

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:
 - A. Caspita Industries, Inc., Z-12-020 (related to item 8A)
 - B. Little Elm Zoning, Z-13-002 (related to item 8B)
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by Caspita Industries Ltd. to rezone approximately 10.51 acres from General Office (GO) to Townhome Residential (TH) for property located on Old Mill Road, west of Lakeline Boulevard. (Z-12-020)
Owner: Caspita Industries, Ltd.
Agent: Kristiana Alfsen, Pohl Partners
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
 - B. Consider a request by New Amstel LTD and TSSD-II LTD to rezone approximately 42.36 acres from Planned Development (PD), Multifamily (MF) and General Retail (GR) to Condominium Residential (CD) for property located near Little Elm Trail, west of South Bell Boulevard. (Z-13-002)
Owner: New Amstel LTD and TSSD-II LTD
Agent: Ron Thrower, Thrower Design
Staff Resource Person: Amy Link
Staff proposal to P&Z: Condominium Residential-Conditional Overlay (CD-CO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
9. FUTURE LAND USE PLAN AMENDMENTS:
 - A. Future Land Use Amendment for property located on Old Mill Road, west of Lakeline Boulevard (related to Z-12-020)
 - B. Future Land Use Amendment for property located near Little Elm Trail, west of South Bell Boulevard. (related to Z-13-002)
10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):
 - A. Twin Creeks Country Club Section 11, Resubdivision of Lot 10 Block S (SFP-12-016)
8.09 acres, 1 condominium residential lot, 1 commercial lot
Located at 3201 Twin Creeks Club Drive
Owner: Twin Creeks Golf Group LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

- B. Cedar Park Ranchettes Unit Two, Resubdivision of Lots 6 & 8, Block 4 (SFP-12-018)
4.18 acres, 3 commercial lots
Located at 880 and 900 West Whitestone Boulevard
Owner: Jimmy Nassour
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):

- A. Cedar Park Self Storage (SD-12-00027)
4.53 acres, 1 commercial lot
Located on Lakeline Boulevard near Old Mill Road
Owner: King William Management LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

12. ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **NONE**

13. DISCUSSION AND POSSIBLE ACTION:

- A. The US 183 Redevelopment Study

14. EXECUTIVE SESSION:

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Planning and Zoning Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

- A. Section 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:
 - 1. Legal issues concerning the terms and conditions of a proposed development agreement between the City of Cedar Park and Milestone Community Builders, LLC.

The Planning and Zoning Commission reconvenes into General Session.

15. OPEN MEETING:

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

16. ADMINISTRATIVE ITEMS:

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

- A. Report on City Council Actions Pertaining to Zoning Matters from February 28th and March 14th
- B. Director and Staff Comments
 - 1. Summary of Comprehensive Plan Advisory Committee Meeting held February 21, 2013
- C. Commissioners Comments
- D. Request for Future Agenda Items
- E. Designate Delegate to Attend Next Council Meetings on March 28, 2013 and April 11, 2013.

17. 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.

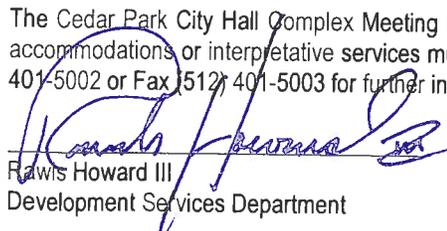
CERTIFICATE

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:

MAR 15 '13 PM12:41

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, FEBRUARY 19, 2013 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"/> AUDREY WERNECKE, Place 4 |
| <input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input checked="" type="checkbox"/> KELLY BRENT, Place 7 | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6, Secretary |
| <input checked="" 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. Seven Commissioners were present and a quorum was declared. He introduced the newest Commissioner, Audrey Wernecke. She advised that she had been a member of the Community Development Corporation and is the president of the Rotary Club. Chair Kauffman read the "Chairman's Sheet" explaining the meeting procedures.

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 January 15, 2013
Commissioner Dion requested that the last line in Item 13.A.3 be changed from "Tier 3 items be moved to Tier 2" to "Tier 3 items be combined with Tier 2. Tier 3 would be eliminated."

MOTION: Commissioner Dion moved to approve the Minutes of the Regular Meeting of January 15, 2013 Minutes as amended. Commissioner Brent seconded the motion. The motion passed unanimously, 7-0.

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 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

MOTION: Secretary Hogue moved to recommend approval of Consent Agenda Items 5A1 through 5B1 as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 7-0.

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

Planning Manager Amy Link advised that there were two postponements to the March 19th meeting. The applicant requested the postponement for Item 6A to allow more time to meet with the surrounding neighborhood. Staff supported the postponement. Staff requested the postponement for Item 6B to allow time to review and address comments. The applicant was amenable to the postponement.

MOTION: Commissioner Dion moved to postpone Items 6A (Z-12-020) and 6B (SD-12-00027) to March 19, 2013. Commissioner Rogers seconded the motion. The motion passed unanimously, 7-0.

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)

MOTION: Commissioner Dion moved to accept the Preliminary Reports for Item 7A and 7B as presented by Staff. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

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

Planning Manager Amy Link made the presentation and was available for questions. The applicant requested rezoning of approximately 2.51 acres for property located at Lakeline Boulevard and Old Mill Road as follows: Tract 1 – rezone approximately 0.689 acres from General Office (GO) to General Retail (GR); Tract 2 – rezone approximately 1.14 acres from Local Retail (LR) to General Office (GO); and Tract 3 – rezone approximately 0.69 acres from Local Retail (LR) to General Retail. The site is currently undeveloped. The tract is located within the Corridor Overlay. A Future Land Use Plan (FLUP) was being processed concurrently with this zoning application (Item 9A).

Staff recommended approval of the applicant's request for General Office (GO) zoning for Tract 2. The GO request 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 did not recommend the applicant's request for General Retail (GR) zoning on Tracts 1 and 3. Staff would support Local Retail (LR) zoning for Tract 1 and retention of the existing Local Retail (LR) zoning for 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. The applicant's request for General Retail (GR) zoning does not comply with the FLUP and is not consistent with the surrounding zoning designations and land uses. Tracts 1 and 3 are not suited for large scale business and retail activities.

John Lewis, representing the applicant, was present. He stated that he would support Local Retail (LR) zoning for Tracts 1 and 3 as long as a car wash would be allowed. Rawls Howard, Director of Development Services, advised that a car wash is allowed in LR as an accessory use.

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 intersections on collector roads that are currently zoned General Retail (GR).

MOTION: Commissioner Rogers moved to recommend approval to the City Council of rezoning of Tract 1 of approximately 0.689 acres from General Office (GO) to Local Retail (LR), rezoning of Tract 2 of approximately 1.14 acres from Local Retail (LR) to General Office (GO), and retention of Local Retail (LR) for Tract 3 of approximately 0.688 acres for property located at the northwest corner of Lakeline Boulevard and Old Mill Road (Z-13-001) as recommended by staff. Commissioner Wernecke seconded the motion. The motion passed unanimously, 7-0.

MOTION: Commissioner Rogers moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-13-001. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

- 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

Planning Manager Amy Link made the presentation and was available for questions. The applicant requested rezoning of approximately 45.89 acres from Light Industrial (LI) to Planned Development (PD) for property located near the intersection of Volente Road and Anderson Mill Road. The site is currently undeveloped. The land uses associated with the applicant's PD request comply with the current Future Land Use Plan (FLUP) designation. The PD request proposed retaining predominantly light industrial uses while adding an option to include a live/work unit. The residential units would be secondary to the main development and restricted to the second floor. The intent of this PD was to allow a business owner the option to reside at the same location as his business. The proposal supports the economic goals of the Comprehensive Plan and meets the intent of the PD zoning district. Staff recommended approval of the applicant's request for Planned Development (PD) zoning as submitted.

Aaron Pesek, agent for the applicant, was present. He advised that the buildings would have industrial uses. Buyers have expressed a need for live/work uses.

A public hearing was held on the above item. The following completed Recognition Cards requesting to speak in opposition of the rezoning request: 1) Lisa Carter, 2) Steve Carter, and 3) Tom Jeannett. They were concerned with various issues such as how the rezoning would affect their business, the height of the buildings, and limitations on hours of business. Lana Bailey completed a Recognition Card requesting to speak in favor of the rezoning request. There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners regarding issues brought up by the speakers. Aaron Pesek advised that thirty-seven (37) units were proposed in Phase I. Phase I would require over fifty percent (50%) of the land proposed for rezoning. Amy Link advised that a six foot (6') masonry fence was required between residential and industrial uses. She advised that the Light Industrial zoning was approved in 1994. The Commissioners noted that the industrial buildings could be built now without the residential component. This rezoning request limits the building height to two stories. Current zoning allows a building height limit of sixty feet (60'). Chair Kauffman requested that "or above" be deleted from the fourth sentence under 'Definitions-Live/Work Use' in the PD document.

MOTION: Commissioner Dion moved to recommend approval to the City Council of rezoning approximately 45.89 acres from Light Industrial (LI) to Planned Development (PD) for property located at 12450, 12518 and 12700 Anderson Mill Road. (Z-12-019) as amended. Commissioner Rogers seconded the motion. The motion passed as follows:

Yes: Kauffman, Hogue, Rogers, Balestiere, Dion, Wernecke
No: Brent

MOTION: Commissioner Rogers moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 9B, Case Z-12-019. Commissioner Dion seconded the motion. The motion passed unanimously, 7-0.

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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)

Planning Manager Amy Link advised that staff recommended retention of the Neighborhood Office/Retail/Commercial designation for this area.

MOTION: Commissioner Rogers moved to recommend denial to the City Council of amending the Future Land Use Plan for Case Z-13-001 as presented by Staff. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

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

Director Rawls Howard made the presentation and was available to answer questions. He advised that the amended ordinance included the Commissioners' suggested changes from last month's meeting. Commissioner Wernecke was concerned that some of the language was vague. After discussing, staff requested that she help with the language regarding height definitions.

MOTION: Commissioner Wernecke moved to postpone Item 12A to March 19, 2013. Secretary Hogue seconded the motion. The motion passed unanimously, 7-0.

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 January 24th and February 14th

Planning Manager Amy Link advised that the following items were on the January 24th agenda: 1st reading of Z-12-017 and 2nd public hearing for annexation located at Power Lane and RM 1431. She advised that the items on the February 14th included denial of Z-12-017, 1st reading/Public Hearing of ordinance amendments - CUP/SUP and Entertainment Center Overlay, ANX-13-001, and Z-12-018. The FLUP amendment to Z-12-017 was withdrawn.

- B. Director and Staff Comments

1. Joint meeting with City Council set for March 7, 2013

Rawls Howard reminded the Commissioners about the Joint Meeting with City Council concerning the US 183 Redevelopment Plan. He advised that Freese and Nichols would facilitate the work session. Commissioner Wernecke requested that a 4B Board representative be invited.

Rawls Howard stated that Commissioner Brent planned to attend the UTCLE training in March. He asked that any other Commissioner wishing to attend to contact staff.

C. Commissioners Comments.

Chair Kauffman stated that he would like an item to vote for a Vice Chair on the next agenda.

D. Request for Future Agenda Items.

Rawls Howard advised that the plat notes will be included in a future agenda.

E. Designate Delegate to Attend Next Council Meetings on February 24, 2013 and March 14, 2013.
Commissioner Dion advised that he would attend the February 24th Council meeting. Commissioner Rogers advised that he would attend the March 14th Council meeting.

15. ADJOURNMENT

Chair Kauffman adjourned the meeting at 8:31 p.m.

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

NICHOLAS KAUFFMAN, Chairman

ATTEST:

HOLLY HOGUE, Secretary

March 19, 2013

Planning and Zoning Commission

Item:#

Subdivision

LISD Silverado East

5B1

Case Number: PP-11-008

OWNER: Leander Independent School District

AGENT: Robert Koster

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

LOCATION: Southwest corner of Ranch Trails and Frontier Lane

COUNTY: Williamson

AREA: 23.57 acres

ZONING: Mixed Use (MU) and Open Space Greenbelt (OSG)

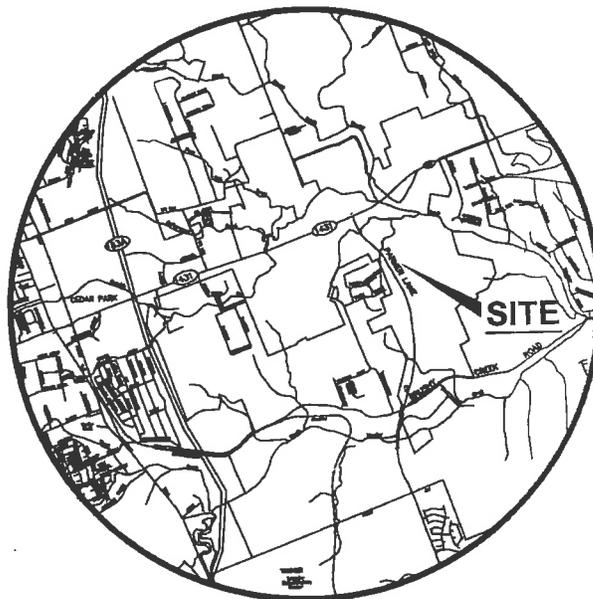
SUBDIVISION DESCRIPTION: 2 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat.



VICINITY MAP

11

March 19, 2013	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Cedar Park Warehouse and Storage	5B2
Case Number: SFP-12-015		

OWNER: Darcy Shorman

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

LOCATION: Northeast corner of Power Lane and West Whitestone Boulevard

COUNTY: Williamson

AREA: 4.24 acres

ZONING: Commercial Services (CS) and General Retail (GR)

SUBDIVISION DESCRIPTION: 3 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat.

March 19, 2013

Planning and Zoning Commission

Item:

Zoning

Creekside 32.38 Acres

6A

Case Number: # Z-13-003

OWNERS: Peggy Kirkland, Willie J. Kopecky Jr. and Koube Family Trust

AGENT: Steve Ihnen, Garrett-Ihnen Civil Engineering

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

LOCATION: South of C-Bar Ranch Trail, east of 183A Toll Road

COUNTY: Williamson

AREA: 29.61 acres

The applicant has requested a postponement to April 16, 2013 to allow time to meet with the surrounding neighborhood.

Staff supports the postponement request.



April 16, 2013

Planning and Zoning Commission

Item:

Ordinance
Amendment

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

6B

OA-12-007

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

Staff is requesting a postponement of this ordinance amendment to allow more time to work with internal staff and Commission members regarding the proposed grade definitions.

A postponement to April 16, 2013 is requested.

March 19, 2013

Planning and Zoning Commission

Item:

Zoning

Caspita Industries Inc.

7A & 8A

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

EXISTING ZONING: General Office (GO)

PROPOSED ZONING: Townhome Residential (TH)

STAFF RECOMMENDATION: General Office (GO)

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

PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 10.51 acres from General Office (GO) to Townhome Residential (TH).

EXISTING SITE and SURROUNDING USES:

The site is currently undeveloped and surrounded by Old Mill Road to the north, undeveloped GO zoned property to the east, single family residential property in the ETJ to the south and an existing indoor sports facility (zoned LR-CO) to the west.

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March 19, 2013

Planning and Zoning Commission

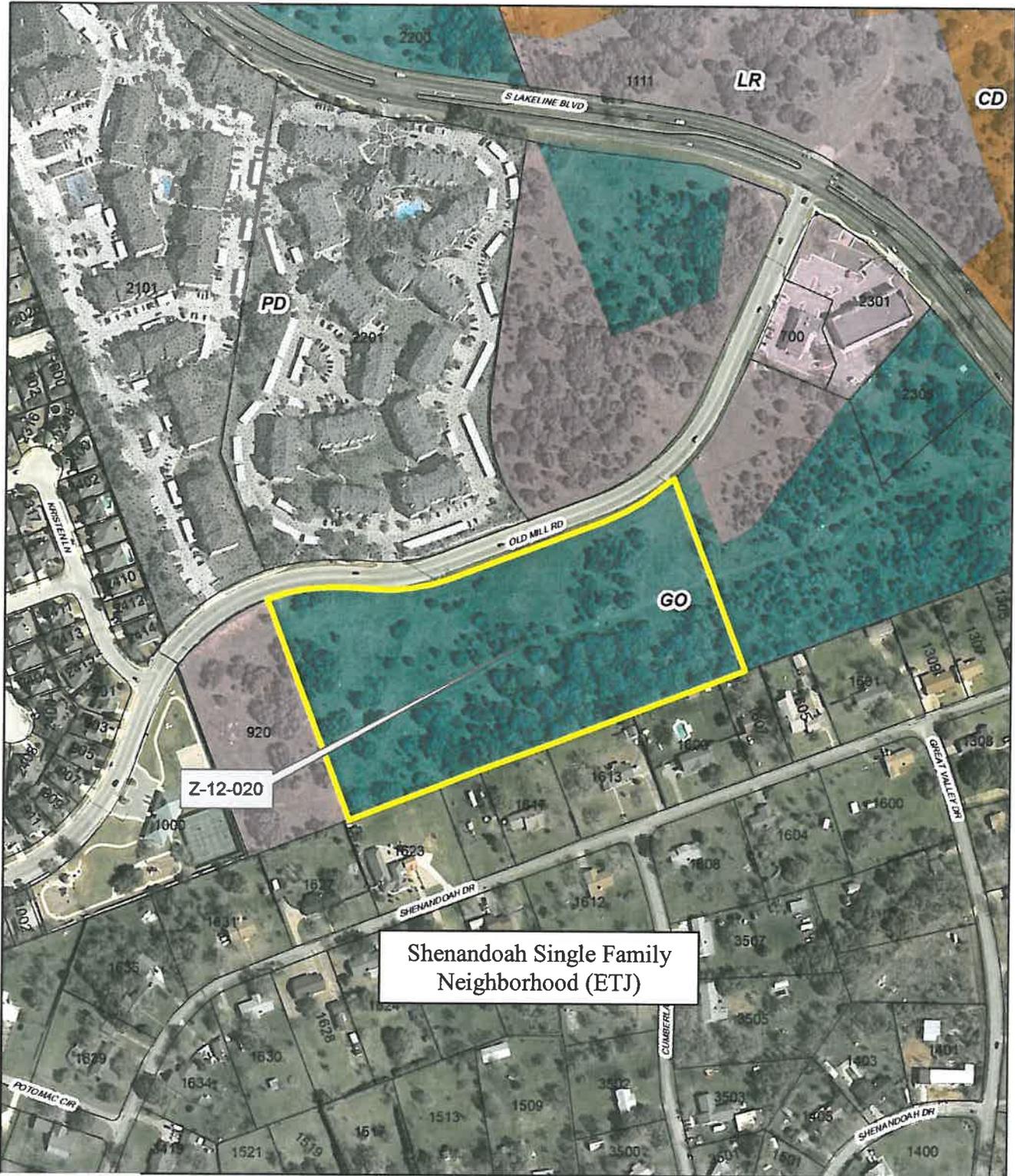
Item:

Zoning

Caspita Industries Inc.

7A & 8A

Case Number: # Z-12-020



March 19, 2013

Planning and Zoning Commission

Item:

Zoning

Caspita Industries Inc.

7A & 8A

Case Number: # Z-12-020

PURPOSE OF REQUESTED ZONING DISTRICT:

The Town Home Residential District, TH, is established to provide for small residential lots for medium density single-family residential developments at a more compact urban scale. This district allows for a variation from traditional housing placement, permitting the construction of town homes and/or zero-lot line or garden homes. Nonresidential uses permitted in this district are considered to be compatible with single-family residences that act to preserve the value, and integrity of the residential neighborhood.

PERMITTED USES IN TH:

Garden homes (zero-lot line homes)
Town homes, residential use
Parks, playgrounds (owned and/or operated by the City or other governmental agency)
Places of worship
Public buildings, uses
Real estate sales office
Utility services, general
Accessory structures
Customary home occupations

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 TH zoning does not comply with the FLUP. The TH request is compatible with a Medium Density Residential designation, which would allow zoning districts such as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD).

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

COMPREHENSIVE PLAN:

The applicant's request supports the housing goals of the Comprehensive Plan; however, the request does not support the economic development goals consistent with the Neighborhood Office/Retail/Commercial designation contemplated by the FLUP. Specifically, it does not support the following goals:

4.1.6 Economic Development Goals:

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

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March 19, 2013

Planning and Zoning Commission

Item:

Zoning

Caspita Industries Inc.

7A & 8A

Case Number: # Z-12-020

- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.

SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

Old Mill Road is classified as a residential collector.

Water and Wastewater Utilities:

Water and wastewater facilities are available in the vicinity of the site.

Subdivision:

The property is not currently platted.

Setback and Height Requirements:

Setbacks vary depending on the type of townhome development. Setbacks for zero-lot line and traditional townhomes are provided below:

	Zero Lot Line	Standard Townhome
Front setback	20'	25'
Side setback	10' from one side lot line	15'
Side setback on alley	10'	10'
Side setback for corner lot	20'	20'
Rear setback	20'	20'
Maximum Height	35'	35' (one story within 50' of single family residence)

Architectural Requirements:

All building exteriors within the TH district require 75% masonry construction, exclusive of doors and windows.

March 19, 2013	<i>Planning and Zoning Commission</i>	Item:
Zoning	Caspita Industries Inc.	7A & 8A
Case Number: # Z-12-020		

Case History:

Case #	Request	P&Z Recommendation	CC Action
Z-95-007	From DR to PUD	Recommended	Approved
Z-03-013	From PUD to GO	Recommended	Approved

STAFF COMMENTARY:

The applicant's request for TH zoning is not consistent with the FLUP and is not supportive of the economic development goals of the Comprehensive Plan. In addition, the TH zoning designation would provide a poor land use transition, as the tract is bounded by commercial zoned property to the east and west. In addition, staff believes maintaining the GO designation allows for the best use of the property as it is immediately adjacent to and can take advantage of higher intensity commercial (both existing and planned) development on the corner of Lakeline Blvd.

Staff also believes a TH zoning designation is better suited at the edge of a residential neighborhood, where the land use density increases from single family, to medium density residential uses, then to commercial/office uses.

STAFF RECOMMENDATION:

Staff recommends retention of the GO zoning designation for this tract.

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY: Not received

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

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman January 2, 2013
26 letter notices were sent to property owners within the 300' buffer

The Planning and Zoning Commission postponed the case at the applicant's request at both the January 15th and February 19th regular meetings.

PROPOSED CITY COUNCIL HEARINGS: (April 11, 2013) 1ST Reading
(April 25, 2013) 2ND Reading

March 19, 2013

Planning and Zoning Commission

Item:

Zoning

Little Elm Rezoning

7B & 8B

Case Number: # Z-13-002

OWNER: New Amstel LTD and TSSD-II LTD

AGENT: Ron Thrower, Thrower Design

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

LOCATION: Near Little Elm Road, west of South Bell Boulevard

COUNTY: Williamson

AREA: 42.36 acres

EXISTING ZONING: Multifamily (MF), General Retail (GR) and PD (Planned Development)

PROPOSED ZONING: Condominium Residential (CD)

STAFF RECOMMENDATION: Condominium Residential-Conditional Overlay (CD-CO) with the following conditions:

- The total number of residential units shall not exceed 250;
- All units shall be a detached, residential product

EXISTING FUTURE LAND USE DESIGNATION: High Density Residential, Employment Center and Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Medium Density Residential

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 42.36 acres from Multifamily (MF), General Retail (GR) and PD (Planned Development) to Condominium Residential (CD)

EXISTING SITE and SURROUNDING USES:

The site is currently undeveloped and surrounded by undeveloped PD zoned property to the north, undeveloped GR and PD zoned property to the east, undeveloped TO and DR zoned property to the south and PD zoned property to the west. Currently the property to the west is developed as a single family residential neighborhood and a future elementary school.

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Planning and Zoning Commission

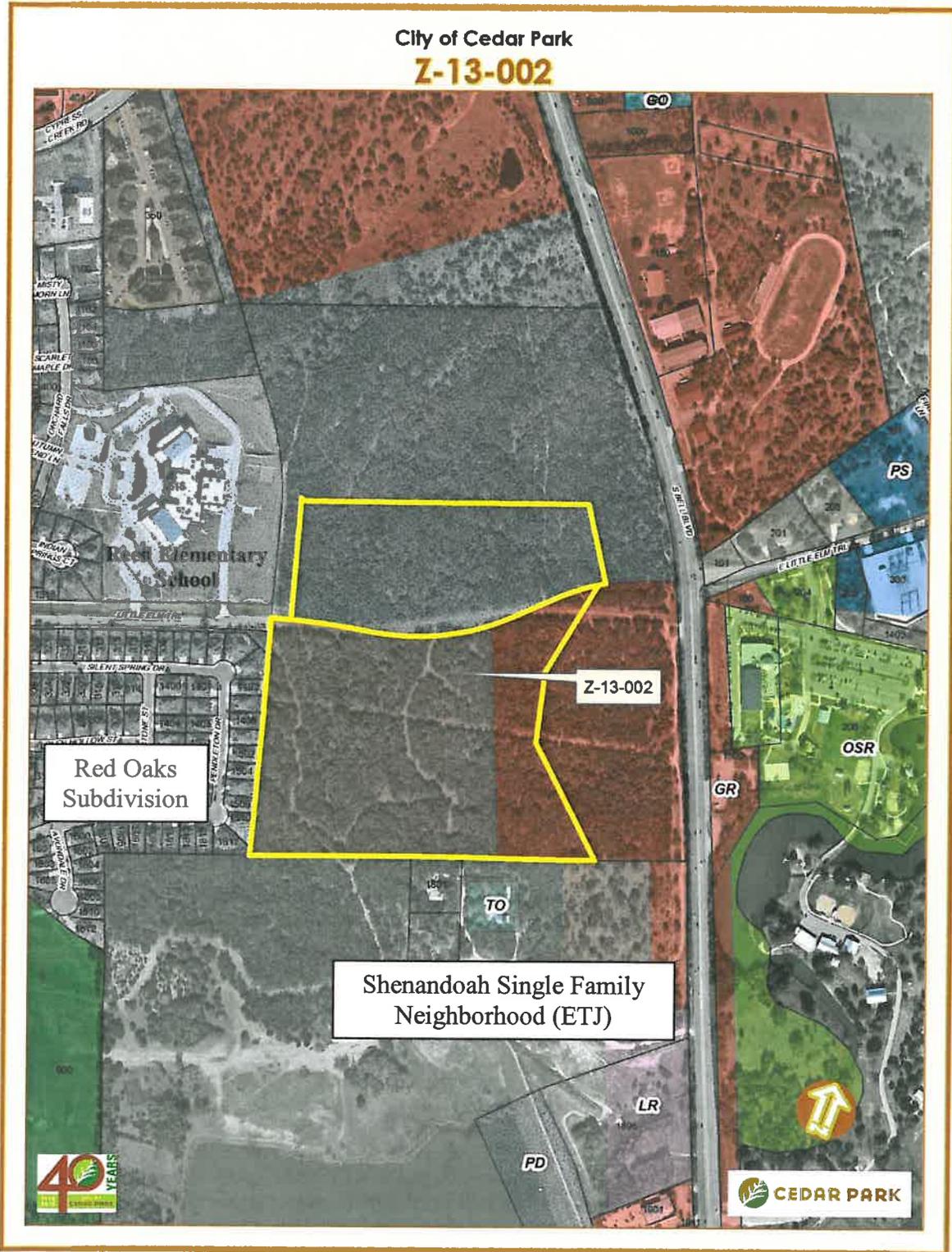
Item:

Zoning

Little Elm Rezoning

7B & 8B

Case Number: # Z-13-002



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Item:

Zoning

Little Elm Rezoning

7B & 8B

Case Number: # Z-13-002

PURPOSE OF REQUESTED ZONING DISTRICT:

The Condominium District, CD, is a medium intensity single-family residential district intended to provide the highest single-family residential density and a diversity of housing options. This district is generally inappropriate for infill zoning between single-family lots within a neighborhood development. This district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas. Open space and recreation, religious, and educational facilities are provided to maintain an orderly, convenient, and attractive residential neighborhood. The nonresidential uses permitted in this district are considered compatible with the housing options of this district so as to preserve its value, sustainability, and integrity.

PERMITTED USES IN CD:

- Condominiums, residential
- Parks, playgrounds, recreational facilities owned by the municipality, other governmental agency, or in common under a mandatory homeowner's association.
- Places of worship
- Public buildings, uses
- Real estate sales offices
- Temporary building
- Utility services, general
- Accessory structures
- Customary home occupations

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) identifies the subject area as suitable for the following land use designations and zoning districts:

FLUP Designation	Compatible Zoning Districts
High Density Residential	Multifamily (MF) and Mixed Use (MU)
Employment Center	Business District (BD), Light Industrial (LI), General Office (GO) and Hospital (H)
Regional Office/Retail/Commercial	General Retail (GR), General Office (GO) and Mixed Use (MU)

The applicant's request for CD zoning does not comply with the FLUP. The CD request is compatible with a Medium Density Residential designation, which would allow zoning districts such as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD).

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

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COMPREHENSIVE PLAN:

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

4.1.3 Housing Goals

- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years.
- Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

Little Elm Road is classified as a major arterial adjacent to this tract. Extension of Little Elm Trail would be required if the subject tract is developed.

In addition, Collector G is proposed to extend south of the future Little Elm extension and is classified as a primary collector on the City's Collector Plan.

Collector Roadway F is classified as a XXXX and would connect Cypress Creek Boulevard and the future extension of Little Elm Trail, west of the northern portion of the subject tract.

Water and Wastewater Utilities:

Extension of water and wastewater facilities would be required in order to development this tract.

Subdivision:

The property is not currently platted.

Setback and Height Requirements:

	Condominium Residential (CD)
Front setback	25'
Side setback	15'
Side setback on alley	10'
Side setback for corner lot	25'
Rear setback	20'
Maximum Height	35' (one story within 50' of single family residence)

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Architectural Requirements:

All building exteriors within the CD district require 75% masonry construction, exclusive of doors and windows.

Case History:

Case #	Request	P&Z Recommendation	CC Action
Z-82-001	Original zoning of SF, LR and MF	Recommended	Approved
Z-96-016	From SF, LR and MF to PUD	Recommended	Approved
Z-04-003	From PUD to PUD	Recommended	Approved
Z-04-004	From PUD to MF and GR	Recommended	Approved

STAFF COMMENTARY:

The subject tract currently has three zoning designations. The northern 14.37 acres is zoned PD and is part of the Masonwood Planned Development. The Masonwood PD designates this northern tract for employment center uses, including retail and office uses. The approximately six (6) acre eastern portion of the southern tract is zoned General Retail (GR) and the remaining 20 acres is zoned Multifamily (MF).

The existing 22 acre MF tract allows a residential density of 20 units per acre, equating to a potential 440 dwelling units. The requested CD zoning designation allows a maximum of 12 units per acre. The applicant proposes a total of 250 units for the entire 42.36 acres, equating to approximately 6 units per acre. Staff believes that by reducing the density on what is currently entitled on the MF tract, it would reduce the traffic impact on the future road and to the surrounding neighborhood.

In addition, the proposed density provides a better transition between the existing Red Oaks neighborhood and the commercially zoned property to the east. Also, the applicant has proposed that all condominium units be detached, mirroring a traditional single family neighborhood versus the multi-unit condominium buildings currently permitted in CD zoning.

Development of the tract would require extension of Little Elm Trail, ultimately connecting the existing section of Little Elm west of the subject tract with South Bell Boulevard. This extension would provide secondary access to the Red Oaks Subdivision and Reed Elementary School.

Although not compliant with the FLUP, the applicant's request supports the housing goals of the Comprehensive Plan. In addition, the request is supported by the purpose statement of the CD district, as it would be a transitional residential district at the edge of a single family subdivision, where higher traffic generation would not affect the adjacent low density residential neighborhood. Finally, commercially zoned property has been retained along the frontage of South Bell Boulevard to allow for future retail/office development at the major intersection to be created by the extension of Little Elm Trail.

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Planning and Zoning Commission

Item:

Zoning

Little Elm Rezoning

7B & 8B

Case Number: # Z-13-002

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request for CD zoning with the following conditions:

- The total number of residential units shall not exceed 250;
- All units shall be a detached, residential product

APPLICANT'S NEIGHBORHOOD COMMUNICATION SUMMARY: Not received

PUBLIC INPUT: To date, two (2) written responses have been received regarding this request.

From: Mike Miller [REDACTED]
 Sent: Wednesday, March 13, 2013 1:21 PM
 To: Amy Link
 Subject: Zoning File #: Z-13-002

Hi Amy,

My name is Michael Miller and my address is 1506 Fieldstone St., Cedar Park, TX 78613.

I am marginally in favor of this zoning change. Condominiums seem preferable to Multifamily (apartments), home ownership lends a sense of responsibility for keeping your property looking nice and family stability where kids attend the same school for many years. I would have preferred single family homes however.

Thanks,
Mike

.....
You may send your written comments to the Planning Department, 450 Cypress Creek Road, Cedar Park, Texas 78613 or e-mail: amy.link@cedarparktexas.gov (attention: Zoning File #: Z-13-002)

Name: TSSD II, Ltd. by TSSD II GP, LLC ; by David Castilla, President Address: 12750 Merit Dr. # 1175 Dallas, Tx 75251

I am in favor, this is why the proposed zoning will improve the community with more compatible uses for the neighborhood, create a more livable area and improve access. • I am not in favor, and this is why _____

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

PROPOSED CITY COUNCIL HEARINGS: (April 11, 2013) 1ST Reading
 (April 25, 2013) 2ND Reading

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March 19, 2013
Future Land
Use Plan
Amendment

Planning and Zoning Commission

Caspita Industries, LTD

Item:
9A

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

In conjunction with the rezoning request by Caspita Industries, LTD (Z-12-020), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 10.51 acres located on Old Mill Road, west of Lakeline Boulevard from Neighborhood Office/Retail/Commercial to Medium 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 commercial 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.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1392.47 ac	7.19%	1392.47 ac	7.19%	0%
High Density Residential	390.36 ac	2.02%	390.36 ac	2.02%	0%
Industrial	328.38 ac	1.7%	328.38 ac	1.7%	0%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9424.61 ac	48.65%	9424.61 ac	48.65%	0%
Medium Density Residential	294.85 ac	1.52%	305.36 ac	1.57%	+0.05%
Neighborhood Office/Retail/Commercial	2142.72 ac	11.06%	2132.21ac	11.01%	-0.05%
Parks and Open Space	2305.68 ac	11.90%	2305.68 ac	11.90%	0%
Regional Office/Retail/Commercial	2110.22 ac	10.89%	2110.22 ac	10.89%	0%

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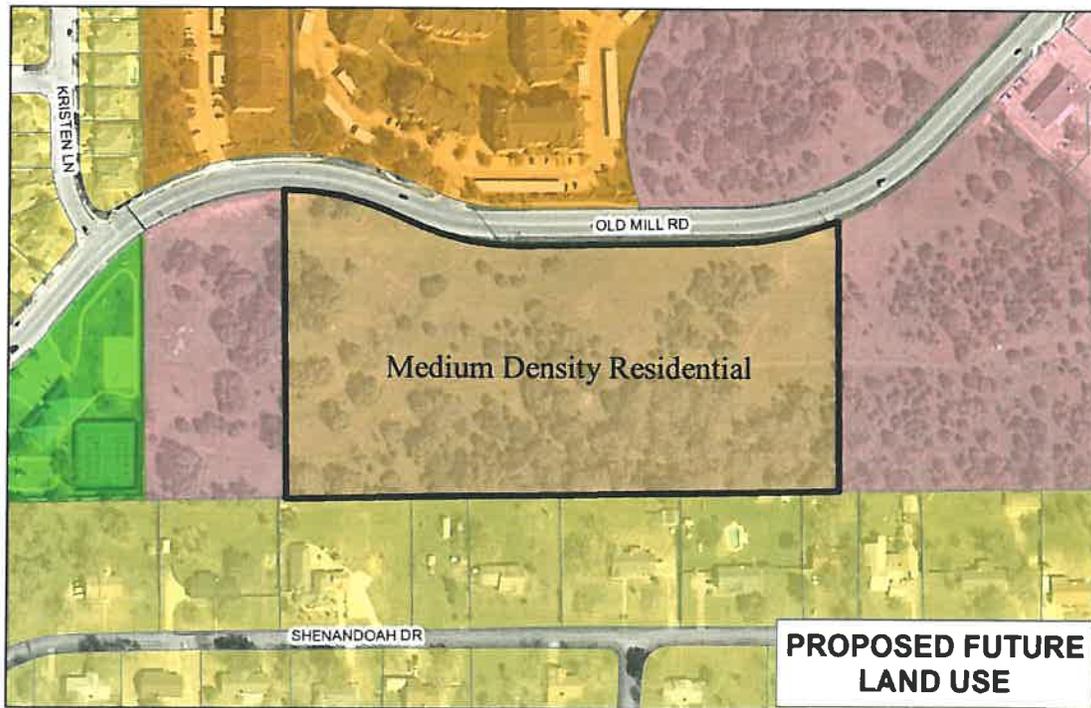
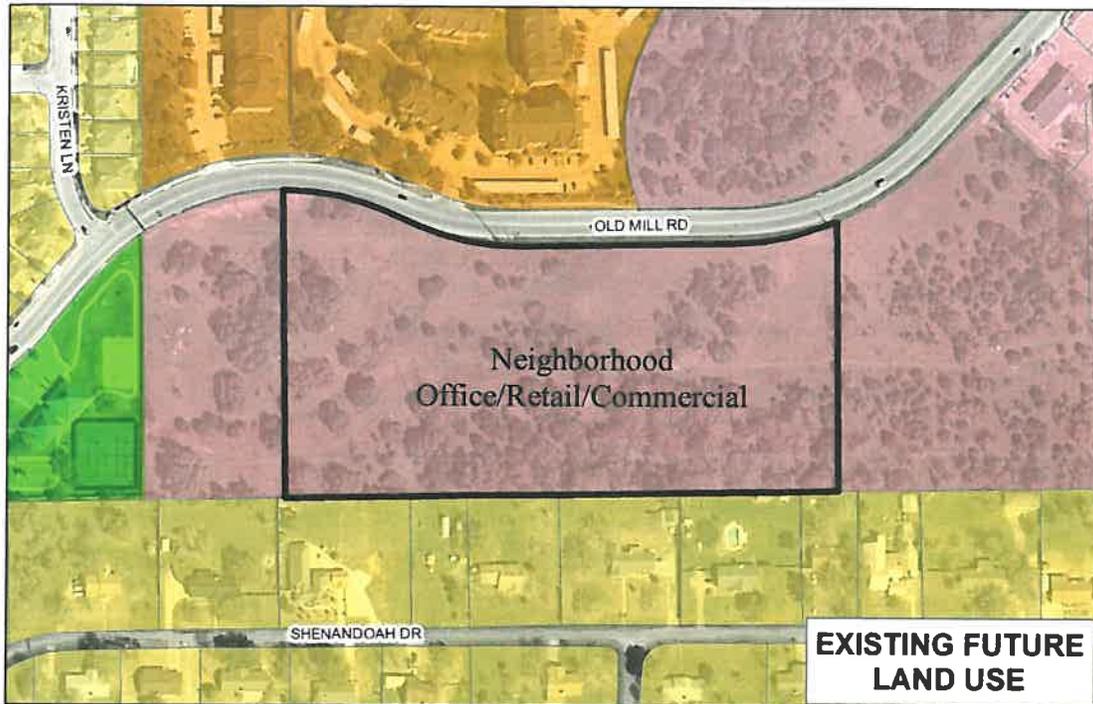
March 19, 2013

Planning and Zoning Commission

Item:
9A

Future Land
Use Plan
Amendment

Caspita Industries, LTD



March 19, 2013

Planning and Zoning Commission

Item:
9B

Future Land
Use Plan
Amendment

Little Elm

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

In conjunction with the rezoning request by New Amstel LTD and TSSD-II LTD (Z-13-002), the applicant has requested the following amendments to the Future Land Use Plan (FLUP):

For property located near Little Elm Trail, west of South Bell Boulevard:

- Amend the Future Land Use map for 14.37 acres from Regional Office/Retail/Commercial to Medium Density Residential;
- Amend the Future Land Use map for 21.9 acres from High Density Residential to Medium Density Residential;
- Amend the Future Land Use map for 6.09 acres from Employment Center 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 recommends approval of this request, as it would provide a transitional zoning designation between the single family residential neighborhood to the west and the commercially zoned property to the east. The high density designation that currently exists adjacent to the Red Oaks neighborhood would be downgraded to a medium density designation, reducing the density of residential development from 20 units per acre to 12 units per acre. The designation would support the housing goals of the Comprehensive Plan by providing a diversity of housing options in the City.

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	1392.47 ac	7.19%	1386.38 ac	7.16%	-0.03%
High Density Residential	390.36 ac	2.02%	368.46 ac	1.90%	-0.12%
Industrial	328.38 ac	1.7%	328.38 ac	1.7%	0%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9424.61 ac	48.65%	9424.61 ac	48.65%	0%
Medium Density Residential	294.85 ac	1.52%	337.21 ac	1.74%	+0.22%
Neighborhood Office/Retail/Commercial	2142.72 ac	11.06%	2142.72 ac	11.06%	0%
Parks and Open Space	2305.68 ac	11.90%	2305.68 ac	11.90%	0%
Regional Office/Retail/Commercial	2110.22 ac	10.89%	2095.85 ac	10.82%	-0.07%

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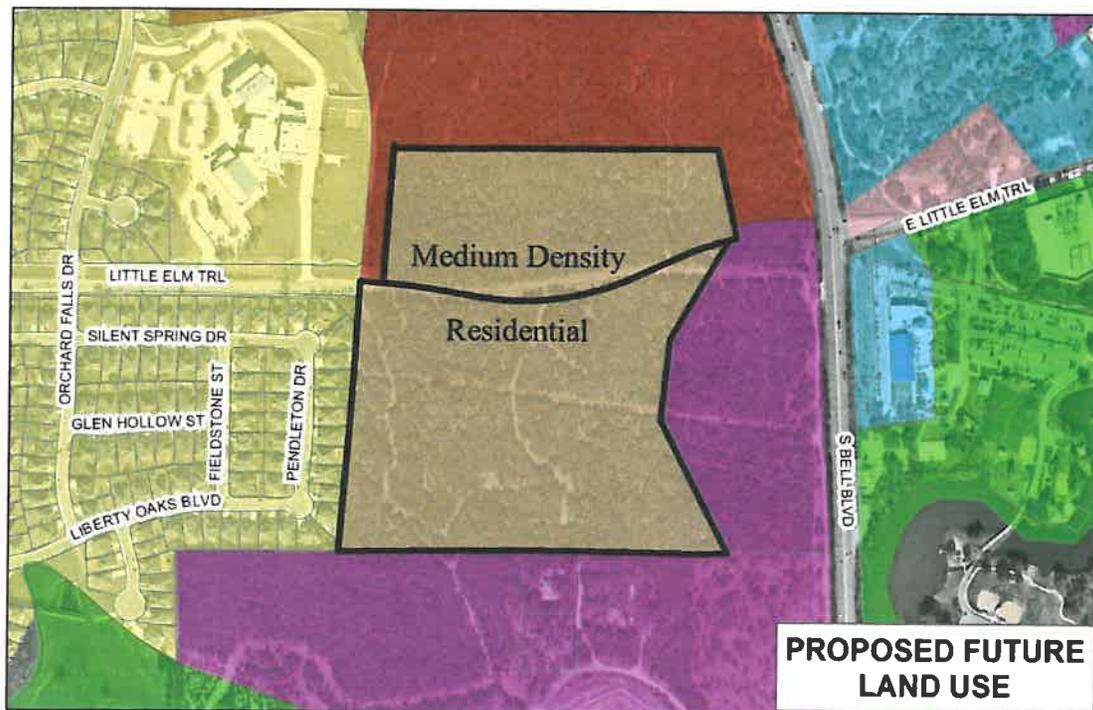
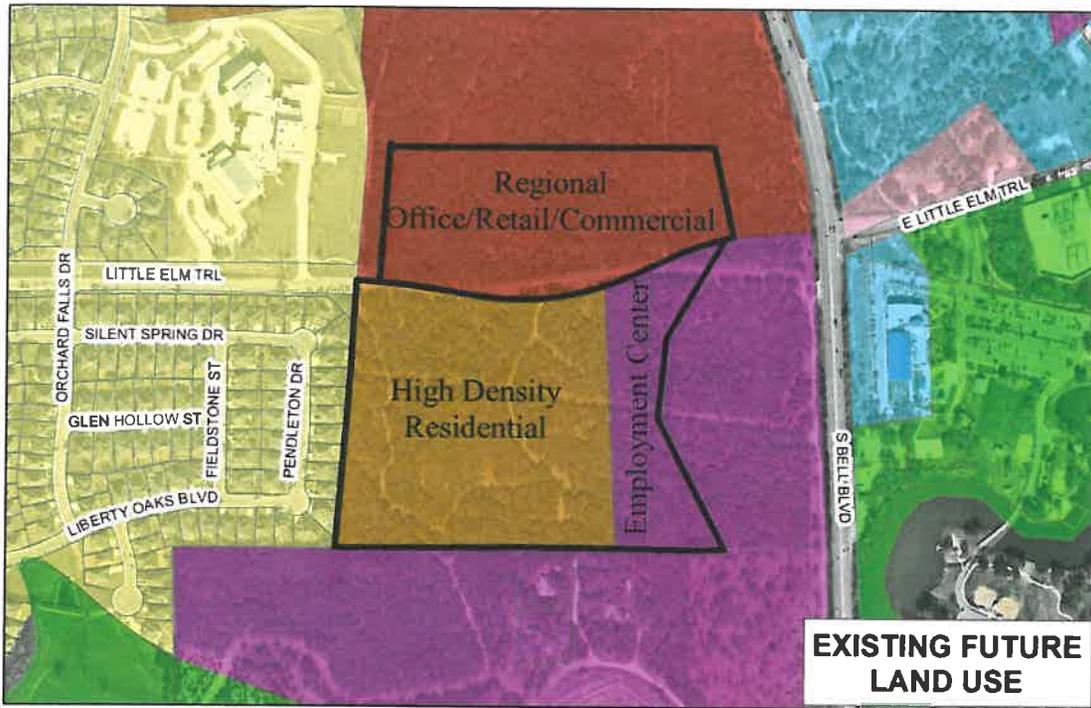
March 19, 2013

Planning and Zoning Commission

Item:
9B

Future Land
Use Plan
Amendment

Little Elm



March 19, 2013

Subdivision

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

**Item:#
10A**

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)

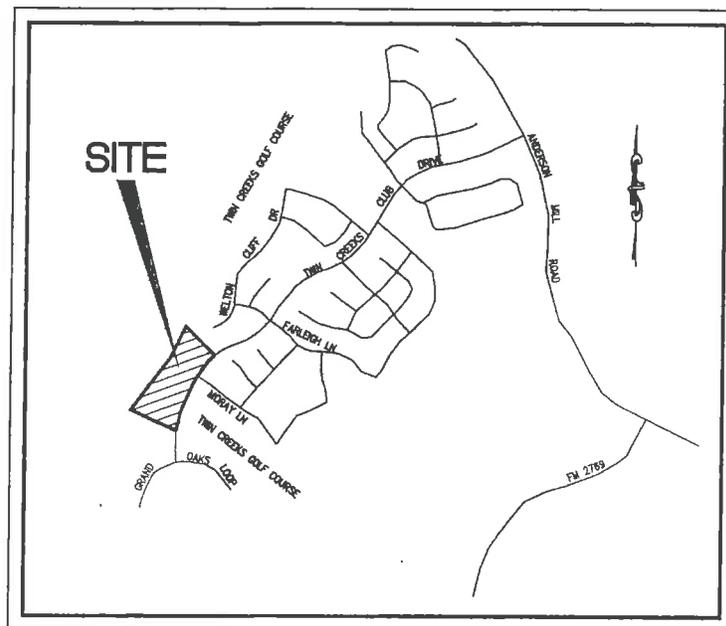
SUBDIVISION DESCRIPTION: resubdivide 1 lot into 2 lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat.



March 19, 2013

Subdivision

Planning and Zoning Commission
**Cedar Park Ranchettes Unit Two,
Resubdivision of Lots 6 & 8 Block 4**

**Item:#
10B**

Case Number: SFP-12-018

OWNER: Jimmy Nassour

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

LOCATION: South side of West Whitestone Boulevard at Bagdad Road

COUNTY: Williamson

AREA: 4.18 acres

ZONING: Local Retail (LR) and General Retail (GR)

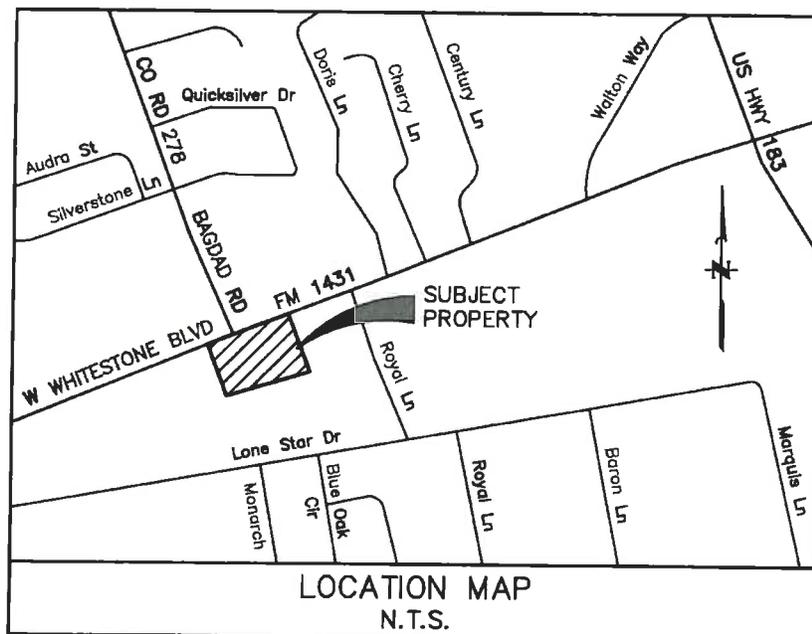
SUBDIVISION DESCRIPTION: 3 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat.



March 19, 2013 Conditional Use Permit	<i>Planning and Zoning Commission</i> Cedar Park Self Storage	Item: 11A
Case Number: SD-12-00027		

OWNER: King William Management LLC

AGENT: Hugo Elizondo, Cuatro Consultants LTD

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

LOCATION: Lakeline Boulevard near Old Mill Road

ZONING: Local Retail (LR) and Local Retail-Conditional Use (LR-CU)

SURROUNDING LAND USES:

- North:* Lakeline Boulevard
- South:* Old Mill Road
- East:* Undeveloped LR and GO zoned property
- West:* Multifamily development (zoned PD)

COUNTY: Williamson County

AREA: 4.53 acres

The applicant's request is for a conditional use permit for Cedar Park Self Storage, consisting of a 2,280sf office building and 72,075sf of storage units located on Lakeline Boulevard, near Old Mill Road.

The property is currently zoned Local Retail (LR) and Local Retail-Conditional Use (LR-CU). In November 2008, the southern portion of the property was zoned LR-CU, allowing self storage as a conditional use on the property. As provided for in Section 11.02.314(A) of Chapter 11-Zoning, a conditional use may not:

- a. Unduly negatively affect an adjoining site more than would a permitted use in the base district;
- b. Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation; or
- c. Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of a sign.

Per Section 11.02.314(E), the Planning and Zoning Commission may require that the conditional use site development comply with additional requirements for:

- a. Open space, buffer, fence, wall, or screen;
- b. Landscaping;
- c. Street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- d. Signs;
- e. Characteristics of operation, including hours;
- f. Other measures that the Planning and Zoning Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

The Planning and Zoning Commission may then:

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March 19, 2013 Conditional Use Permit	<i>Planning and Zoning Commission</i> Cedar Park Self Storage	Item: 11A
Case Number: SD-12-00027		

- a. Approve the site plan as proposed by the applicant if the site plan complies with the requirements listed previously;
- b. Approve the site plan pending compliance with the requirements of 11.02.314 (E); or
- c. Deny the site plan application. If the site plan application is denied a person may not file an application for the same or substantially the same conditional use on the same or substantially the same site for a period of one year from the date of denial.

STAFF COMMENTARY:

In considering the conditional use request, the Planning and Zoning Commission must find that the use will not:

- a. **Unduly negatively affect an adjoining site more than would a permitted use in the base district;**

The site development plan conforms to the requirements of the Zoning and Site Development Chapters of the Code of Ordinances. A six foot masonry wall will be provided around the southern portion of the tract, encompassing the proposed storage buildings. A 20 foot compatibility buffer is provided on the western property line adjacent to the multifamily development. In addition, a 10 foot landscape buffer is provided along the eastern boundary of the site.

The storage buildings are proposed as metal buildings, with a maximum height of approximately 10 feet. All exterior elevations in excess of 100 feet will be architecturally treated to bring the buildings to a pedestrian scale. The office building at the entrance of the site on Lakeline Boulevard will be constructed with 100% masonry material, exclusive of doors and windows.

Staff is recommending that the storage buildings be constructed of 100% masonry material, in conformance with the masonry standards established by the base LR zoning designation.

- b. **Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation;**

The proposed site development plan will extend a six (6) foot sidewalk along the frontage of Lakeline Boulevard and a five (5) foot sidewalk along Old Mill Road.

Access to the site will be provided via two driveways. A right-in, right-out only driveway is proposed on Lakeline Boulevard and a gated, emergency access only driveway is proposed along Old Mill Road. The limited driveway access to Old Mill Road will eliminate site related traffic on the residential collector street, reducing traffic impacts to the neighborhood street.

Five (5) parking spaces are required for the site, and six (6) spaces are provided.

March 19, 2013
Conditional Use
Permit

Planning and Zoning Commission

Cedar Park Self Storage

**Item:
11A**

Case Number: SD-12-00027

Site Location Map

