



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

COMMISSION MEMBERS

- | | | |
|---|--|---|
| <input type="checkbox"/> SCOTT ROGERS, Place 1 | <input type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input type="checkbox"/> VACANT, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> KELLY BRENT, Place 7 | <input type="checkbox"/> HOLLY HOGUE, Place 6,
Secretary |
| <input type="checkbox"/> MICHAEL DION, Place 3 | | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES: Approve Minutes from the Regular Meeting of November 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. RR Tract Preliminary Plan (PP-12-007)
22.15 acres, 88 townhome lots, 2 open space lots, 1 water quality pond lot
Located on the west side of Ronald Reagan Boulevard, north of RM 1431
Owner: Bula Lewis Farms
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 2. Twin Creeks Section 18 Resubdivision (SFP-12-017)
20.45 acres, 2 single family lots, 1 townhome lot
Located at 3201 Abbotsbury Drive
Owner: Scott Muller
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 3. Twin Creeks Country Club Section 11 Resubdivision (SFP-12-016)
8.09 acres, 1 amenity lot, 1 residential lot
Located at 3201 Twin Creeks Club Drive

Owner: Twin Creeks Golf Group LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Caspita (FP-12-017)
4.53 acres, 1 commercial lot
Located on South Lakeline Boulevard, just north of Old Mill Road
Owner: Caspita Industries Limited
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
2. Abrantes Phase I (FP-12-016)
20.54 acres, 29 single family lots, 1 drainage/water quality lot, 1 public utility easement lot and 3 private street lots
Located on Arrow Point Drive south of East Whitestone Boulevard
Owner: Alkire LLP and Creekside Park LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
3. Cedar Park Town Center Phase II (PP-12-006)
49.12 acres, 11 commercial lots, 1 trail/open space lot
Located at northwest corner of 183A Toll Road and East Whitestone Boulevard.
Owner: Cedar Park Town Center, LP
Agent: Brian Parker, Kimley-Horn and Associates
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
4. Cedar Park Town Center Phase II (FP-12-015)
49.12 acres, 11 commercial lots, 1 trail/open space lot
Located at northwest corner of 183A Toll Road and East Whitestone Boulevard.
Owner: Cedar Park Town Center, LP
Agent: Brian Parker, Kimley-Horn and Associates
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Cedar Park Town Center Phase II Flag Lot Variance (PP-12-006) **Withdrawn**
- B. Discussion and possible action on a proposed revision to Chapter 11, Zoning Ordinance, Article 11.02 Zoning Districts and Regulations, Division 35 Conditional Use Regulations to revise the criteria for conditional uses and establish a special use permit; and to amend Division 37 Land Use Chart Comparison, to identify conditional and special uses. **Postpone to January 15, 2013**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:
 - A. 100 and 102 Valk Street, Z-12-017 (related to item 8A)
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by Kenneth and Beatrice Fincher to rezone approximately 0.43 acres from Local Retail (LR) to Duplex Residential (DP) for property located at 100 and 102 Valk Street. (Z-12-017)
Owner: Kenneth and Beatrice Fincher
Staff Resource Person: Amy Link
Staff proposal to P&Z: Local Retail (LR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
9. FUTURE LAND USE PLAN AMENDMENTS:
 - A. Future Land Use Amendment for property located at 100 and 102 Valk Street (related to Z-12-017)
10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):
 - A. Parkwest Estates Section 1, Resubdivision of a portion of Lots 1, 2, and 3 of Cedar Park Ranchettes (FP-12-010)
16.387 acres, 44 single family lots
Located on the north side of West Park Street, just west of Parkway Drive
Owner: RH of Texas Limited Partnership
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 AND POSSIBLE ACTION:
 - A. Ordinance amendments
 1. Discussion and Possible Action on a proposed revision to Chapter 11, Zoning Ordinance, Article 11.02 Zoning Districts and Regulations; to renumber Division 37: Land Use Chart Comparison to Division 38 and to rename Division 37, establishing an Entertainment Center Overlay. (OA-12-005)
 2. Discussion and possible action on a proposed revision to Chapter 11 Zoning Ordinance, Article 11.02 Zoning Districts and Regulations, Division 14 Multifamily Residential District, to add design requirements for multifamily developments. (OA-12-008)

13. ADMINISTRATIVE ITEMS:

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

- A. Report on City Council Actions Pertaining to Zoning Matters from November 29th and December 13th
- B. Director and Staff Comments
 - 1. Heritage Tree Ordinance Amendments
 - 2. Plat Notes
- C. Commissioners Comments
- D. Request for Future Agenda Items
- E. Designate Delegate to Attend Next Council Meetings on December 20, 2012 and January 10, 2013.

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.

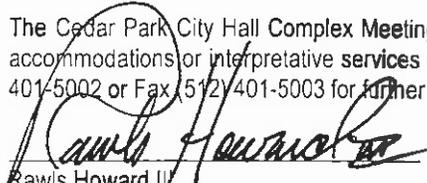
The City Attorney has approved the Executive Session Items on this agenda, if any.

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, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

DEC 14 '12 AM 9:36
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex 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 II
Development Services Department

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

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 20, 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"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input checked="" type="checkbox"/> JON LUX, Place 4 |
| <input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> VACANT, Place 7, Vice Chair | <input type="checkbox"/> HOLLY HOGUE, Place 6, Secretary |
| <input type="checkbox"/> MICHAEL DION, Place 3 | | |

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. Commissioner Dion and Secretary Hogue were absent. Place 7 was vacant. Four Commissioners were present and a quorum was declared.

2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
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 October 16, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of October 16, 2012 Minutes as submitted. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and 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:
 1. Ranch at Brushy Creek Section 3, Amended Plat of Lots 3 and 4, Block B (FPD-12-004)
0.469 acres, 1 residential lot
Located at 205/207 North Frontier Lane
Owner: Charles and Rebecca Glace
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

 2. Cedar Park Town Center Preliminary Plan (PP-12-006)
49.12 acres, 12 commercial lots
Located at the northwest corner of East Whitestone Boulevard and 183A Toll Road
Owner: Cedar Park Town Center LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

 3. Cedar Park Town Center Final Plat (FP-12-015)
49.12 acres, 12 commercial lots
Located at the northwest corner of East Whitestone Boulevard and 183A Toll Road
Owner: Cedar Park Town Center LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

4. Lakeline at Old Mill (SFP-12-014)
37.59 acres, 1 commercial lot and 1 condominium residential lot
Located on the north side of South Lakeline Boulevard at Old Mill Road
Owner: Milestone Community Builders
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
5. Abrantes Phase 1 (FP-12-016)
20.54 acres, 29 single family lots, 1 drainage/greenbelt lot, and 3 private street lots
Located on Arrow Point Drive south of East Whitestone Boulevard
Owner: Alkire LLP/Creekside Park LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Scottsdale Crossing Entry Road (FP-12-012)
1.31 acres, right-of-way
Located at Scottsdale Drive and 183A Toll Road
Owner: Dennis McDaniel, Pecan Grove-SPVEF, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
2. Scottsdale Crossing Phase I (FP-12-013)
9.13 acres, 45 single family lots, 2 landscape/open space lots
Located at Scottsdale Drive and 183A Toll Road
Owner: Dennis McDaniel, Pecan Grove-SPVEF, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
3. Scottsdale Crossing Phase II (FP-12-014)
7.513 acres, 39 single family lots
Located at Scottsdale Drive and 183A Toll Road
Owner: Dennis McDaniel, Pecan Grove-SPVEF, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
4. Cedar Park One, Section 1, Lot 1, Block Z (SFP-06-013)
2.06 acres, 1 commercial lot
Located at the northwest corner of Bagdad Road and Cedar Hills Boulevard
Owner: Cypress Junction Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
5. Buttercup Creek Phase V Section 12 (FP-12-011)
18.76 acres, 57 single family lots, 1 drainage/park lot
Located north of Nelson Ranch Loop at Lauren Trail
Owner: Forestar (USA) Real Estate Group, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

MOTION: Commissioner Lux moved to recommend approval of Consent Agenda Items 5A1 through 5B5 as presented. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: **NONE**
7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: **NONE**
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **NONE**
9. FUTURE LAND USE PLAN AMENDMENTS: **NONE**
10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. New Hope Plaza, Replat of Lot 1, Block A (SFP-12-009)
4.95 acres, 2 commercial lots
Located at 1501 East New Hope Drive
Owner: Walter Blount Investments, LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

Planning Manager Amy Link made the presentation and was available for questions. She advised that staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. The applicant was not present.

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

MOTION: Commissioner Lux moved to recommend approval of Item 10A, Case SFP-12-009, as presented by Staff. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

- B. Breakaway Park Section 7 Replat (SFP-12-012)
5.74 acres, 3 commercial lots
Located at 12201 West Parmer Lane
Owner: Mass Project Managers and Consultants
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

Planning Manager Amy Link made the presentation and was available for questions. She advised that staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. The applicant was not present.

A public hearing was held on the above item. Byron Stephens spoke against the Applicant's request. He was concerned about the development of the corridor. There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning creating smaller lots. Charles Rowland, City Attorney, advised that there is no discretion in accepting a subdivision if it meets state and local requirements.

MOTION: Commissioner Rogers moved to recommend approval of Item 10B, Case SFP-12-012, as presented by Staff. Commissioner Lux seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

- C. Hur Industrial Park II Section One, Replat of Lot 1 Block A (SFP-12-013)
18.22 acres, 3 commercial lots
Located at the northeast corner of Woodall Drive and Hur Industrial Boulevard
Owner: Hur Enterprises, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

Planning Manager Amy Link made the presentation and was available for questions. She advised that staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. The applicant was not present.

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

MOTION: Commissioner Lux moved to recommend approval of Item 10C, Case SFP-12-013, as presented by Staff. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

- D. Victory Baptist Church (SFP-11-002)
14.18 acres, 1 commercial lot
Located at 1775 East Whitestone Boulevard
Owner: Victory Baptist Church of Cedar Park Texas
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve variance and plat
1) Public Hearing on variance request
2) P&Z Action on variance request
3) P&Z Action on subdivision

Planning Manager Amy Link made the presentation and was available for questions. She advised that prior to approval of the Victory Baptist Church Subdivision plat, the Commission must consider a variance to Chapter 12, Subdivision Ordinance, Section 12.12.010(A)(5) Lot Arrangements to allow a lot depth more than three times the lot width. The lot width, as measured at the building setback line, is approximately 305 feet. The proposed depth of the lot is approximately 1,408.54 feet. The applicant's agent, Mark Roeder, was present.

Staff addressed the required general variance criteria as follows:

- There are special circumstances or conditions affecting the land involved.
✓ *Property is surrounded by legally platted lots, prohibiting any other lot configuration.*
- The special circumstances are not self-induced.
✓ *Surrounding lot configuration not created by the applicant.*
- Strict application of ordinance would result in undue hardship, depriving applicant of reasonable use of land.

- ✓ *Property owner would be unable to develop the property without variance, as 4 acre tract is an existing illegal remainder tract.*
- Variance is necessary for preservation of property rights.
 - ✓ *Granting the variance will allow creation of a 14 acre developable lot.*
- Granting the variance will not be detrimental to the public health/safety/welfare.
 - ✓ *Granting the variance will not circumvent the requirements to develop the tract in accordance with City regulations.*
- Granting the variance will not prevent orderly development of the property.
 - ✓ *Granting the variance will allow orderly, legal development of the 14 acre lot.*

Staff supported the applicant's request and recommended approval of the lot depth variance and 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 to Approve Findings and Grant Variance: Based on the previous evidence validating that the lot depth variance request for the property located at 1775 East Whitestone Boulevard had met the required variance criteria as presented by staff, Commissioner Lux made a motion that the Commission grant the lot depth variance request by Victory Baptist Church (SFP-11-002). Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

MOTION to Approve Subdivision: Commissioner Lux moved to recommend approval of Item 10D, Case SFP-11-002, as presented by Staff. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

- E. Abrantes Subdivision Preliminary Plan (PP-12-005)
61.73 acres, 91 single family lots, 1 commercial lot, 2 drainage/water quality/greenbelt lots, 2 landscape lots, 4 private street lots
Located on Arrow Point Drive, south of East Whitestone Boulevard
Owner: Alkire LLP/Creekside Park LTD
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve variance and plat
- 1) Public Hearing on private street variance request
 - 2) P&Z Action on private street variance request
 - 3) P&Z Action on preliminary plan

Planning Manager Amy Link made the presentation and was available for questions. She advised that prior to approval of the Abrantes Subdivision preliminary plat, the Commission must consider a variance to Chapter 12, Subdivision Ordinance, Section 12.12.003(D) Access to Lots which states that each lot in a subdivision shall abut an existing or proposed public street. The Abrantes Subdivision has proposed private streets.

Staff addressed the required general variance criteria as follows:

- There are special circumstances or conditions affecting the land involved.
 - ✓ *Property is bisected by Spanish Oak Creek, creating a unique property configuration.*
- The special circumstances are not self-induced.
 - ✓ *Spanish Oak Creek is a natural feature located on the property, not created by the property owner.*

- **Strict application of ordinance would result in undue hardship, depriving applicant of reasonable use of land.**
 - ✓ *Property owner wishes to develop a single family subdivision consistent with the single family zoning designation.*
 - ✓ *Private streets would be constructed in accordance with regulations established by ordinance.*
- **Variance is necessary for preservation of property rights.**
 - ✓ *Granting the variance will allow creation of a single family subdivision in accordance with the single family zoning designation.*
- **Granting the variance will not be detrimental to the public health/safety/welfare.**
 - ✓ *Allowance of private streets will eliminate the possibility of cut-through traffic from RM 1431 to the existing Creekview and Silverado West subdivisions south and west of the tract.*
 - ✓ *Emergency access provided via access easements within the private streets.*
- **Granting the variance will not prevent orderly development of the property.**
 - ✓ *Development will comply with private street regulations established by ordinance.*

Staff supported the applicant's request to allow lots within the proposed subdivision to abut private streets with the following recommendation: If the roads became public, there would be an assurance, via easement or similar instrument, that the roads could be widened to collector road specifications in the future without condemning property. Staff recommended approval of the private street variance with the above condition and approval of the preliminary plan. The applicant's agent, Geoff Guerrero, was present. Rod Madden, developer, was also present to answer questions. City Attorney Charles Rowland advised that the City has a gated community ordinance.

A public hearing was held on the above item. The following people completed recognition cards and spoke to the Commission: 1) Robert Solis (neither for nor against request), 2) Rex Adamson (against request), 3) Markus Hogue (for request), 4) Karl Hopfer (for request), 5) Ryan Esters (for request), and 6) Timothy Volking (for request). The use of Lot 34 was questioned. Development Services Director Rawls Howard advised that it would be a landscape lot. There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION to Approve Findings and Grant Variance: Commissioner Balestiere made a motion that the Commission grant the requested private street variance based on the above criteria pertaining to the Abrantes Subdivision (PP-12-005) with the following condition that if the roads ever become public, assurance, via easement or similar instrument, that the roads could be widened to collector road specifications in the future without condemning property. Commissioner Lux seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

MOTION to Approve Subdivision: Commissioner Lux moved to recommend approval of Item 10E, Case PP-12-005, as presented by Staff. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

11. **CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): NONE**
12. **DISCUSSION AND POSSIBLE ACTION:**

A. Ordinance amendments

1. Discussion and Possible Action on a proposed revision to Chapter 11, Zoning Ordinance, Article 11.02 Zoning Districts and Regulations; to renumber Division 37: Land Use Chart Comparison to Division 38 and to rename Division 37, establishing an Entertainment Center Overlay. (OA-12-005)

Director Rawls Howard made the presentation and was available to answer questions. He advised that the purpose of the amendment was to provide additional regulations supplemental to the designated underlying zoning district for greater control over the aesthetic and functional characteristics of development in the area surrounding the Cedar Park Center.

There was general discussion among the Commissioners concerning the method of determining measurement of the limitation of office use to 25% of the total land area. The Commission requested that staff bring back examples to the next meeting.

MOTION: Chair Kauffman moved to table Item 12A1 to the next Planning and Zoning Commission meeting. Commissioner Lux seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

2. Discussion and possible action on a proposed revision to Chapter 11 Zoning Ordinance, Article 11.03 Height, Setback and Lot Requirements for All Districts, by deleting Division 2: Variances to Building Setbacks and Lot Standards and revising Article 11.10 Boards and Commissions, Division 1: Board of Adjustment regarding variance criteria. (OA-12-006)

Director Rawls Howard made the presentation and was available for questions. He advised that the purpose of the proposed amendment was to clarify the variance criteria within the Zoning Ordinance and align with state law and documented case law. The proposed amendments would remove separate standards and processes for granting lot variances and replace with general State language findings and well-established processes. The benefits of the proposed revision include: referencing one set of variance findings and one place to find it; falling back to commonly-known State findings language; and complying with current State and case law.

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 approve the proposed ordinance amendment as presented by Staff. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

3. Discussion and possible action on a proposed revision to Chapter 12, Subdivision Ordinance, Article 12.12 Design Standards, Section 12.12.010(A)(7) Lot Arrangements regarding flag lots and to Section 12.12.019 Variances to Design Standards to revise variance criteria. (OA-12-006)

Director Rawls Howard made the presentation and was available for questions. He advised that the proposed amendment would reduce review time of subdivisions for developers, provide review predictability and consistency for developers and the Planning and Zoning Commission, remove "specialty" variance findings and transfer to administrative waivers, and replace with commonly-known State variance findings.

Chair Kauffman suggested that the word "all" in Item 7E of the proposed Ordinance amendment be changed to "any".

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: Chair Kauffman moved to approve the proposed ordinance amendment as presented by Staff with the additional change made by the Commission. Commissioner Lux seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

4. Discussion and possible action on a proposed revision to Chapter 12, Subdivision Ordinance, Article 12.12 Design Standards, Section 12.12.004 Sidewalks to add a provision for an administrative waiver. (OA-12-009)

Engineering Director Darwin Marchell made the presentation and was available for questions. The Engineering Department has initiated revisions to the Subdivision Design Standards Code Section 12.12.004 on Sidewalks to include language providing the Director of Planning with authority to grant a sidewalk waiver when specific circumstances are met, and for general language clean-up.

The use of the waiver would require the following situations:

- The roadway fronting the proposed development is existing and categorized as a local residential roadway; and
- The existing roadway fronting the proposed development was constructed without raised curb and gutter; and
- The existing roadway fronting the proposed development has no existing sidewalks on either lot adjacent to the proposed development; and
- The proposed development has provided a minimum ten foot (10') wide pedestrian easement along the frontage of the existing roadway fronting the proposed development for which the waiver is being requested.

The Commissioners requested the following changes to the proposed revisions:

- Sec. 12.12.004 Sidewalks – Change “(b)” to “(a)”.
- Sec. 12.12.004 (b) (1) – Change from “development” to “single family”.
- Sec. 12.12.004 (c) – Change “described in (c)” to “described in (b)”.

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 approve the proposed ordinance amendment as presented by Staff with the changes made by the Commission. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

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. Comprehensive Plan Advisory Committee Members

Director Rawls Howard advised that the City Council was in the process of assigning people to serve on the Comprehensive Plan Advisory Committee (CPAC). They recommended that two Planning and Zoning Commissioners participate on the committee.

B. Commissioners Comments. **NONE.**

C. Request for Future Agenda Items.

Commissioner Rogers requested that an item to review and reduce plat notes be included on a future agenda.

City Attorney Charles Rowland suggested that the Commission appoint a temporary Secretary to sign documents because Secretary Hogue was absent.

MOTION: Commissioner Lux moved to appoint Commissioner Balestiere as temporary Secretary for the November 20, 2012 Planning and Zoning Commission meeting. Commissioner Rogers seconded the motion. The motion passed unanimously, 4-0, with two absent and one place vacant.

D. Designate Delegate to Attend Next Council Meetings on November 29th and December 13th.
Commissioner Lux advised that the zoning cases on October 25th were first readings. The zoning cases on November 8th all issues were approved except Z-12-014 which was tabled.
Commissioner Lux volunteered to attend the November 29th Council meeting. Commissioner Balestiere volunteered to attend the December 13th Council meeting.

14. ADJOURNMENT

Chair Kauffman adjourned the meeting at 9:08 p.m.

PASSED AND APPROVED THE 18TH DAY OF DECEMBER, 2012.

NICHOLAS KAUFFMAN, Chairman

ATTEST:

HOLLY HOGUE, Secretary

December 18,
2012
Subdivision

Planning and Zoning Commission
RR Tract Preliminary Plan

**Item:#
5A1**

Case Number: PP-12-007

OWNER: Bula Lewis Farms

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: On the west side of Ronald Reagan Boulevard, north of RM 1431

COUNTY: Williamson

AREA: 22.15 acres

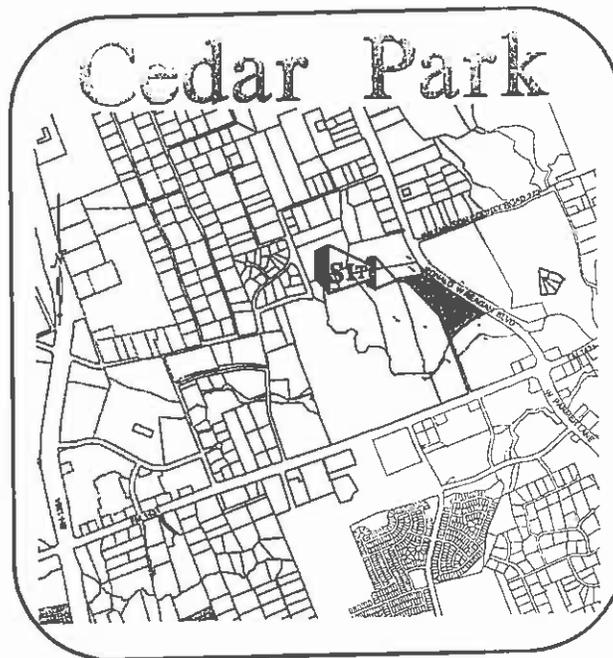
ZONING: Town Home Residential (TH)

SUBDIVISION DESCRIPTION: 88 townhome lots, 2 open space lots and 1 water quality pond

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.



December 18,
2012

Subdivision

Planning and Zoning Commission

Twin Creeks Sec 18 Replat

Item:#
5A2

Case Number: SFP-12-017

OWNER: Scott Muller

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 3201 Abbotsbury Drive

COUNTY: Travis

AREA: 20.45 acres

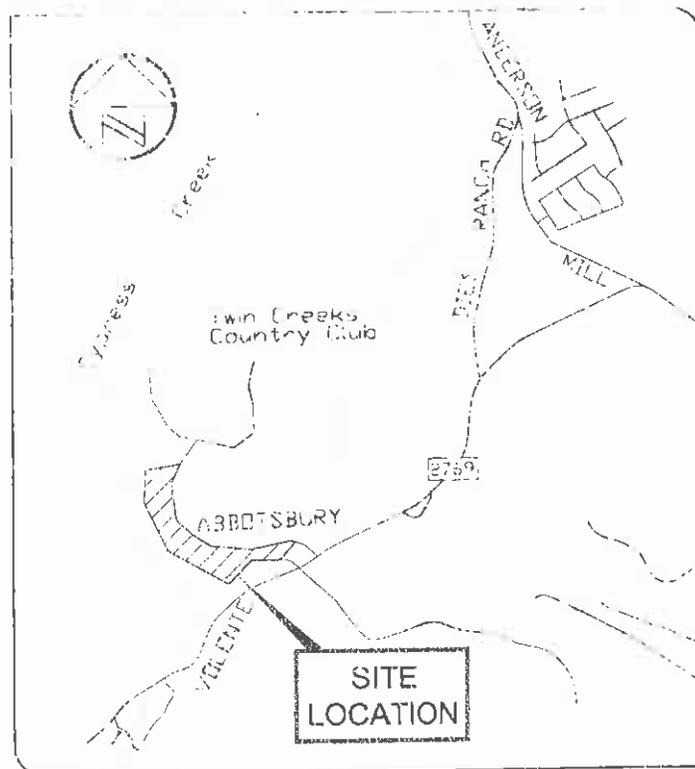
ZONING: None (ETJ)

SUBDIVISION DESCRIPTION: replat one lot into 3 residential lots

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.



December 18,
2012

Planning and Zoning Commission
**Twin Creeks Country Club Section 11,
Resub**

**Item:#
5A3**

Subdivision

Case Number: SFP-12-016

OWNER: Twin Creeks Golf Group LP

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 3201 Twin Creeks Club Drive

COUNTY: Travis

AREA: 8.09 acres

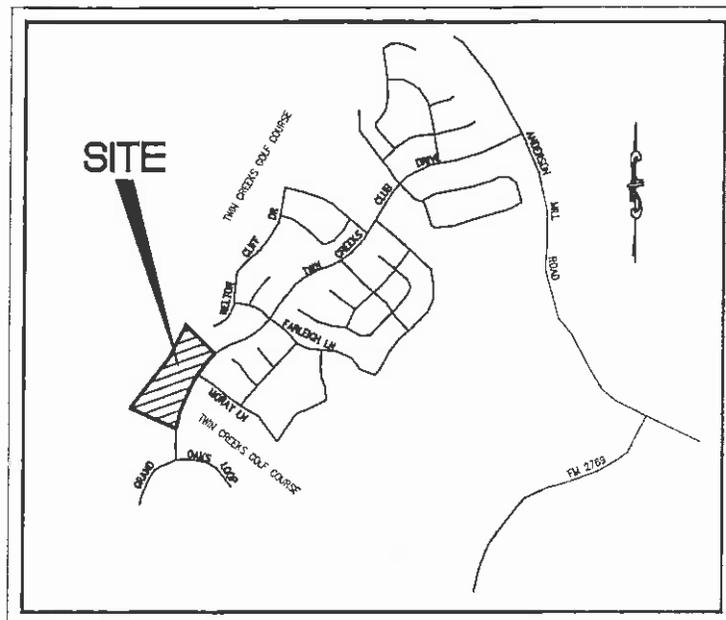
ZONING: None (ETJ)

SUBDIVISION DESCRIPTION: resubdivide 1 lot into 2 lots

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.



December 18,
2012

Planning and Zoning Commission

Item:#

Subdivision

Caspita Subdivision

5B1

Case Number: FP-12-017

OWNER: Caspita Industries Limited

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: South Lakeline Boulevard, just north of Old Mill Road

COUNTY: Williamson

AREA: 4.53 acres

ZONING: LR and LR-CO

SUBDIVISION DESCRIPTION: 1 commercial lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve

December 18,
2012
Subdivision

Planning and Zoning Commission
Abrantes Phase 1

**Item:#
5B2**

Case Number: FP-12-016

OWNER: Alkire LLP/Creekside Park LTD

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: On Arrow Point Drive south of East Whitestone Boulevard

COUNTY: Williamson

AREA: 20.54 acres

ZONING: SF-1

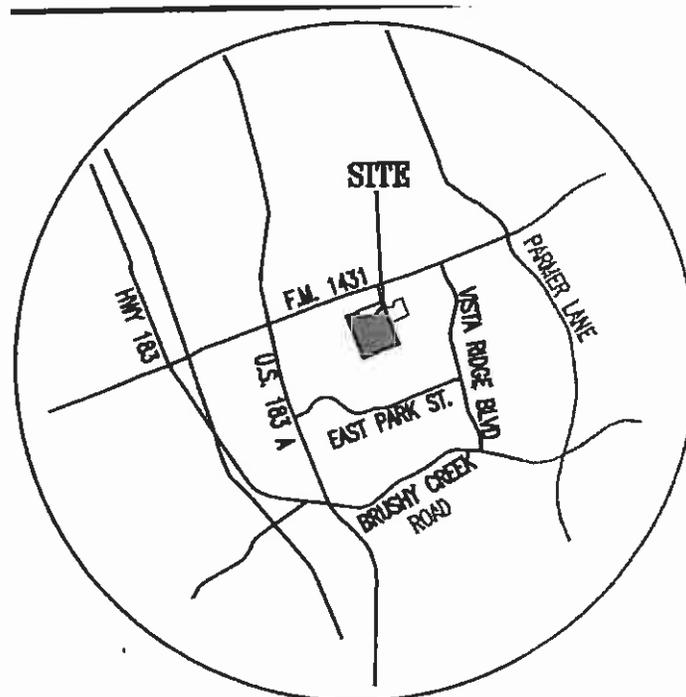
SUBDIVISION DESCRIPTION: 29 single family lots, 1 drainage/greenbelt lot and 3 private street lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat



December 18,
2012

Planning and Zoning Commission
**Cedar Park Town Center Phase II
Preliminary Plan**

**Item:#
5B3**

Subdivision

Case Number: PP-12-006

OWNER: Cedar Park Town Center LP

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Northwest corner of East Whitestone Boulevard and 183A Toll Road

COUNTY: Williamson

AREA: 49.12 acres

ZONING: Planned Development (PD)

SUBDIVISION DESCRIPTION: 11 commercial lots, 1 trail/open space lot

STAFF COMMENTS:

This plan meets all state and local requirements.

STAFF RECOMMENDATION:

Approve the plan with the following conditions:

- 1) Finalize reciprocal access agreement
- 2) Finalize Traffic Impact Analysis



December 18,
2012

Planning and Zoning Commission
**Cedar Park Town Center Phase II
Final Plat**

**Item:#
5B4**

Subdivision

Case Number: FP-12-015

OWNER: Cedar Park Town Center LP

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Northwest corner of East Whitestone Boulevard and 183A Toll Road

COUNTY: Williamson

AREA: 49.12 acres

ZONING: Planned Development (PD)

SUBDIVISION DESCRIPTION: 11 commercial lots, 1 trail/open space lot

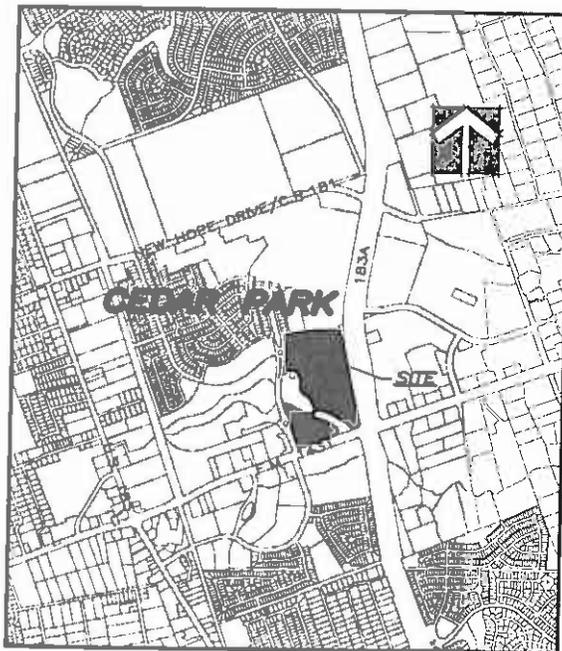
STAFF COMMENTS:

This plan meets all state and local requirements.

STAFF RECOMMENDATION:

Approve the plan with the following conditions:

- 1) Finalize reciprocal access agreement
- 2) Finalize Traffic Impact Analysis



December 18,
2012
Zoning

Planning and Zoning Commission

Item:
7A & 8A

100 & 102 Valk Street

Case Number: # Z-12-017

OWNER/AGENT: Kenneth and Beatrice Fincher

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 100 and 102 Valk Street

COUNTY: Williamson County

AREA: 0.43 acres

EXISTING ZONING: Local Retail (LR)

PROPOSED ZONING: Duplex Residential (DP)

STAFF RECOMMENDATION: Local Retail (LR)

EXISTING FUTURE LAND USE DESIGNATION: Low Density Residential

PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 0.43 acres located at 100 and 102 Valk Street from Local Retail to Duplex Residential.

EXISTING SITE and SURROUNDING LAND USES:

The subject lots are currently developed with duplexes. Single family residential lots are located west of the tract, developed General Retail (GR) zoned property is located south of the tract and North Bell Boulevard is located to the east. Valk Street bounds the tract to the north, with developed LR zoned property on the north side of Valk Street.



December 18,
2012
Zoning

Planning and Zoning Commission
100 & 102 Valk Street

**Item:
7A & 8A**

Case Number: # Z-12-017



Hill Country Water Gardens

Z-12-017

View looking
west on Valk
Street

December 18,
2012
Zoning

Planning and Zoning Commission

100 & 102 Valk Street

**Item:
7A & 8A**

Case Number: # Z-12-017

PURPOSE OF REQUESTED ZONING DISTRICT:

The Duplex Residential District, DP, is established to provide for urban mixed lots that allow for low density multifamily residential developments at a smaller scale. The DP District is intended to encourage a diversity of housing opportunities consistent with the comprehensive plan and standards of public health, safety and welfare. This district is inappropriate as infill zoning between lots developed as single family, detached dwellings within a neighborhood development. This district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where trips generated from development in the district do not impact lower density areas. It may be considered as a transitional zoning for tracts adjacent to higher intensity uses. Nonresidential uses are provided to maintain a balanced, orderly, convenient, and attractive residential area. The nonresidential uses permitted in this district are considered compatible with the residential character of this district in order to preserve its value, safety and quality of life.

PERMITTED USES IN DP:

Duplexes
Extended Care Facilities
Parks, Playgrounds
Places of Worship
Public Buildings, uses
Real Estate Sales Offices (temporary during development)
Single-family, detached
Utility Services, general

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Low Density Residential uses, with compatible zoning districts such as Single Family-Large Lot (SF), Single Family-Large Suburban Lot (SF-1), Single Family- Large Urban Lot (SF-2) and Single Family-Urban Lot (SF-3) and Manufactured Home Residential (MH).

The existing LR zoning designation does not comply with the FLUP. This site was part of the original city that was zoned in 1975. The City's first Comprehensive Plan was not adopted until 1998. At that time, it is believed that the FLUP designation was established based upon the overall development in the area, which was predominantly low density residential.

The applicant's request for DP does not comply with the Future Land Use Plan (FLUP). The DP district requires a Medium Density Residential FLUP designation. A Medium Density Residential designation would allow zoning districts such as Duplex Residential (DP), Condominium Residential (CD), and Townhome Residential (TH).

A FLUP amendment is being processed concurrently with this rezoning request. See agenda item 9A.

December 18, 2012 Zoning	<i>Planning and Zoning Commission</i> 100 & 102 Valk Street	Item: 7A & 8A
Case Number: # Z-12-017		

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

North Bell Boulevard is classified as a major arterial and forms the eastern boundary of the tract.

Valk Street, located north of the tract, is classified as a local street.

Water and Wastewater Utilities:

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

Subdivision:

The property is subdivided as Lots 1 and 2 of the Cedar Park Square Subdivision.

Setback Requirements:

	Duplex Residential (DP)
Front setback	25'
Side setback	10'
Side Setback at Street	25'
Rear setback	10'

Architectural Requirements:

Structures built within the DP district require 75% masonry construction.

CASE HISTORY:

This site was a part of the original City that was zoned in 1975 and was given a General Business District (B-1) zoning designation. When initially established, the B-1 district permitted multifamily development. However, over the years, the district has been amended and is now known as the Local Retail (LR) district, which no longer permits residential uses.

December 18, 2012 Zoning	<i>Planning and Zoning Commission</i> 100 & 102 Valk Street	Item: 7A & 8A
Case Number: # Z-12-017		

STAFF COMMENTARY:

Staff does not support the applicant's request for the following reasons:

1. The applicant's request is not compliant with the FLUP.
2. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues and retail growth.
3. The Bell Boulevard corridor was established as a commercial artery. The City is currently drafting a redevelopment plan along Bell Boulevard that will encourage revitalization of this arterial. This site is located at the corner of a major arterial and a DP zoning designation would limit future commercial development of this tract.

STAFF RECOMMENDATION:

Staff does not support the applicant's request for DP and recommends retention of the LR designation.

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

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman December 5, 2012
19 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (January 24, 2013) 1ST Reading
(February 14, 2013) 2ND Reading

December 18,
2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission

100 and 102 Valk Street

Item:
9A

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the rezoning request for 100 and 102 Valk Street (Z-12-017), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 0.43 acres located at 100 and 102 Valk Street from Low Density Residential to Medium Density Residential

The Medium Density Residential designation is compatible with the following zoning districts: Duplex Residential (DP), Condominium Residential (CD), and Townhome Residential (TH).

Staff does not recommend approval of this request, as it would create an isolated medium density residential area, inhibiting future retail growth. Additionally, the request does not support the economic development goals of the Comprehensive plan, as the proposed use would not provide increased sales tax revenue or allow commercial/retail development.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP. The acreage difference is so small, the percentage change was not affected.

Land Use	Current Area/Percentage		Proposed Amendment/Percentage		% Change
	Area	Percentage	Area	Percentage	
Employment Center	1392.81 ac	7.19%	1392.81 ac	7.19%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	329.78 ac	1.70%	0%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.14 ac	48.64%	9422.71 ac	48.64%	0%
Medium Density Residential	294.85 ac	1.52%	295.28 ac	1.52%	0%
Neighborhood Office/Retail/Commercial	2142 ac	11.06%	2142 ac	11.06%	0%
Parks and Open Space	2306.38 ac	11.91%	2306.38 ac	11.91%	0%
Regional Office/Retail/Commercial	2108.3 ac	10.88%	2108.3 ac	10.88%	0%

100 and 102 Valk Street



December 18,
2012

Subdivision

Planning and Zoning Commission
**Parkwest Estates Section 1, Resubdivision of
a portion of Lots 1, 2 and 3 of Cedar Park
Ranchettes Subdivision**

**Item:#
10A**

Case Number: FP-12-010

OWNER: RH of Texas Limited Partnership

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Located on the north side of Park Street just west of Parkway Subdivision

COUNTY: Williamson

AREA: 16.387 acres

ZONING: Single Family Large Lot (SF)

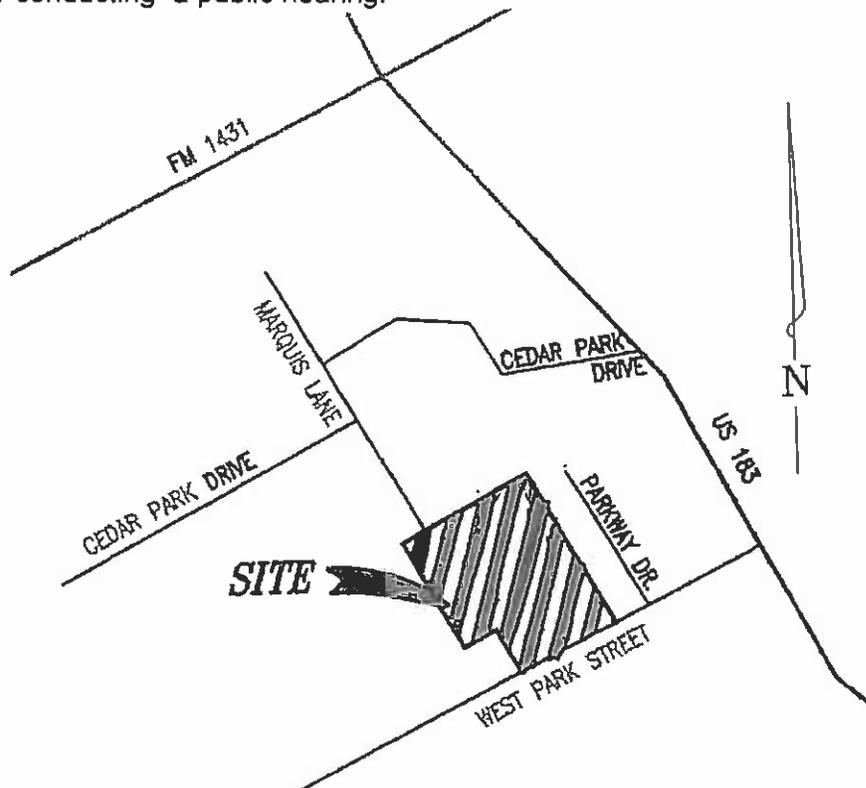
SUBDIVISION DESCRIPTION: 44 single family lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat after conducting a public hearing.



December 18,
2012

Planning and Zoning Commission

Item:
12A1

Ordinance
Amendment

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

OA-12-005

STAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktexas.gov

City Council has expressed interest in establishing an overlay district surrounding the Cedar Park Event Center to guide development in the area. This amendment focuses on uses to be permitted within the Overlay. Staff is presenting the following language for discussion and possible action.

Based upon discussions at the November 20th P&Z meeting, staff will present options at the meeting regarding percentage of office use to be permitted within the overlay.

DIVISION 37: ~~LAND USE CHART COMPARISON~~ ENTERTAINMENT CENTER OVERLAY, ECO

Sec. 11.02.324 Purpose

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

Sec. 11.02.325 Entertainment Center Overlay boundaries

The ECO standards set forth in this Division apply to development and use of all land as identified on the City’s Planning and Zoning Map as designated therein.

Sec. 11.02.326 Uses permitted

The following uses are permitted in the ECO either by right or by CUP, as designated in the table below; provided, however, the use must be permitted within the underlying zoning district. Any use not listed in this table is not permitted within the ECO.

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Planning and Zoning Commission

**Item:
12A1**

Ordinance
Amendment

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

OA-12-005

Use*	Permitted by Right	Permitted by CUP
Administrative Offices ¹	X	
Art Gallery	X	
Art Gallery with retail sales	X	
Art Studio	X	
Automatic Teller Machines	X	
Bakery, retail ²	X	
Bar	X	
Bed and Breakfast	X	
Commercial Parking Lots		X
Concert Halls and Meeting Rooms	X	
Convenience Store ²		X
Food Sales, limited	X	
Historic Landmark	X	
Hotel	X	
Indoor Sports and Recreation	X	
Medical Offices ¹	X	
Motel		X
Outdoor sports and recreation		X
Professional Offices ¹	X	
Places of Worship	X	
Residential Over Commercial/Office		X
Restaurant, General ²	X	
Restaurant, Limited ²	X	
Retail Gift Store	X	
Retail Store		X
Special Events	X	
Theaters, Indoor	X	
Theaters, Outdoor	X	
Transit Station		X

¹ Office use shall be limited to 25% of the total land area within the entire ECO, based on footprint of the building.

² Drive thru services are prohibited

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Planning and Zoning Commission

**Item:
12A1**

Ordinance
Amendment

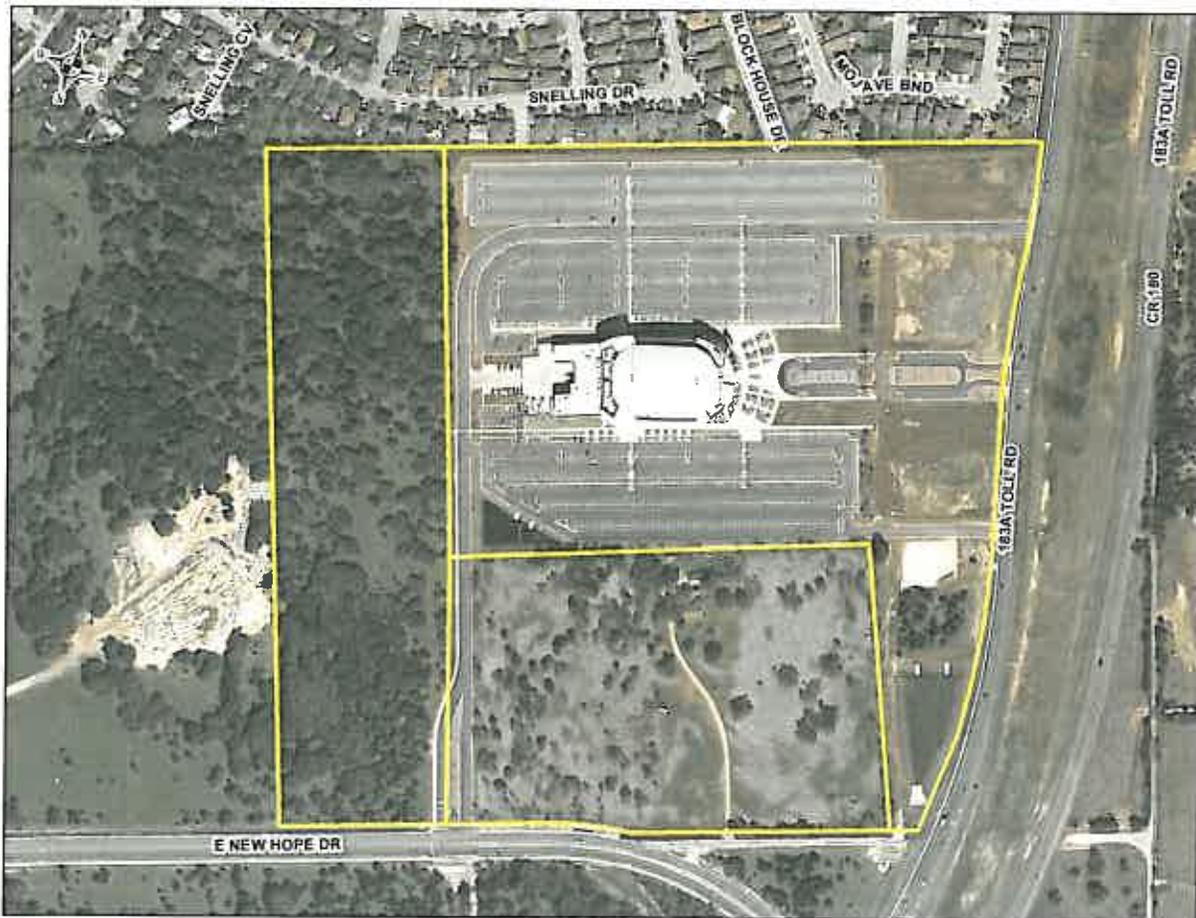
**Ordinance Amendment - Zoning Chapter 11
Regarding Establishment of an Entertainment
Center Overlay**

OA-12-005

As a result of renaming Division 37 to establish the Entertainment Center Overlay, a new Division 38 has been created and the Land Use Chart Comparison table will be moved to this new Division 38. The only modification will be to the Division; all Section numbers will remain the same.

DIVISION 38: LAND USE CHART COMPARISON

Entertainment Center Boundary Map



December 18,
2012

Planning and Zoning Commission

**Item:
12A2**

Ordinance
Amendment

**Ordinance Amendment - Zoning Chapter 11
Division 14 – Multifamily, Adding Design
Requirements for Multifamily Developments**

OA-12-005

STAFF: Rawls Howard, 401-5066, rawls.howard@cedarparktexas.gov

Staff is proposing amendments to Division 14 of the Zoning Chapter to provide additional design standards for multifamily developments. These standards require greater architectural detailing on the exterior building elevations and ensure development of amenities within the multifamily site. In addition, the standards increase compatibility requirements when multifamily sites are adjacent to single family residential developments.

Addition to Section 11.02.117 Building Regulations

G. Design standards for buildings shall include the following items listed below. Other recognized architectural designs may be approved by the Planning Director in order to permit a more flexible or creative design if found to be keeping with the spirit and intent of this Division.

1. Building elevation variation.

Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.

2. Exterior wall finish.

Exterior building facades must conform to the standards in Section 11.03.001 and Article 11.05. In addition, at least 50% of required masonry materials shall be stone or brick. The use of non-masonry materials shall be limited to accent features.

3. Exterior stairwells.

No stairwells shall be permitted on any exterior building elevation. Stairwells intended for emergency access, not designed for public use, are exempt from this standard.

4. Secondary structures, including garages, mail center kiosks, and other similar structures shall be 100 percent masonry and constructed of similar materials as the principle structure.

H. *Orientation requirements.*

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2012

Planning and Zoning Commission

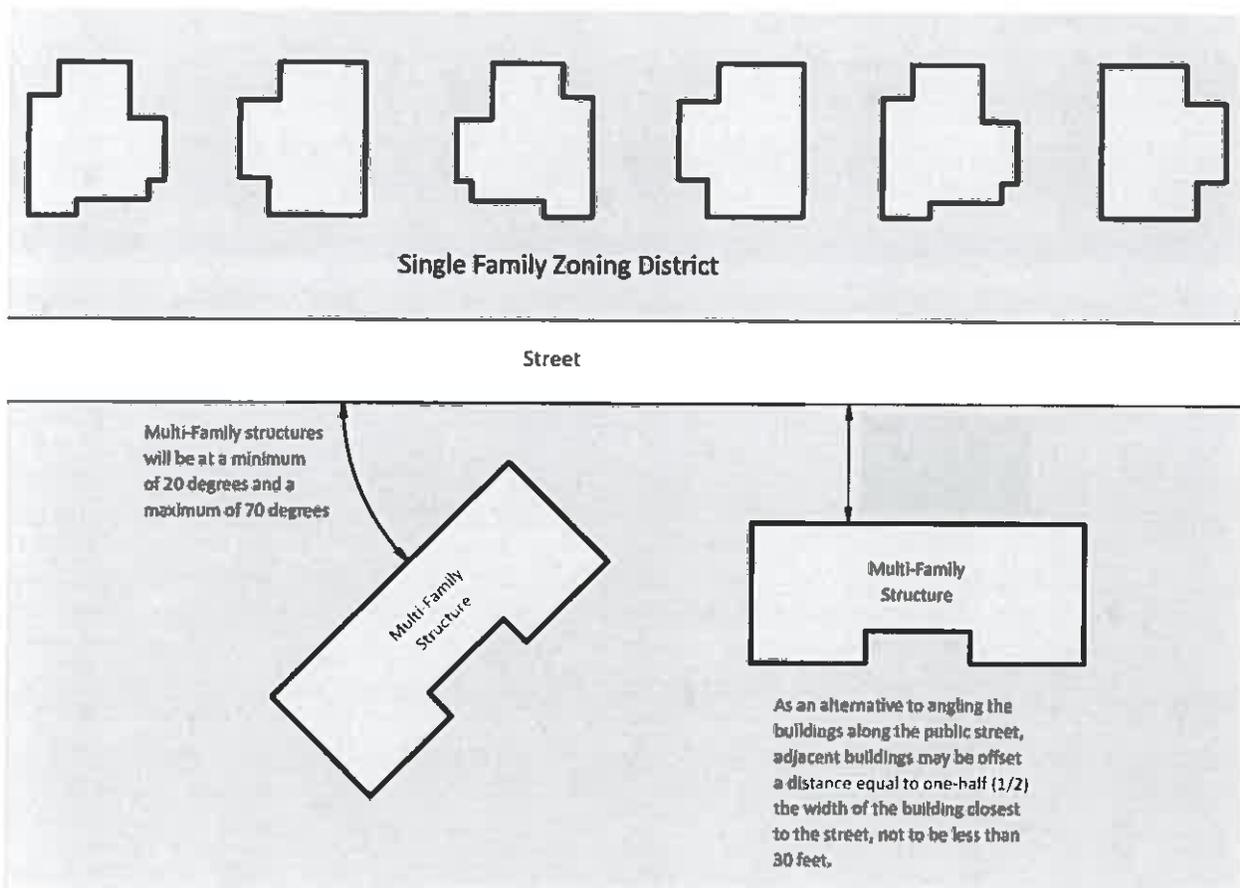
Item:
12A2

Ordinance
Amendment

Ordinance Amendment - Zoning Chapter 11 Division 14 – Multifamily, Adding Design Requirements for Multifamily Developments

OA-12-005

1. Residential buildings adjacent to single family zoning districts and public streets shall be angled, at a minimum, 20 degrees to a maximum 70 degrees.
2. As an alternative to the angling provision for buildings adjacent to public streets, buildings may provide a setback equal to one-half the width of the building closest to the street, not to be less than 30 feet.
3. To illustrate the foregoing orientation requirements, please see the following figure:



1. **Windows.** Windows shall be provided with trim and shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

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2012

Planning and Zoning Commission

**Item:
12A2**

Ordinance
Amendment

**Ordinance Amendment - Zoning Chapter 11
Division 14 – Multifamily, Adding Design
Requirements for Multifamily Developments**

OA-12-005

J. Special design features. A minimum of five (5) features from the following list shall be incorporated into the building design:

1. Bay window.
2. Arched window.
3. Gable window.
4. Oval or round windows.
5. Shutters.
6. Arched entry, balcony or breezeway entrance.
7. Stone or brick accent wall.
8. Decorative stone or brick band.
9. Decorative tile.
10. Veranda, terrace, porch or balcony.
11. Projected wall or dormer.
12. Variation of roof lines on the building.
13. Decorative caps on chimneys.
14. Entry onto the public façade for ground floor units facing the public ROW.
15. Other feature as approved by the Planning Director.

K. Roof-mounted mechanical equipment. All roof-mounted mechanical equipment shall be fully screened from public view. Screening shall utilize the same or similar materials as the principal structure.

Addition to Section 11.02.118 Regulations specific to this district

B. Amenities. At least one amenity accessible to all residents shall be required for each multifamily complex with fifty (50) or more dwelling units. Additional amenities shall be included at the following rate:

Number of Dwelling Units	Minimum Number of Amenities
0-49	1
50-99	2
100-149	3
150-199	4
200-249	5
250 or more	6

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2012

Planning and Zoning Commission

**Item:
12A2**

Ordinance
Amendment

**Ordinance Amendment - Zoning Chapter 11
Division 14 – Multifamily, Adding Design
Requirements for Multifamily Developments**

OA-12-005

Amenities include but are not limited to the following:

- Playground equipment.
- Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth twenty-five (25) feet.
- Private fitness facility.
- Picnic area, to contain no fewer than two (2) tables and two (2) cooking grills.
- Swimming pool.
- Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device).
- Tennis court.
- Basketball court.
- Volleyball court.
- Nature trails

C. Garage requirements.

1. No less than fifty percent (50%) of required resident parking shall be within garages.
2. Garages may be part of the dwelling structure.
3. Detached garages shall not consist of more than six (6) garage doors.
5. Garage doors on buildings adjacent to a public street must face internally to the development.

D. Parking and circulation requirements.

1. All remaining required residential parking that is not within garages shall be covered by a canopy that matches the design and materials used on the dwelling structures.
2. Access to single family alleys from a multifamily development is prohibited, except for emergency access.

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2012

Planning and Zoning Commission

**Item:
12A2**

Ordinance
Amendment

**Ordinance Amendment - Zoning Chapter 11
Division 14 – Multifamily, Adding Design
Requirements for Multifamily Developments**

OA-12-005

E. Landscaping. In addition to the regulations located in Article 14.07, all multifamily projects are required to comply with the landscape requirements of the corridor overlay located in Section 14.07.006(B)(6).

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

Zoning District	RA	MH	ES	SF	SF-1	SF-2	SF-3	TH	CD	DP	MF
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	48'
	(1)										(6)

6. MF District only, principal structures shall not exceed one story within fifty (50) feet of the property line when it abuts a single family residential use or a single family residential district. *Principle structures located within 50' to 150' of a single family residential use or a single family residential district shall not exceed 35'.* Accessory buildings shall be a maximum of one story, not to exceed 15 feet in height.