) for approximately 34 acres located on New Hope Drive just east of CR 180. The request by the applicant is consistent with the Comprehensive Plan. This request is supported by the purpose statement of the requested zoning districts. The GO request is consistent with the Future Land Use Plan, however, the request for CD is not. An amendment to the Future Land Use Plan to reflect this area as medium density residential has been requested. The GO and CD requests provide a good mix of uses in this otherwise dominant retail area and will provide support for the growth of these types of uses in the future. In addition, the CD provides for appropriate transition from the retail to the west and the single family to the east. Staff recommended that the applicant's request to assign original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to approximately 34 acres. Geoff Guerrero, Carlson Brigance and Doering, represented the applicant for Items 8C and 8D.

See Item 8C concerning Public Hearing.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to

approximately 34 acres for property located on New Hope Drive just north of its intersection with Cottonwood Creek Trail (Z-12-012) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8C (Case Z-12-011) and Item 8D (Case Z-12-012). Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

- E. Consider a request by CAB-COM 32 LP to rezone approximately 22.30 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential (CD) for property located near the southwest corner of Ronald Reagan Boulevard and County Road 180. (Z-12-013)
Owner: CAB-COM 32 LP
Agent: Geoff Guerrero, Carlson Brigance and Doering
Staff Resource Person: Amy Link
Staff proposal to P&Z: Condominium Residential-Conditional Overlay (CD-CO)
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 22.302 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential (CD) for property located near the southwest corner of Ronald Reagan Boulevard and CR 180. The applicant's request for CD zoning would be compatible with a Medium Density Residential designation, which allows such zoning districts as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD). A Future Land Use Plan amendment was processed concurrently with the zoning application (see Item 9D). The request by the applicant is consistent with the Comprehensive Plan. The proposed CD zoning would provide a compatible transition from the low density residential area to the more intense retail zoning along Ronald Reagan Boulevard. The purpose statement of the CD district states that the "district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas." Staff supported the applicant's request for Condominium (CD) zoning. Staff also recommended including a conditional overlay requiring that any required detention for the residential development be located on the CD zoned property to ensure the retention of commercial frontage along Ronald Reagan Boulevard.

Geoff Guerrero, Carlson Brigance and Doering, represented the applicant.

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

There was general discussion among the Commissioners concerning the transitional use, retaining General Retail (GR) use at the node, and protecting Ronald Reagan Boulevard frontage for retail use.

MOTION: Commissioner Lux moved to recommend approval to the City Council of rezoning approximately 22.30 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential-Conditional Overlay (CD-CO) zoning with a conditional overlay requiring that detention for the residential development be located on the CD zoned tract for property located near the southwest corner of Ronald Reagan Boulevard and County Road 180 (Z-12-013) as

recommended by staff. Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8E, Case Z-12-013 Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, with one absent.

F. Consider a request by Sharon LTD to rezone approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located at 702 South Bell Boulevard. (Z-12-014)

Owner: Sharon Ltd.

Agent: Kristiana Alfsen, Pohl Partners

Staff Resource Person: Amy Link

Staff proposal to P&Z: General Retail (GR)

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 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located on 702 South Bell Boulevard, with the intent of expanding the self-storage use north of the existing facility. The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. A FLUP amendment was processed concurrently with this zoning request (see Item 9D). Staff did not support the applicant's request for CS and recommended retention of the General Retail (GR) designation.

Kristiana Alfsen, Pohl Partners, was present as the applicant's agent. She advised that a request to change the Future Land Use Plan had been submitted. She disagreed that a Commercial Service designation was not compatible. She stated that the request was for an expansion of a non-conforming use, but it was approved fifteen years ago. She stated that this is the best location for the self-storage expansion.

A public hearing was held on the above item. Bill Pohl spoke in favor of the rezoning. There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning the compatibility issue, the uniqueness of issues for this property, and the problem with carving out a small piece of acreage to rezone.

MOTION: Commissioner Lux moved to recommend disapproval to the City Council of rezoning approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located at 702 South Bell Boulevard (Z-12-014) as recommended by staff. Commissioner Rogers seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8F, Case Z-12-014. Commissioner Rogers seconded the motion and the motion passed unanimously, 6-0, with one absent.

- G. Consider a request by Martha and James Isbell to assign original zoning of Commercial Services (CS) for property located at 3100 Woodall Drive. (Z-12-015)
Owner: Martha and James Isbell
Agent: Vince McElhaney
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Commercial Services (CS)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of Commercial Services (CS) to approximately 7.17 acres for property located at 3100 Woodall Drive. The request supports the purpose statement of the Commercial Services (CS) district as well as the economic development goals of the Comprehensive Plan and is consistent with the Future Land Use Plan. Staff recommended zoning this property to Commercial Services (CS).

The applicant's agent, Vincent McElhaney, was present.

A public hearing was held on the above item. Leonard Strickler spoke against rezoning the property as CS and stated that he supported General Retail (GR). There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning the lack of frontage along RM 1431.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of Commercial Services (CS) for property located at 3100 Woodall Drive (Z-12-015) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8G, Case Z-12-015. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

- H. Consider a request by Dodds Trust to assign original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. (Z-12-016)
Owner: James Richard Dodds Trust
Agent: Susan London
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
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 assigning original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. The applicant's request does not comply with the FLUP. The GR request is compatible with a Regional Office/Retail/Commercial designation, which would allow zoning districts such as General Retail (GR), General Office (GO) and Mixed Use (MU). A FLUP amendment was processed concurrently with this zoning application (see Item 9F). The GR request is compatible with surrounding land uses/designations and meets the purpose statement

of the GR district. The GR request also supports the economic goals of the Comprehensive Plan. Staff recommended approval of the applicant's request for General Retail (GR) zoning. Susan London, applicant's agent, was not present.

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

There was general discussion among the Commissioners concerning approving the rezoning before discussing the Future Land Use amendment and the need for feedback from adjacent property owners.

MOTION: Commissioner Lux moved to table Item 8H, Case Z-12-016, to the October 16, 2012 Planning and Zoning Commission meeting. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

9. FUTURE LAND USE PLAN AMENDMENTS:

A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard (Related to Item 8A)

Senior Planner Emily Barron made the presentation and was available for questions. In conjunction with the CP57 zoning request (Z-12-008), staff recommended the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for 41.17 acres located on Ronald Reagan Boulevard from Regional Retail/Office/Commercial and Parks and Open Space to Medium Density Residential.

Staff recommended approval of this request because a housing mix near a major intersection (Ronald Reagan Boulevard and East Whitestone Boulevard), provides a mix of land uses around the node as well as housing support for the retail and office uses in the area.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant. *absent. J*

B. Property north of 12342 RR 620 North (Related to Item 8B)

Note: Item 9B was postponed to October 16, 2012. See Item 7B.

C. Area north of New Hope Drive at Cottonwood Creek Boulevard on the west side of Lakewood Country Estates (Related to Item 8D)

Senior Planner Emily Barron made the presentation and was available for questions. In conjunction with Autumn Ridge zoning request (Z-12-012), the applicant requested the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for 34 acres located north of New Hope Drive at Cottonwood Creek Trail from Neighborhood Retail/Office/Commercial to Medium Density Residential. The applicant's request is partially in compliance with the Future Land Use Plan. The requested CD area is the exception and required a medium density residential category. Staff recommended approval of this request because the medium density residential provides a transition from the proposed General Retail (GR) associated with Case Z-12-012, Scottsdale future roadway, the proposed General Office (GO) associated with Case Z-12-011, and the residents of Lakewood Country Estates.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant. *absent. jc*

D. Southside of CR 180 just west of Ronald Reagan Boulevard (Related to Item 8E)
 Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by CAB-COM 32 LP (Z-12-013), staff recommended the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 14 acres located near the southwest corner of Ronald Reagan Boulevard and CR 180 from Regional Office/Retail/Commercial to Medium Density Residential.
- Amend the Future Land Use Map for approximately 8.3 acres located near the southwest corner of Ronald Reagan Boulevard and CR 180 from Neighborhood Office/Retail/Commercial to Medium Density Residential.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, one position vacant. *absent. j*

E. 702 S. Bell Boulevard (Related to Item 8F)
 Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by Sharon Ltd. (Z-12-014), the applicant requested the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for approximately 2.00 acres located at 702 South Bell Boulevard from Neighborhood Office/Retail/Commercial to Industrial. Staff did not recommend approval of this request as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region. The request does not support the economic development goals of the Comprehensive Plan, as the proposed use would not provide increased sales tax revenue, spur retail growth or employment generation.

MOTION: Commissioner Balestiere moved to recommend denial of the request to the City Council of amending the Future Land Use Plan at 702 South Bell Boulevard as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant. *absent. j*

F. Southeast corner of West Whitestone Boulevard and Trails End and the northwest corner of West Whitestone and Power Lane (Related to Item 8H)
 Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by Dodds Trust (Z-12-016), staff recommended the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 33.1 acres located at the southeast corner of West Whitestone Boulevard and Trails End Road from Employment Center to Regional Office/Retail/Commercial.
- Amend the Future Land Use Map for approximately 5.25 acres located at the northwest corner of West Whitestone Boulevard and Power Lane from Neighborhood Office/Retail/Commercial to Employment Center.

There was much discussion among the Commissioners concerning the need to look at the whole area instead of smaller tracts triggering changes to the FLUP.

MOTION: Commissioner Lux moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one position absent.

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Breakaway Park Section 2A, Resubdivision of Lot 5 (SFP-12-006)
3.86 acres, 1 residential lot, 1 commercial lot
Located at 2818 Kenai Drive
Owner: Bruce Fowler
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

Senior Planner Amy Link made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. She advised that on May 20, 2012, the Board of Adjustment granted a flag lot variance for this subdivision conditional upon extension of water and wastewater facilities to Lot 5B. The owner has acquired a private water and wastewater easement along the western lot line of Lot 6, Breakaway Park Section 4 that will accommodate both lots in the proposed subdivision. Staff recommended approval of the plat.

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

MOTION: Commissioner Lux moved to recommend approval of Item 10A, Case SFP-12-006, as presented by Staff. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

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

12. DISCUSSION AND POSSIBLE ACTION: NONE

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. Director and Staff Comments –

- 1. Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas

Senior Planner Emily Barron advised the Commissioners that they would be receiving information from staff concerning their registration, hotel and per diem.

B. Commissioners Comments.

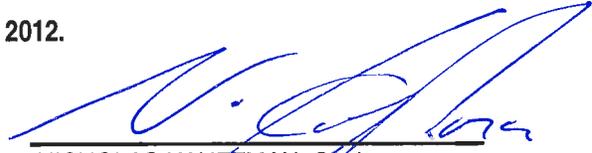
Commissioner Balestiere asked if consulting with Leander Independent School District was a new process. Senior Planner Amy Link advised that they are consulted specifically when residential is proposed to go into a commercial designation.

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

14. ADJOURNMENT

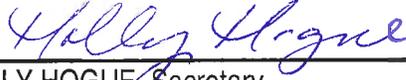
Chair Kauffman adjourned the meeting at 9:20 p.m.

PASSED AND APPROVED THE 16TH DAY OF OCTOBER, 2012.



NICHOLAS KAUFFMAN, Chairman

ATTEST:



HOLLY HOGUE, Secretary