



CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**September 21, 2021 AT 6:30 PM**  
CEDAR PARK CITY HALL COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR,  
CEDAR PARK, TEXAS 78613

**Link For Meeting:** <https://mtg.cedarparktexas.gov/PnZ>

**Event Password:** CedarPark2021

**United States Toll Free:** 1-844-992-4726

**Access Code:** 2554 396 6501

**Phone Password:** 23327727

COMMISSION MEMBERS

- |  |  |
|--|--|
| <input type="checkbox"/> BOBBI HUTCHINSON, Place 1         | <input type="checkbox"/> VACANT, Place 5                     |
| <input type="checkbox"/> BOB INGRAHAM, Place 2 (Secretary) | <input type="checkbox"/> KIMBERLY BRADFORD-BROWN, Place 6    |
| <input type="checkbox"/> SARA GROFF, Place 3 (Chair)       | <input type="checkbox"/> RANDY STRADER, Place 7 (Vice Chair) |
| <input type="checkbox"/> AUDREY WERNECKE, Place 4          |  |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
- A.2 Pledges of Allegiance (U.S. and Texas)
- A.3 PUBLIC COMMUNICATIONS (Not for Items Listed on this Agenda. Three Minutes Each. No Deliberations with Commissioners. The Board May Respond Only With Factual Statements, Recitation of Existing Policy, and Request for an Item to Be Placed on a Future Agenda.)

CONSENT AGENDA

*Pursuant to Planning and Zoning Rule 2.3, the City of Cedar Park Planning and Zoning Agenda Consists of Agenda Items B*

- B.1 Approve Minutes From Regular Scheduled Meeting Of July 20, 2021.
- B.2 (PP-21-001) Consideration To Approve A Preliminary Plan For The Ranch On Brushy Creek Subdivision, A 1 Lot Subdivision Of Approximately 8.65 Acres Located At The Northwest Corner Of Ranch Trails And Brushy Creek Rd.
- B.3 (PP-21-002) Consideration To Approve A Preliminary Plan For The Toyota Of Cedar Park Pre-Owned Subdivision, A 1 Lot Subdivision Of Approximately 9.22 Acres Located Along 183A Toll Road And South Of Volta Drive.
- B.4 (FP-21-002) Consideration To Approve A Final Plat For The Toyota Of Cedar Park Pre-Owned Subdivision, A 1 Lot Subdivision Of Approximately 9.22 Acres Located Along 183A Toll Road And South Of Volta Drive.

### **PUBLIC HEARINGS**

- C.1 (FLU-21-008) (Related To Z-21-015 And SUP-21-005) Public Hearing And Recommendation Regarding A Request By Sean O'Brien To Amend The Future Land Use Plan (FLUP) For Approximately 4.6 Acres From Medium Density Residential (MDR) To Regional Office/Retail/Commercial (REG) Located At 580 Spanish Oak Estates Drive.
- C.2 (Z-21-015) (Related To FLU-21-008 And SUP-21-005) Public Hearing And Recommendation Regarding A Request By Sean O'Brien To Rezone Approximately 4.6 Acres From Development Reserve (DR) to General Business (GB) Located At 580 Spanish Oak Estates Drive.
- C.3 (SUP-21-005) (Related To FLU-21-008 And Z-21-015) Public Hearing And Recommendation Regarding A Request By Sean O'Brien For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use, On Approximately 4.6 Acres Located At 580 Spanish Oak Estates Drive.
- C.4 (Z-21-011) Public Hearing And Recommendation Regarding A Request By Becky, LTD To Rezone Approximately 13.49 Acres From Urban Residential (UR) To Planned Development-Urban Residential (PD-UR) Located At The Terminus Of Old Mill Road, North Of The Intersection Of South Lakeline Boulevard and Old Mill Road.
- C.5 (SUP-21-003) Public Hearing And Recommendation Regarding A Request By Lifeguard 4 Hire, LLC For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use, On Approximately 4.32 Acres Located At 1801 Clover Lane.

### **REGULAR AGENDA**

- D.1 Consider Election of the Planning and Zoning Commission Officers for 2021-2022
  - 1) Chair
  - 2) Vice Chair
  - 3) Secretary

### **ADMINISTRATIVE ITEMS**

- E.1 Update Regarding Council Actions Related To Planning and Zoning Items And Designate Delegate for Future Council Meetings
- E.2 Director And Staff Comments
- E.3 Closing Comments
- E.4 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. Separate agenda items may be combined and discussed together at the discretion of the Chair.*

*Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.*

*Certain information may be presented to and by the Planning and Zoning Commission, under the headings of "Citizen Communications", and "Planning and Zoning Commission Comments" 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.*

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:

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

The Cedar Park City Hall Campus 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.

\_\_\_\_\_  
Development Services Department

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

## CITY OF CEDAR PARK 2018-2020 STRATEGIC GOALS



### DISTINCTLY CEDAR PARK

#### PURPOSE

Cedar Park is a unique location with a distinct identity shaped by its distinguishing projects and programs.

#### OBJECTIVES

- Encourage unique and distinctive developments
- Revitalize Bell Boulevard area
- Create gathering places, including parks and library
- Design special events that attract people to Cedar Park
- Leverage the value of aesthetics on community culture



### OPEN HERE, GROW HERE

#### PURPOSE

Use economic development resources to expand and diversify our tax base by actively recruiting new employers and supporting existing businesses.

#### OBJECTIVES

- Identify markets and actively recruit targeted industries and employers
- Evaluate economic development tool box
- Protect areas already designated for business
- Develop and launch business retention program



### SAFETY IS TOP-OF-MIND

#### PURPOSE

Our community feels safe, secure and comfortable.

#### OBJECTIVES

- Ensure timely and appropriate response for calls for service
- Provide resources necessary to meet community expectations
- Enhance citizen safety level



### OPERATIONAL & FISCAL EXCELLENCE

#### PURPOSE

Deliver high-quality services in a fiscally-responsible manner.

#### OBJECTIVES

- Provide high-value services to our community
- Demonstrate fiscal responsibility
- Improve and ensure a well-maintained infrastructure, including storm water
- Attract and retain a qualified workforce



### LINK PEOPLE, PLACES & THINGS

#### PURPOSE

Improve mobility through multi-modal transportation options that best serve the community's needs.

#### OBJECTIVES

- Continue implementing Roadway Master Plan
- Expand pedestrian and bike networks
- Complete Transit Study
- Use technology to improve traffic/mobility
- Advance 183A frontage road project



### STRONG COMMUNITY CONNECTIONS

#### PURPOSE

Encourage and expand civic engagement and understanding of government to inspire trust and confidence.

#### OBJECTIVES

- Develop and leverage innovative ways to engage the community
- Evaluate and enhance current engagement programs
- Support development and recognition of board and commission members



### SUSTAINABLE FUTURE

#### PURPOSE

Demonstrate responsible stewardship of community and natural resources.

#### OBJECTIVES

- Use our resources wisely
- Explore environmental programs
- Update Comprehensive Plan
- Support neighborhood maintenance