



CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 19, 2013 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"/> AUDREY WERNECKE, 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 January 15, 2013
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. Ranch at Brushy Creek Section 9B (FP-13-001)
13.915 acres, 37 residential lots, 1 parkland lot
Located on Stiles Lane near Williams Way
Owner: Standard Pacific of Texas
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 2. Dies Ranch Road Subdivision (SFP-13-001)
10.147 acres, 2 commercial lots
Located at the northwest corner of Anderson Mill Road and Dies Ranch Road
Owner: Birdwell Investments, LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

3. Avalon Cedar Park (SFP-13-002)
4.83 acres, 3 commercial lots
Located at the intersection of Lakeline Boulevard and Old Mill Road
Owner: 183 BLW LP and Evelyn LP & ET AL
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Cedar Park Highlands Subdivision (SFP-12-008)
29.67 acres, 3 commercial lots
Located near the northwest corner of East Whitestone Blvd. and Ronald Reagan Blvd.
Owner: Wal-Mart Real Estate Business Trust
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Caspita Industries Inc. Z-12-020 – Postponement request by applicant to March 19, 2013
- B. Cedar Park Self Storage Conditional Use Site Development, SD-12-00027 – Postponement request by staff to March 19, 2013

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:

- A. Lakeline and Old Mill, Z-13-001 (related to item 8A)
- B. Ambition Park, Z-12-019 (related to item 8B)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by 183 BLW LP & Evelyn LP & Et Al to rezone approximately 0.689 acres from General Office (GO) to General Retail (GR), and to rezone approximately 1.139 acres from Local Retail (LR) to General Office (GO), and to rezone approximately 0.688 acres from Local Retail (LR) to General Retail (GR) for property located at the northwest corner of Lakeline Boulevard and Old Mill Road. (Z-13-001)
Owner: 183 BLW LP & Evelyn LP & Et Al
Agent: David Krukiel
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Office (GO) and Local Retail (LR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

- B. Consider a request by Ray McFarland and Phoenix Joint Venture to rezone approximately 45.885 acres from Light Industrial (LI) to Planned Development (PD) for property located at 12450, 12518 and 12700 Anderson Mill Road. (Z-12-019)
Owner: Ray McFarland and Phoenix Joint Venture
Agent: Aaron Pesek
Staff Resource Person: Amy Link
Staff proposal to P&Z: Planned Development (PD)
 - 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 the intersection of Lakeline Boulevard and Old Mill Road (related to Z-13-001)

- 10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): **NONE**

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

- 12. ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consideration on a proposed revision to Chapter 11 Zoning Ordinance, Article 11.03 Height, Setback and Lot Requirements for All Districts; and Article 11.12 Definitions to add definitions for existing and finished grade and establish height requirements based upon existing or finished grade.
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

- 13. DISCUSSION AND POSSIBLE ACTION: **NONE**

- 14. 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 January 24th and February 14th
 - B. Director and Staff Comments
 - 1. Joint meeting with City Council set for March 7, 2013
 - C. Commissioners Comments
 - D. Request for Future Agenda Items
 - E. Designate Delegate to Attend Next Council Meetings on February 24, 2013 and March 14, 2013.

- 15. 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.

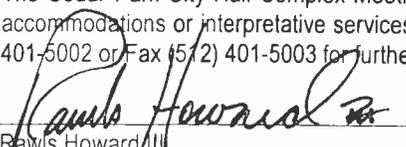
CERTIFICATE

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:

FEB 15 '13 PM 1:38

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 III

Development Services Department

Notice Removed: _____

Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 15, 2013 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- SCOTT ROGERS, Place 1 NICHOLAS KAUFFMAN, Place 5, Chair VACANT, Place 4
 THOMAS BALESTIERE, Place 2 KELLY BRENT, Place 7 HOLLY HOGUE, Place 6, Secretary
 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 Balestiere arrived at 6:48 P.M. during Item 9A. Place 4 was vacant. Five 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 December 18, 2012
Chair Kauffman requested that "(or doors)" be removed from Item 12A2, second paragraph.

MOTION: Commissioner Rogers moved to approve the Minutes of the Regular Meeting of December 18, 2012 Minutes as amended. Commissioner Brent seconded the motion. The motion passed unanimously, 5-0, with one absent and Place 4 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. RECOGNITION OF FORMER PLANNING AND ZONING COMMISSIONER(S)
 - A. Lorena Echeverria de Misi
 - B. Jon Lux**Chair Kauffman thanked Lorena Echeverria de Misi and Jon Lux for their service as a Planning and Zoning Commissioners. He advised that it had been a pleasure working with them. Rawls Howard, Development Services Director, presented them both with tokens of appreciation recognizing that Lorena Echeverria de Misi had been on the P&Z Commission from 2008-2012 and Jon Lux had been on the P&Z Commission from 2009-2012.**
6. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Cedar Park Ranchettes Unit Two, Resubdivision of Lot 6 & 8 Block 4 (SFP-12-018)
4.18 acres, 3 commercial lots
Located on the south side of West Whitestone Boulevard at Bagdad Road
Owner: Jimmy Nassour
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 2. Parkwest Estates Lot 41, Block B (SFP-12-019)
0.665 acres, 1 single family lot
Located on Cedar Park Drive west of Bell Boulevard

Owner: Bob Gilfillan
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Caballo Ranch Section 3B (FP-12-018)
1.16 acres, 4 single family lots, 1 drainage easement lot
Located at the northwest corner of Caballo Ranch Boulevard and Manada Trail
Owner: Caballo Ranch Investment LP & B Bonnet Investment LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
2. Twin Creeks Section 18 Plat Vacation
20.45 acres located at 3201 Abbotsbury Drive
Owner: Scott Muller
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
3. Twin Creeks Section 18 (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: Approve

MOTION: Commissioner Brent moved to recommend approval of Consent Agenda Items 6A1 through 6B3 as presented. Commissioner Rogers seconded the motion. The motion passed unanimously, 5-0, with one absent and Place 4 vacant.

7. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:

- A. Caspita Industries Inc. Z-12-020 – Postponement request by applicant to February 19, 2013
Planning Manager Amy Link advised that the applicant needed more time to meet with the neighborhood and had requested a postponement to February 19, 2013.

MOTION: Commissioner Rogers moved to postpone Item 7A to February 19, 2013. Secretary Hogue seconded the motion. The motion passed unanimously, 5-0, with one absent and Place 4 vacant.

8. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:

- A. Cedar Park Warehouse and Storage, Z-12-018 (related to item 9A)
MOTION: Commissioner Rogers moved to accept the Preliminary Report for Item 8A as presented by Staff. Commissioner Brent seconded the motion. The motion passed unanimously, 5-0, with one absent and Place 4 vacant.

9. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Cedar Park Warehouse and Storage LLC to assign original zoning of General Retail (GR) to approximately 0.5 acres and rezone approximately 0.924 acres from Commercial Services (CS) to General Retail (GR) for property located at the northeast corner of West Whitestone Boulevard and Power Lane. (Z-12-018)



Owner: Cedar Park Warehouse and Storage LLC
Agent: David Singleton
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

Planning Manager Amy Link made the presentation and was available for questions. The applicant requested original zoning of General Retail (GR) for approximately 0.5 acres and rezoning of approximately 0.924 acres from Commercial Services (CS) to General Retail (GR) for property located at the northeast corner of West Whitestone Boulevard and Power Lane. The site is currently undeveloped. The tract is located within the Corridor Overlay.

Staff recommended approval of the applicant's request for General Retail (GR) zoning. The GR request is compatible with surrounding land uses/designations and meets the intent of the GR district purpose statement. The GR request also supports the economic development goals of the Comprehensive Plan. Approximately 0.5 acres of the subject site is currently undergoing annexation proceedings and action on the annexation petition is anticipated by the end of February. The zoning request will track with the annexation petition and should finish at the same time. Planning Manager Amy Link advised that the Neighborhood Communication Summary was not required because the area is not adjacent to single family. The applicant's request does not comply with the current Future Land Use Plan and would require a Regional Office/Retail/Commercial designation for the subject tract. A Future Land Use amendment was processed in conjunction with this request (Item 10A).

The agent, David Singleton, was present. He advised that the existing warehouse structures were built in the early 1970's. The parcel shape had changed due to the realignment of RM 1431.

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 regarding the realignment of RM 1431 and how it affected the parcel.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of original zoning of General Retail (GR) for approximately 0.5 acres and rezoning of approximately 0.924 acres from Commercial Services (CS) to General Retail (GR) for property located at the northeast corner of West Whitestone Boulevard and Power Lane (Z-12-018) as recommended by staff. Commissioner Rogers seconded the motion. The motion passed unanimously, 6-0, with Place 4 vacant.

MOTION: Commissioner Balestiere moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 9A, Case Z-12-018. Commissioner Rogers seconded the motion. The motion passed unanimously, 6-0, with Place 4 vacant.

10. FUTURE LAND USE PLAN AMENDMENTS:

A. Future Land Use Amendment for property located at the northeast corner of West Whitestone Boulevard and Power Lane (related to Z-12-018)

Planning Manager Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by Cedar Park Warehouse and Storage, staff recommended

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the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for approximately 1.4 acres located at the northeast corner of West Whitestone Boulevard and Power Lane from Industrial to Regional Office/Retail/Commercial. The amendment is supported by Economic Development goals of the Comprehensive Plan.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan for Case Z-12-018 as presented by Staff. Secretary Hogue seconded the motion. The motion passed unanimously, 6-0, with Place 4 vacant.

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

Director Rawls Howard requested that Item 13A2 be taken out of order. See Item 13A2.

13. 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, 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. Postponed from December 18, 2012. (OA-12-005)

Director Rawls Howard made the presentation and was available to answer questions. He explained the difference between a Conditional Overlay (Zoning) versus a Conditional Use Permit. The Conditional Overlay (Zoning) focuses on the district and is very wide. The Conditional Use Permit focuses on the use so it is very narrow. Staff recommended that the proposed Conditional Use Permit (CUP) replace the existing Conditional Use Permit provisions and establish a Special Use Permit (SUP). The Planning and Zoning Commission (P&Z) would have approval authority over CUPs. The CUPs would be appealable to City Council within fourteen days of P&Z's decision. City Council has approval authority over SUPs after P&Z makes their recommendation. Other proposed items discussed were: P&Z/Council can place conditions on the permit, review factors, permit "runs with the land" and expires after two years if no progress is made, permit is voided after twelve months of use abandonment, and permit is revocable by P&Z or City Council.

There was general discussion among the Commissioners regarding the differences between CUPs and SUPs.

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 Balestiere moved to approve Ordinance Amendment OA-12-005 as recommended by Staff. Commissioner Brent seconded the motion. The motion passed unanimously, 6-0, with Place 4 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; and Article 11.12 Definitions to add definitions for existing and finished grade and establish height requirements based upon existing or finished grade. (OA-12-007)

Director Rawls Howard made the presentation and was available to answer questions. Staff is proposing amendments to Chapter 11 - Zoning to add definitions for existing and finished grade and to establish height requirements based upon the existing or finished grade. The height is to

be measured from “existing grade” when non-residential (including multifamily) buildings are within one hundred feet of a single family district.

There was general discussion among the Commissioners regarding when fill is used. They were advised that the City does not require fill permits. The Commissioners requested a few changes to the proposed amendments.

A public hearing was held on the above item. The following completed a Speaker Registration Card: Aaron Pesek (was concerned with topographical issues). There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Balestiere moved to table the proposed Ordinance Amendment OA-12-007 to the February 19, 2013 meeting to allow revisions to be made. Secretary Hogue seconded the motion. The motion passed unanimously, 6-0, with Place 4 vacant.

3. Discussion 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) Postponed from December 18, 2012.

Director Rawls Howard made the presentation and was available to answer questions. This item was included on the agenda for discussion only. Staff proposed amendments 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. The standards also increase compatibility requirement when multifamily sites are adjacent to single family residential developments.

There was discussion among the Commissioners regarding the 50% stone or brick requirement, angling of the buildings, amenities, and garages/parking requirements. Staff recommended 50% stone or brick which is a common requirement for other development projects. At the January meeting, P&Z had suggested increasing landscaping along the street. Staff recommended the following landscaping requirement be added along the street: two shade trees, four ornamentals, eight shrubs / 1000 square feet. The garage/parking requirements were discussed. Chair Kauffman stated that they needed more time to consider the options for this item. It was discussed that “tiers” be used instead of “groups” as previously proposed. The number of dwelling units would determine the minimum required amenities from each tier. Commissioners suggested that Tier 3 items be moved to Tier 2.

No action was taken on this item.

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

- A. Report on City Council Actions Pertaining to Zoning Matters from December 20th and January 10th

Planning Manager Amy Link advised that the following items were on the December agenda: 1st reading of ordinance amendments for Board of Adjustment variance criteria, flag lot regulations, subdivision variance criteria, sidewalk waiver and heritage trees. Chair Kauffman attended the meeting. She advised that the same items were on the January 10th agenda and were approved.

The first statutory public hearing on Cedar Park Warehouse and Storage annexation petition was also on the agenda.

B. Director and Staff Comments

1. Special Called Planning and Zoning Commission meeting

Chair Kauffman advised that the Special Called meeting would not be necessary.

2. Board of Adjustment (BOA) meeting on January 31st

Director Rawls Howard advised that Chair Kauffman would not be able to attend. Planning Manager Amy Link advised that she had not heard from all of the members yet.

3. Joint meeting with City Council

Director Rawls Howard advised that the meeting would be focused on the US 183 Redevelopment Plan.

C. Commissioners Comments. **NONE.**

D. Request for Future Agenda Items.

Chair Kauffman asked for a status on the Development Reserve (DR) projects. Director Rawls Howard advised that about 20% had been completed.

E. Designate Delegate to Attend Next Council Meetings on January 24, 2013 and February 14, 2013.

Secretary Hogue advised that she would attend the January 24th Council meeting. Chair Kauffman advised that he would attend the February 14th Council meeting.

15. ADJOURNMENT

Chair Kauffman adjourned the meeting at 9:02 p.m.

PASSED AND APPROVED THE 19TH DAY OF FEBRUARY, 2013.

NICHOLAS KAUFFMAN, Chairman

ATTEST:

HOLLY HOGUE, Secretary

February 19,
2013

Planning and Zoning Commission

Item:#
5A1

Subdivision

Ranch at Brushy Creek Sec 9B

Case Number: FP-13-001

OWNER: Standard Pacific of Texas

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

LOCATION: Stiles Lane near Williams Way

COUNTY: Williamson

AREA: 13.915 acres

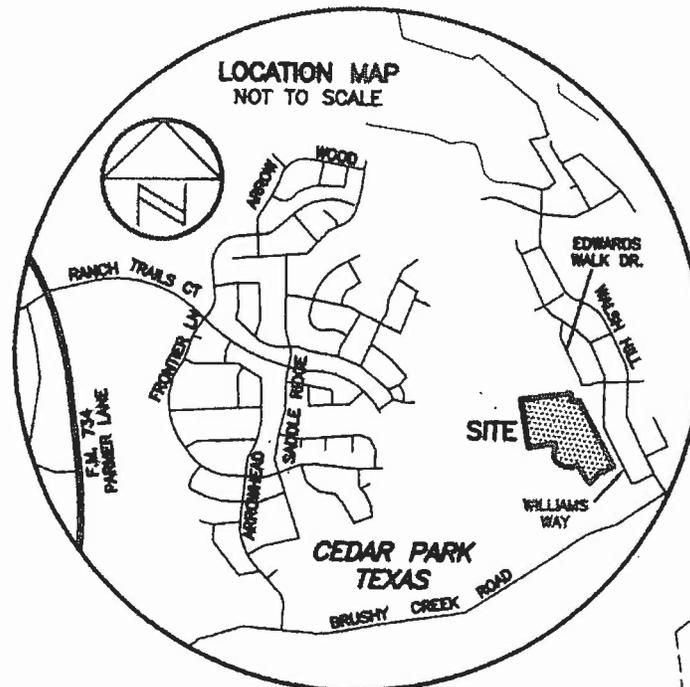
ZONING: SF-2

SUBDIVISION DESCRIPTION: 37 residential lots, 1 parkland lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



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February 19,
2013

Planning and Zoning Commission

**Item:#
5A2**

Subdivision

Dies Ranch Road Subdivision

Case Number: SFP-13-001

OWNER: Birdwell Investments LLC

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

LOCATION: Northwest corner of Anderson Mill Road and Dies Ranch Road

COUNTY: Travis

AREA: 10.147 acres

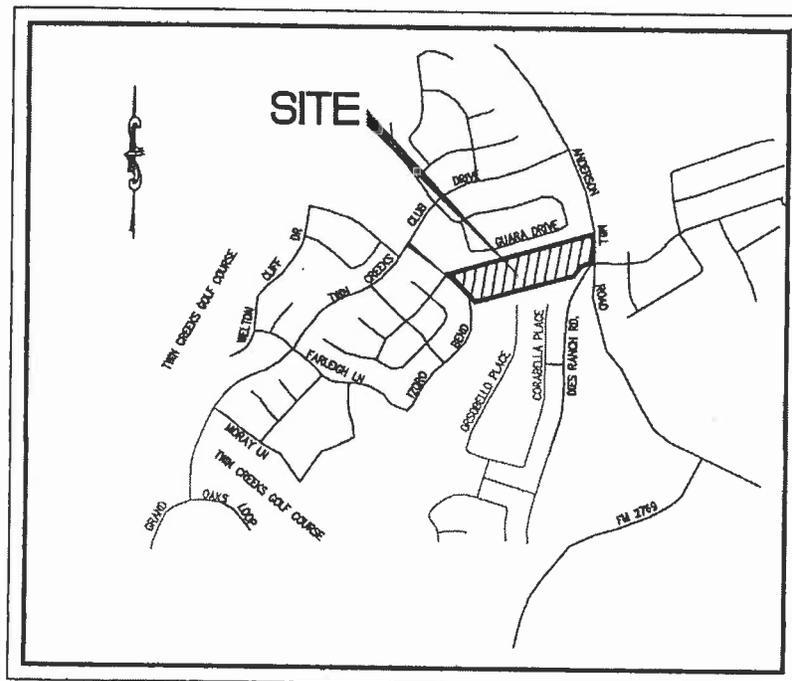
ZONING: ETJ

SUBDIVISION DESCRIPTION: 2 commercial 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.



VICINITY MAP
NOT TO SCALE

12

February 19,
2013

Planning and Zoning Commission

Item:#

Subdivision

Avalon Cedar Park

5A3

Case Number: SFP-13-002

OWNER: 183 BLW LP and Evelyn LP & ET AL

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

LOCATION: At the intersection of Lakeline Boulevard and Old Mill Road

COUNTY: Williamson

AREA: 4.83 acres

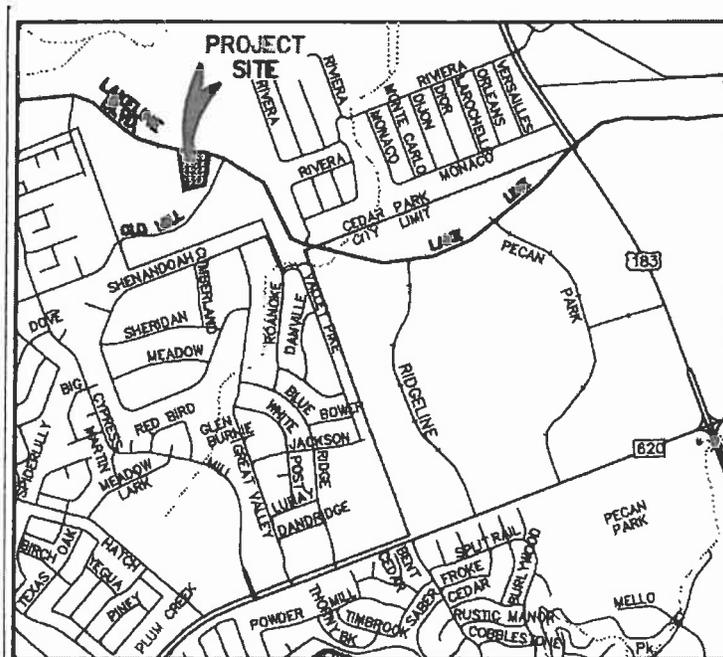
ZONING: LR & GO

SUBDIVISION DESCRIPTION: 3 commercial 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.



LOCATION MAP
NOT TO SCALE

February 19, 2013

Planning and Zoning Commission

Item:#

Subdivision

Cedar Park Highlands

5B1

Case Number: SFP-12-008

OWNER: 1431 Investments Ltd

AGENT: Davood Salek, Doucet and Associates

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

LOCATION: Located at East Whitestone and Ronald Reagan Boulevard

COUNTY: Williamson

AREA: 29.67 acres

ZONING: GR-CO

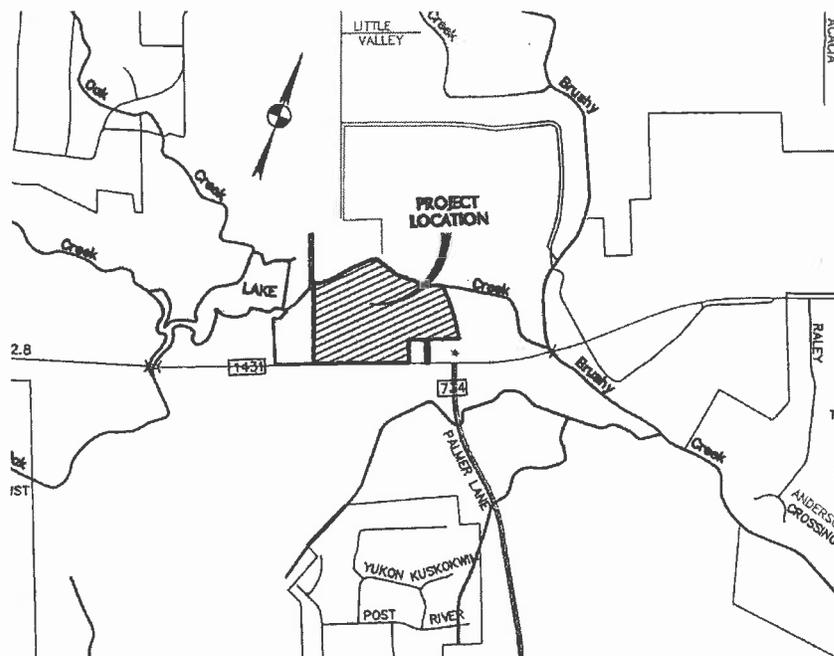
SUBDIVISION DESCRIPTION: 3 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat



February 19,
2013
Zoning

Planning and Zoning Commission

Item:
6A

Caspita Industries Inc.

Case Number: # Z-12-020

OWNER: Caspita Industries Inc.

AGENT: Kristiana Alfsen, Pohl Partners

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

LOCATION: Old Mill Road, west of Lakeline Boulevard

COUNTY: Williamson

AREA: 10.51 acres

The applicant has requested a postponement to March 19, 2013 to allow more time to meet with the surrounding neighborhood.

Staff supports the postponement request.

On January 15, 2013, the Planning and Zoning Commission approved a postponement request by the applicant to February 19, 2013.



Z-12-020



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February 19,
2013

Zoning

Planning and Zoning Commission
**Cedar Park Self Storage
Conditional Use Site Development Permit**

**Item:
6B**

Case Number: # SD-12-00027

OWNER: King William Management LLC

AGENT: Hugo Elizondo, Cuatro Consultants

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

LOCATION: Old Mill Road near Lakeline Boulevard

COUNTY: Williamson

AREA: 4.534 acres

Staff is requesting a postponement of this item until March 19, 2013. The latest site development submittal has not been fully reviewed by staff and all comments have not been addressed. Staff anticipates bringing this case forward for approval at the March 19th meeting.



February 19,
2013
Zoning

Planning and Zoning Commission
Lakeline and Old Mill

Item:
7A & 8A

Case Number: # Z-13-001

OWNER: 183BLW LP and Evelyn LP & Et AL

AGENT: David Krukiel

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

LOCATION: Intersection of Lakeline Boulevard and Old Mill Road

COUNTY: Williamson

AREA: 2.51 acres

EXISTING ZONING: General Office (GO) and Local Retail (LR)

PROPOSED ZONING: General Office (GO) and General Retail (GR)

STAFF RECOMMENDATION: General Office (GO) and Local Retail (GR)

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

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

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 2.51 acres as follows (please see attached map for Tract reference):

Tract 1: rezone approximately 0.689 acres from General Office (GO) to General Retail (GR);
Tract 2: rezone approximately 1.139 acres from Local Retail (LR) to General Office (GO); and
Tract 3: rezone approximately 0.688 acres from Local Retail (LR) to General Retail.

EXISTING SITE and SURROUNDING USES:

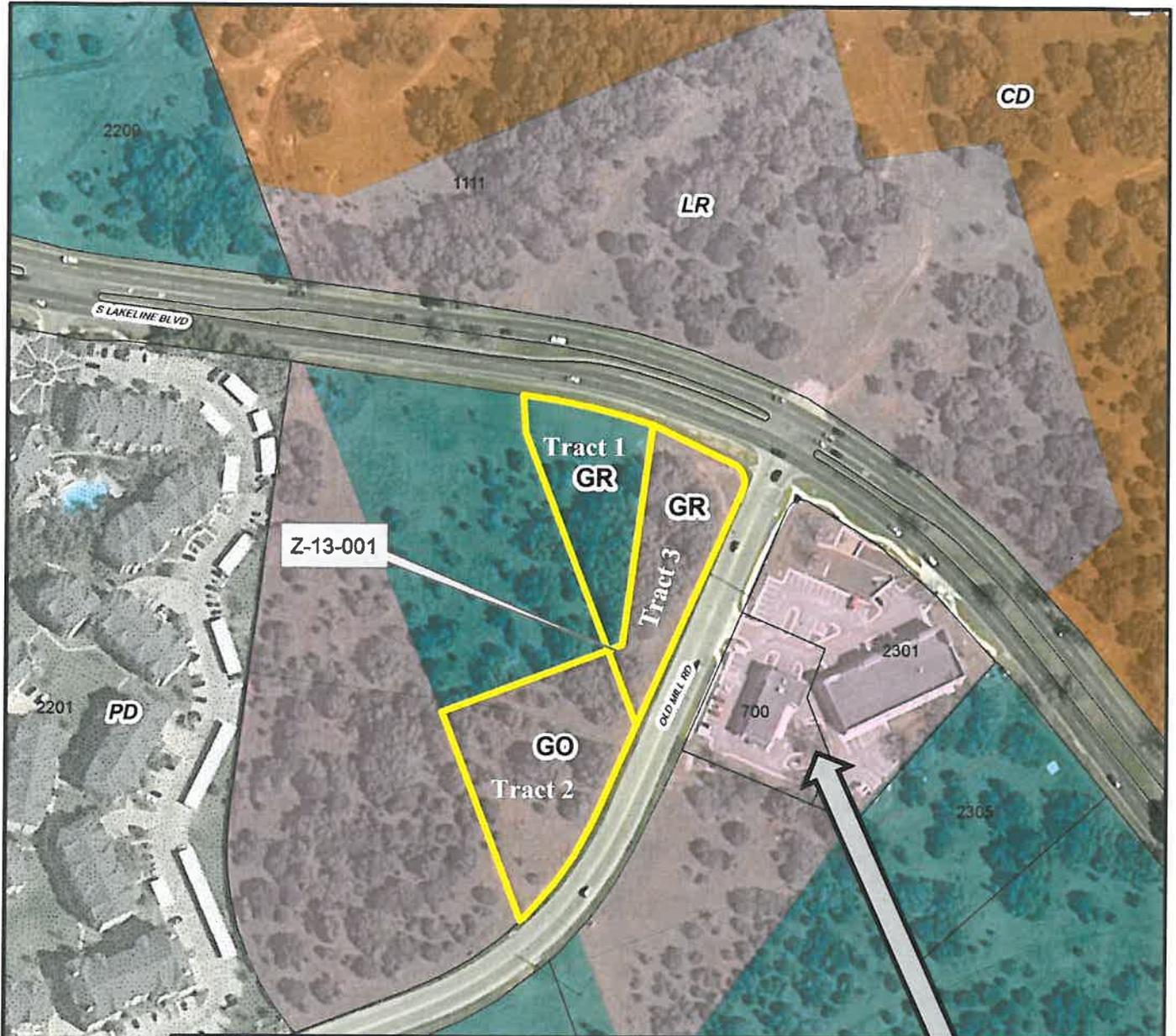
The site is currently undeveloped and surrounded by undeveloped property to the north and west and Lakeline Boulevard and Old Mill Road to the south and east.

February 19,
2013
Zoning

Planning and Zoning Commission
Lakeline and Old Mill

Item:
7A & 8A

Case Number: # Z-13-001



February 19,
2013

Zoning

Planning and Zoning Commission

Lakeline and Old Mill

Item:
7A & 8A

Case Number: # Z-13-001

PURPOSE OF REQUESTED ZONING DISTRICT:

The General Office District, GO, is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located between activity nodes along arterial roadways; it can also provide for transitional land uses between neighborhoods and more intensive commercial and regional activities.

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES IN GO:

Administrative office	Convalescent Nursing Home
Art gallery	Day Care Center, Adult
Day care center, incidental	Day Care Center, Child
Medical offices	Day nurseries, day care facilities
Places of worship	Drug Store
Professional offices	Dry cleaning and/or laundry, on-site plant
Public buildings, uses	Extended care facilities, nursing home
Software development	Medical or dental clinics
Temporary buildings	Medical, surgical, and dental supply houses
Utility services, general	Parking lots, driveways, on-site or off-site
Accessory structures	Personal services, general
Private schools	Personal improvement services, limited
Wireless telecommunications facilities	Retail gift store
Ambulatory Surgery Center	Restaurant, limited
Automated teller machines	Vocational or trade school
Banks (with drive-through facilities as a secondary use only)	College and University
Communication services	Secondary uses permitted with convalescent nursing homes or extended care facilities

PERMITTED USES IN GR:

Accessory structures	Automated Teller Machines	Automotive sales used
Administrative offices	Automobile parts and accessories sales	Automotive tire stores
Art galleries with retail sales	Automobile repair shop	Bakery retail
Art gallery	Automobile sales new	Banks
		Bar/Cocktail Lounge
		Bed and Breakfast

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Planning and Zoning Commission

Lakeline and Old Mill

Item:
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Car washes
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store
Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental
Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store
Gasoline service stations general
Gasoline service stations limited
Golf amusement
Hardware stores
Home improvement center

Hotel extended stay
Hotel
Indoor sports and recreation
Instant print copy services
Landscape nursery and supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals sales
Non-Emergency Medical Transport Service
Nonprofit seasonal fundraisers
Office/showrooms
Office/warehouse
Personal Improvement Services
Personal services
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses

Reception hall
Rental libraries for sound and video recordings
Research and development activities
Restaurant limited
Restaurant general
Retail gift store
Retail stores
Software development
Software sales computer hardware sales
Special events
Studios/art studio dance music drama gymnastics photography interior design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless telecommunications facilities

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area as suitable for Neighborhood Office/Retail/Commercial uses, with compatible zoning districts such as Transitional Office (TO), Transitional Commercial (TC), General Office (GO), Local Retail (LR) and Mixed Use (MU).

The applicant's request for GO zoning complies with the FLUP. The GR request is compatible with a Regional Office/Retail/Commercial designation, which would allow zoning districts such as GR, GO and MU.

A FLUP amendment is being processed concurrently with this zoning application. See agenda item 9A.

COMPREHENSIVE PLAN:

The applicant's request supports the following economic development goals of the Comprehensive Plan:

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Lakeline and Old Mill

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4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

Lakeline Boulevard is classified as a major arterial. In 2011, the traffic count on Lakeline Boulevard, south of Little Elm Trail was 31,445 vehicles per day.

Old Mill Road is classified as a residential collector within the vicinity of the site.

Water and Wastewater Utilities:

Extension of water and wastewater lines will be required in order to develop this tract.

Subdivision:

The property is not currently platted.

Setback Requirements:

	GO & GR
Front Setback	25'
Side Setback	12'
Side Setback at Street	15'
Rear Setback	5'

Architectural Requirements:

All building exteriors within the GO and GR districts require 100% masonry construction, exclusive of doors and windows.

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Case History:

Case Number	Request	P&Z Recommendation	Council Action
Z-12-006	Rezone a portion of the tract from LR to GO	Recommended GO	Approved GO
Z-08-054	Rezone a portion of the tract from LR to LR-CU	Recommended LR-CU	Approved LR-CU
Z-03-013	Rezone from PD to LR	Recommended LR	Approved LR
Z-95-007	Assign original zoning of PD	Recommended PD	Approved PD

STAFF COMMENTARY:

The applicant's request for GO zoning for Tract 2 is consistent with both the FLUP and the goals of the Comprehensive plan. The request meets the intent of the GO purpose statement and is compatible with the surrounding zoning designations and land uses. Staff is supportive of this part of the request.

However, staff feels that the applicant's request for GR zoning is too intense for this area and is not consistent with the surrounding zoning designations and land uses. In addition, the request does not comply with the FLUP. The GR purpose statement encourages large scale business and retail activities intended to serve not only the immediate neighborhoods, but also the region.

This tract is not large enough to support a regional business. Rather, this site lends itself to a small retail or commercial establishment, primarily serving the local neighborhoods. In addition, the site sits as a "doorway" to an established neighborhood and allowing a GR designation at the intersection of an arterial and smaller residential collector would be counter to the districts intent statement. Staff supports the retention of the LR district already present on the site and found throughout this area of Lakeline Blvd.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request for GO zoning on Tract 2.

Staff does not recommend the applicant's request for GR zoning on Tracts 1 and 3. However, staff would support rezoning Tract 1 to LR and retaining the LR zoning designation on Tract 3. The LR designation is consistent with the FLUP and provides a variety of land uses that are more compatible with surrounding commercial and residential areas.

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APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY: Not Required

PUBLIC INPUT: To date, no public input has been received regarding this request.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman February 6, 2013
7 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (March 14, 2013) 1ST Reading
(March 28, 2013) 2ND Reading

February 19,
2013
Zoning

Planning and Zoning Commission
Ambition Park

Item:
7B&8B

Case Number: # Z-12-019

OWNER: Ray McFarland and Phoenix Joint Venture

AGENT: Aaron Pesek

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

LOCATION: North of Anderson Mill Road, East of Volente Road

COUNTY: Travis

AREA: 45.89 acres

EXISTING ZONING: Light Industrial (LI)

PROPOSED ZONING: Planned Development (PD)

STAFF RECOMMENDATION: Planned Development (PD)

EXISTING FUTURE LAND USE DESIGNATION: Employment Center

PROPOSED FUTURE LAND USE DESIGNATION: Employment Center

SUMMARY OF REQUEST:

The applicant is requesting a rezoning to Planned Development (PD) for approximately 45.89 acres located near the intersection of Volente Road and Anderson Mill Road.

EXISTING SITE AND SURROUNDING USES:

The site is currently undeveloped with a few older, single family homes surrounding it. The site is bounded by single family residential homes to the North (ETJ), industrial park uses to the east, Anderson Mill Road to the south (ETJ), and undeveloped land zoned Light Industrial (LI) to the west

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Ambition Park

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Case Number: # Z-12-019

PURPOSE OF REQUESTED ZONING DISTRICT:

The Planned Development District accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to ensure appropriate application for a PD and still offer increased flexibility.

PERMITTED USES IN PD:

Any use permitted within base zoning districts, or combination of uses authorized by the City Council, is permitted in a Planned Development District, with the exception of Article 11.07 Division 1, Prohibited Uses.

For specific uses requested within the subject PD, please see the attached land plan.

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) currently identifies the subject area as suitable for Employment Center uses, with compatible zoning districts such as Business District (BD), Light Industrial (LI), General Office (GO), Hospital (H) and Mixed Use (MU).

The land uses associated with the applicant's PD request comply with the current FLUP and would not require a FLUP amendment.

COMPREHENSIVE PLAN:

In addition to being consistent with the FLUP, the applicant's request supports the following economic development goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.

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Zoning

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Ambition Park

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7B&8B**

Case Number: # Z-12-019

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

Anderson Mill Road is classified as a major arterial adjacent to this tract. In 2008, the traffic count south of Cypress Creek Road was 14,572 vehicles trips per day.

Water and Wastewater Utilities:

Extension of water and wastewater lines will be required in order to develop this tract.

Subdivision:

The property is not currently subdivided.

Lot Standards and Setback Requirements:

The PD will comply with the lot standards and setback requirements established in the Light Industrial (LI) zoning district, with the exception of the hatched area shown on the land plan. Due to site constraints and required alignment of the internal roadways, a reduced lot depth is requested. Please refer to the attached land plan for a summary of the lot standards and setback requirements.

Architectural Requirements:

The PD proposes that all buildings less than 12,000 square feet in size shall be constructed of 100% masonry material. For buildings larger than 12,000 square feet, the building will meet the minimum standards of the LI district, which are 50% masonry and 75% masonry within the Corridor Overlay.

STAFF COMMENTARY:

The subject tract was originally zoned Light Industrial (LI) in 1994 and has remained undeveloped. This PD request proposes to retain predominantly light industrial uses while adding an option to include a live/work unit. This live/work unit would be secondary to the main industrial/commercial use and is limited in size based on the footprint of each unit within the development. The location of the residential component would also be restricted to the second floor. The intent of this PD is to allow a business owner the option to reside at the same location as his business.

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Zoning

Planning and Zoning Commission
Ambition Park

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7B&8B

Case Number: # Z-12-019

STAFF RECOMMENDATION:

The requested land uses associated with the PD are consistent with the FLUP designation and the proposal supports the economic goals of the Comprehensive Plan. Therefore, staff recommends approval of the applicant's request for PD zoning as submitted.

PUBLIC INPUT: To date, one phone inquiry has been received.

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY: Not received to date.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman February 6, 2013
63 letter notices were sent to property owners within the 300'
buffer

PROPOSED CITY COUNCIL HEARINGS: (March 14, 2013) 1ST Reading
(March 28, 2013) 2ND Reading

PLANNED DEVELOPMENT AMBITION PARK 1

Section 1.1: Purpose
 This Planned Development (PD) is being filed for the purpose of providing a high industrial, mixed use zoning for the property located at the intersection of Highway 181 and Highway 182 in Cedar Park, Texas. The property is currently zoned as Single-Family Residential (SFR) and is being rezoned to allow for a higher density of uses. The rezoning is necessary to allow for the development of a new residential and commercial center in the area.

Section 1.2: Proposed Use
 The proposed use is a mixed-use development consisting of residential, commercial, and industrial uses. The development will include a mix of housing types, including single-family homes, townhomes, and multi-family units. It will also include retail, office, and light industrial uses.

Section 1.3: PD L1: Proposed Use

Front Setback	25'
Side Setback	25'
Side Setback (adjacent to street)	25'
Side Setback (adjacent to PD)	10'
Rear Setback	25'
Rear Setback (adjacent to street)	25'
Minimum Lot Area (A)	10,000 sq. ft.
Minimum Lot Area (B)	100'
Minimum Lot Depth (A)	200'
Minimum Lot Depth (B)	200.00'
Maximum Height	4 stories (6)

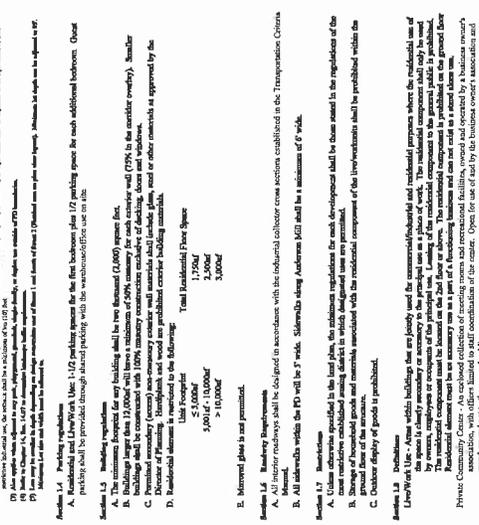
Section 1.4: PD L2: Proposed Use

(1) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

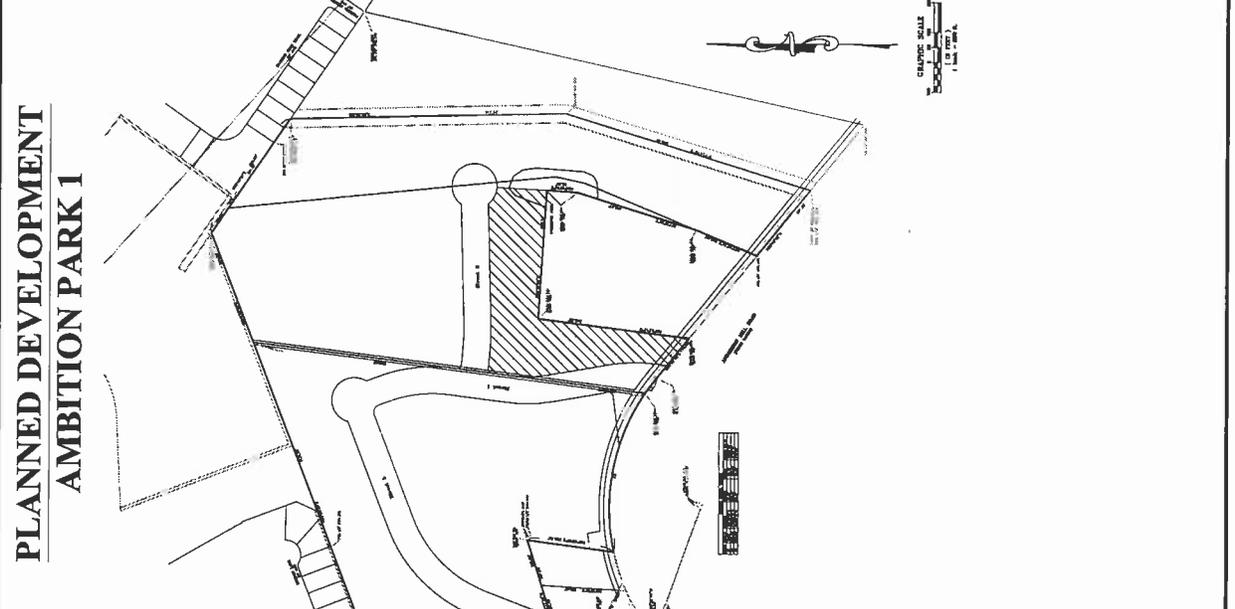
(2) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

(3) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

(4) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.



- Section 1.5: Building Regulations**
- A. The minimum height for any building shall be two (2) stories (6,000 square feet).
- B. The minimum height for any building shall be two (2) stories (6,000 square feet).
- C. The minimum height for any building shall be two (2) stories (6,000 square feet).
- D. The minimum height for any building shall be two (2) stories (6,000 square feet).
- Section 1.6: Building Regulations**
- A. The minimum height for any building shall be two (2) stories (6,000 square feet).
- B. The minimum height for any building shall be two (2) stories (6,000 square feet).
- C. The minimum height for any building shall be two (2) stories (6,000 square feet).
- D. The minimum height for any building shall be two (2) stories (6,000 square feet).
- Section 1.7: Building Regulations**
- A. The minimum height for any building shall be two (2) stories (6,000 square feet).
- B. The minimum height for any building shall be two (2) stories (6,000 square feet).
- C. The minimum height for any building shall be two (2) stories (6,000 square feet).
- D. The minimum height for any building shall be two (2) stories (6,000 square feet).



PROPERTY DESCRIPTION
 A certain parcel of land, more or less, located in Cedar Park, Texas, bounded on the north by Highway 181, on the east by Highway 182, on the south by the existing Cedar Park city limits, and on the west by the existing Cedar Park city limits. The property is currently zoned as Single-Family Residential (SFR) and is being rezoned to allow for a higher density of uses. The rezoning is necessary to allow for the development of a new residential and commercial center in the area.

Section 1.1: Purpose
 This Planned Development (PD) is being filed for the purpose of providing a high industrial, mixed use zoning for the property located at the intersection of Highway 181 and Highway 182 in Cedar Park, Texas. The property is currently zoned as Single-Family Residential (SFR) and is being rezoned to allow for a higher density of uses. The rezoning is necessary to allow for the development of a new residential and commercial center in the area.

Section 1.2: Proposed Use
 The proposed use is a mixed-use development consisting of residential, commercial, and industrial uses. The development will include a mix of housing types, including single-family homes, townhomes, and multi-family units. It will also include retail, office, and light industrial uses.

Section 1.3: PD L1: Proposed Use

Front Setback	25'
Side Setback	25'
Side Setback (adjacent to street)	25'
Side Setback (adjacent to PD)	10'
Rear Setback	25'
Rear Setback (adjacent to street)	25'
Minimum Lot Area (A)	10,000 sq. ft.
Minimum Lot Area (B)	100'
Minimum Lot Depth (A)	200'
Minimum Lot Depth (B)	200.00'
Maximum Height	4 stories (6)

Section 1.4: PD L2: Proposed Use

(1) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

(2) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

(3) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

(4) Provisions of a building code shall be applied to the proposed use of a building as if the building were a single-family detached dwelling. The building shall be constructed in accordance with the International Building Code, 2012 Edition, as amended, and the International Residential Code, 2012 Edition, as amended.

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February 19,
2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission
Lakeline Boulevard and Old Mill Road
(associated with Z-13-001)

Item:
9A

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

In conjunction with the rezoning request for Lakeline and Old Mill (Z-13-001), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for approximately 1.38 acres at the intersection of Lakeline Boulevard and Old Mill Road from Neighborhood Office/Retail/Commercial to Regional Office/Retail/Commercial

The Regional Office/Retail/Commercial designation is compatible with the following zoning districts: General Retail (GR), General Office (GO) and Mixed Use (MU).

Staff does not recommend approval of this request, as it would allow a commercial intensity inconsistent with the existing land uses and zoning designations in the area. Regional designations are typically found at pulse points, usually at the intersection of two major arterials. Old Mill Road is classified as a residential collector and serves as the entrance to a residential neighborhood.

Staff recommends retention of the Neighborhood Office/Retail/Commercial designation for this area.

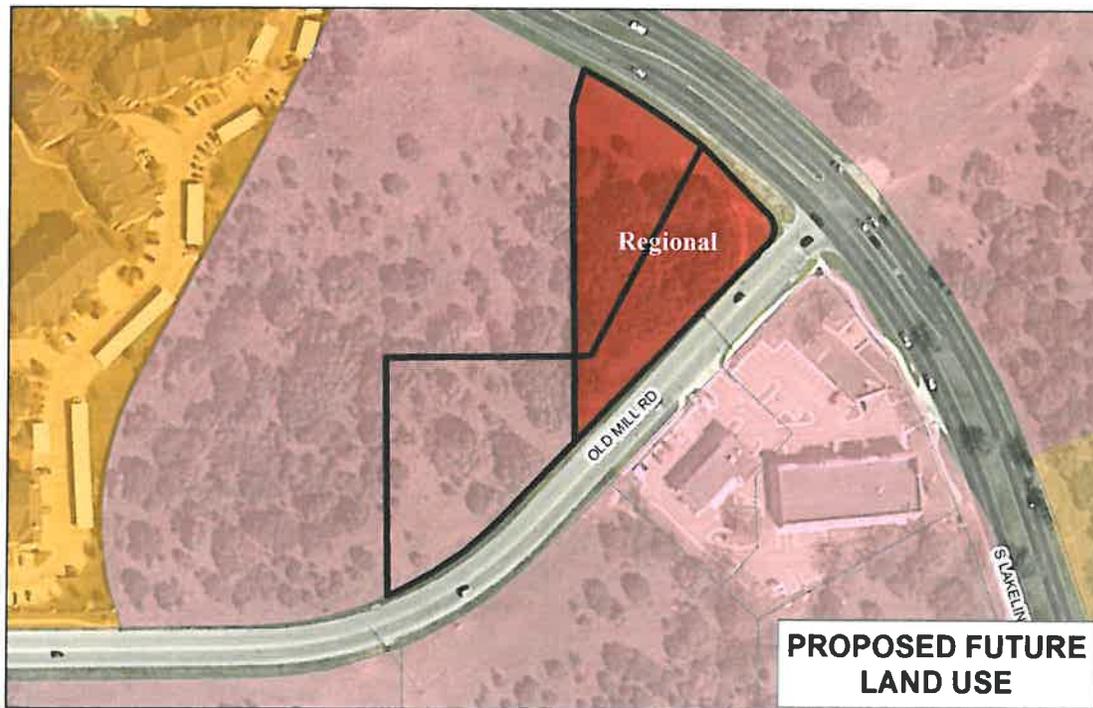
Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
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%	2140.62 ac	11.05%	-0.01%
Parks and Open Space	2306.38 ac	11.91%	2306.38 ac	11.91%	0%
Regional Office/Retail/Commercial	2108.3 ac	10.88%	2109.68 ac	10.89%	+0.01%

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2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission
Lakeline Boulevard and Old Mill Road
(associated with Z-13-001)

Item:
9A



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2013

Planning and Zoning Commission

Item:
12A

Ordinance
Amendment

Ordinance Amendment - Zoning Chapter 11 Grade Definitions and Associated Height Requirements

OA-12-007

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

As a result of recent commercial developments within the city, staff is proposing amendments to Chapter 11 – Zoning to add definitions for existing and finished grade and to establish height requirements based upon the existing or finished grade. Defining height requirements for developments based upon the existing or finished grade will ensure better compatibility when commercial developments are constructed adjacent to residential areas.

Based upon discussions at the January 15, 2013 P&Z meeting, revisions to the proposed language have been made and are highlighted in yellow.

11.12.002 Terms

Grade, finished: The final elevation of the ground surface after man-made alterations, such as grading, filling, or excavating, have been made. on the ground surface.

Grade, existing: The existing grade or elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, filling, or excavating.

Building height: The vertical distance from the average grade of the finished ground level at the center of all walls of a building to the highest finished roof surface in the case of flat roofs or to a point at the average height of roofs having a pitch of more than one (1) foot in four and one-half (4-1/2) feet.

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 permanent~~ single-family residential ~~use~~ district. Accessory buildings shall be a maximum of one story, not to exceed fifteen (15) feet in height. Height shall be measured by finished grade if the structure is located more than 100 feet from a single family residential use or single-family residential district.

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2013

Planning and Zoning Commission

Item:
12A

Ordinance
Amendment

Ordinance Amendment - Zoning Chapter 11 Grade Definitions and Associated Height Requirements

OA-12-007

Height shall be measured by existing grade for the portion of the structure if the structure is abutting or within 100 feet of a single family residential use or single-family residential district.

Sec. 11.03.002 Office/Commercial/Employment Center Standards

Zoning District	TO	TC	GO	LR	GR	H	BD	CS	HC	MU
Maximum Height (14)	35'	35'	75' (1)(13)	45' (1)	100' (1)(13)	100' (4)(13)	75' (1)(13)	60' (1)(8)	40' (1)	100' (1) (11)(13)

14. Height shall be measured by finished grade if the structure is located more than 100 feet from a single family residential use or single-family residential district. Height shall be measured by existing grade for the portion of the structure if the structure is abutting or within 100 feet of a single family residential use or single-family residential district.

Sec. 11.03.003 Industrial Standards

Zoning District	LI	GI	HI
Maximum Height (13)	60' (1)	60' (1)(7)	60' (1)(7)

13. Height shall be measured by finished grade if the structure is located more than 100 feet from a single family residential use or single-family residential district. Height shall be measured by existing grade for the portion of the structure if the structure is abutting or within 100 feet of a single family residential use or single-family residential district.

Sec. 11.03.004 Institutional/Special District Standards

Zoning District	PS
Maximum Height	60' (1)

1. No portion of a building within one hundred (100) feet of the property line of a single-family residential use district shall exceed thirty five (35) feet in height, excluding public utilities. Height shall be measured by finished grade if the structure is located more than 100 feet from a single family residential use or single-family residential district. Height shall be measured by existing grade for the portion of the structure if the structure is abutting or within 100 feet of a single family residential use or single-family residential district.