

CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**January 18, 2022 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:** CedarPark2022

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

**Access Code:** 2555 056 8134

**Phone Password:** 23327727

**COMMISSION MEMBERS**

- |  |   |
|--|---|
| <input type="checkbox"/> BOBBI HUTCHINSON, Place 1 (Chair)     | <input type="checkbox"/> CYNTHIA SNEED, 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                   | <input type="checkbox"/> RANDY STRADER, Place 7           |
| <input type="checkbox"/> AUDREY WERNECKE, Place 4 (Vice Chair) |   |

**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 The Regular Scheduled Meeting of December 14, 2021.
- B.2 (FP-21-011) Consideration To Approve With Conditions A Final Plat For The Cedar Park New Hope Subdivision, A 3 Lot Subdivision Of Approximately 7.37 Acres Located South Of Woodall Drive and North Of West Whitestone Blvd.

**PUBLIC HEARINGS**

- C.1 (Z-21-021) Public Hearing And Recommendation Regarding A Request By PG Cedar Park Group, LLC, And Cedar Park Community Development (Type B) Sales Tax Corporation To Rezone Approximately 110.434 Acres From Development Reserve (DR) To Planned Development-General Business (PD-GB) Located At The Southeast Corner Of The Intersection At Ronald W Reagan Boulevard And County Road 272.

- C.2 (FLU-20-007) (Related To Z-21-008) Public Hearing And Recommendation Regarding A Request By Henk Morelisse For A Future Land Use Plan Amendment For Approximately 5.46 Acres From Local Office/Retail/Commercial (LOC) To High Density Residential (HDR) Generally Located Southwest Of The Intersection Of East Whitestone Blvd And North Vista Ridge Blvd.
- C.3 (Z-21-008) (Related To FLU-20-007) Public Hearing And Recommendation Regarding A Request By Henk Morelisse To Rezone Approximately 21.49 Acres From General Business (GB) To Planned Development-Mixed Use (PD-MU) Generally Located Southwest Of The Intersection Of East Whitestone Blvd And North Vista Ridge Blvd.
- C.4 (Z-21-020) Public Hearing And Recommendation Regarding A Request By Nathan and Shelby Blick To Rezone Approximately 2.94 Acres From Suburban Residential (SR) To Semi-Urban Residential (SU) Located At 605 Marquis Lane.
- C.5 (Z-21-013) Public Hearing And Recommendation Regarding A Request By Sabot Development, Ltd., To Rezone Approximately 6.9 Acres From Neighborhood Business (NB) To Planned Development-Mixed Use (PD-MU) Located At 400 W Park St.
- C.6 (SUP-21-006) Public Hearing And Recommendation Regarding A Request By Park Avenue Development For A Special Use Permit (SUP) To Allow A Day-care Center Use On Approximately 4.46 Acres Located At 2118 South Lakeline Boulevard.
- C.7 (FLU-21-005) (Related To Z-21-018) Public Hearing And Recommendation Regarding A Request By Melba Wilson, Michael Smith, Becky Smith, Patrick Shane, Larry Mott, Sandra Mott, Melinda Schneider, Mike Copeland, and Elaine Copeland For A Future Land Use Plan Amendment For Approximately 57.4 Acres From Local Office/Retail/Commercial (LOC) To Low Density Residential (LDR) Generally Located Northwest Of The Intersection Of CR 180 And Ronald W Reagan Blvd.
- C.8 (Z-21-018) (Related To FLU-21-005) Public Hearing And Recommendation Regarding A Request By Melba Wilson, Michael Smith, Becky Smith, Patrick Shane, Larry Mott, Sandra Mott, Melinda Schneider, Mike Copeland, and Elaine Copeland To Rezone Approximately 57.94 Acres From Development Reserve (DR) To Planned Development-Semi-Urban Residential (PD-SU) Generally Located Northwest Of The Intersection Of CR 180 And Ronald W Reagan Blvd.
- C.9 (FLU-21-014) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 8 Acres From Bell Planning Area (PA-Bell) To Local Office/Retail/Commercial (LOC) Located Along Bell Boulevard South Of Peggy Garner Park And North Of New Hope Drive.
- C.10 (FLU-21-015) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 14.6 Acres From Bell Planning Area (PA-B) To Local Office/Retail/Commercial (LOC) Located Along Bell Boulevard South Of New Hope Drive And North Of Valk Street.
- C.11 (FLU-21-016) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 24.5 Acres From Low Density Residential (LDR) And Local Office/Retail/Commercial (LOC) To Public/Semi-Public (PUB) Located At 1555 And 1803 Cypress Creek Rd (ACC Campus).

- C.12 (FLU-21-017) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 1 Acre From Low Density Residential (LDR) To Public/Semi Public (PUB) Located At 1570 Cypress Creek Rd.
- C.13 (FLU-21-018) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 2 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located At The Terminus Of Prize Oaks Drive, North Of The Intersection At Cedar Park Drive And Prize Oaks Drive.
- C.14 (FLU-21-019) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 11 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located At The Southeast Corner Of N Vista Ridge Boulevard And Colonial Parkway.
- C.15 (FLU-21-020) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 23 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located Adjacent To City Limits, West Of Parmer Lane And South Of E Whitestone Boulevard.
- C.16 (FLU-21-021) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 5.5 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located Adjacent To City Limits, West Of Parmer Lane And North Of Brushy Creek Road.
- C.17 (FLU-21-025) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Amend The Future Land Use Plan (FLUP) For Approximately 9 Acres From Regional Office/Retail/Commercial (REG) To Recreation/Open Space (REC) Located Northwest Of The Intersection At South Bell Boulevard And Avery Ranch Boulevard.

### **REGULAR AGENDA**

- D.1 No Items For Consideration.

### **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 2021-2023 Strategic Goals



## Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

- **Strong community connections:** Foster a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.



## Economic Vitality

Cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.



**CEDAR PARK**



## Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce.
- **Technology:** Ensure technology systems and resources to support and enhance reliable 24/7 operations.



## Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment and services.

- **Comprehensive Mobility Master Plan:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.



## Infrastructure & Environment

Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.