

CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
May 21, 2019 AT 6:30 PM
CEDAR PARK CITY HALL COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|--|---|---|
| <input type="checkbox"/> MARK MCDONALD, Place 1
Secretary | <input type="checkbox"/> AUDREY WERNECKE, Place 4
<input type="checkbox"/> KEVIN HARRIS, Place 5 | <input type="checkbox"/> CANDACE LAMBERT, Place 6
<input type="checkbox"/> RANDY STRADER, Place 7
Chair |
| <input type="checkbox"/> BOB INGRAHAM, Place 2
Vice Chair | | |
| <input type="checkbox"/> SARA GROFF, Place 3 | | |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
- A.2 Pledges of Allegiance (U.S. and Texas)
- A.3 CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)

CONSENT AGENDA

- B.1 SEC NHD Subdivision (SFP-19-003)
8.25 Acres, 2 Commercial Lots
Located at the southeast corner of 183A Toll Road and East New Hope Drive, Cedar Park in Williamson County, Texas
Owner: Cedar Park Town Center, LP
Staff Resource: Brad Jackson
Staff Proposal to P&Z: Approve with Conditions
- C.1 Approve Minutes from the Regular Meeting of April 16, 2019
- D.1 Postponement Request: No items for consideration
- E.1 Acceptance of Preliminary Report, Toyota Cedar Park, Z-19-007 (related to items FLU-19-005 and SUP-19-001) (related to item G.1)
- E.2 Acceptance of Preliminary Report, Toyota Cedar Park, SUP-19-001 (related to items FLU-19-005 and Z-19-007) (related to item I.1)
- E.3 Acceptance of Preliminary Report, 806 and 900 West Park Street, Z-19-004 (related to item G.2)
- E.4 Acceptance of Preliminary Report, 500 Brushy Creek Road, Z-19-005 (related to item G.3)

- E.5 Acceptance of Preliminary Report, 604 Lone Star Drive, Z-19-006 (related to item G.4)

COMPREHENSIVE PLAN AMENDMENTS

- F.1 Consider a Future Land Use Plan Amendment for approximately 19.01 acres from Regional Office/Retail/Commercial (REG) to Heavy Commercial (HC) for property located at 5500, 5520, and 5600 183A Toll Road in Williamson County, Texas. (FLU-19-005) (related to Z-19-007 and SUP-19-001).
Owner: Cavendar Real Estate of Cedar Park, LLC
Agent: Becky Carroll
Project Name: Toyota Cedar Park
Staff Resource: Brad Jackson
Staff Proposal: Consider amendment to Heavy Commercial (HC)
1) Public Hearing
2) P&Z Recommendation to City Council
- F.2 Consider proposed amendments to the Comprehensive Plan (OA-19-002)
1) Public Hearing
2) P&Z Recommendation to City Council
- F.3 Consider a City Initiated Future Land Use Plan Amendment for approximately 42.47 acres from Regional Office/Retail/Commercial (REG) and Local Office/Retail/Commercial (LOC) to 39.44 acres of Recreation/Open Space (REC) and 3.03 acres of Local Office/Retail/Commercial (LOC) for property located west of South Bell Boulevard/183 near Lakeline Park (FLU-19-002).
Owners: Nancy Meyer, Earl and Jo Ann Tyree, Henry and Patricia Knowles, and City of Cedar Park
Project Name: Lakeline Park Area
Staff Resource: Melissa McCollum
Staff Proposal: Consider amendment to Recreation/Open Space (REC) and Local Office/Retail/Commercial (LOC)
1) Public Hearing
2) P&Z Recommendation to City Council
- F.4 Consider a City Initiated Future Land Use Plan Amendment for approximately 12.34 acres from Regional Office/Retail/Commercial, (REG) to 3.64 acres of High Density Residential (HDR) and 8.70 acres of Local Office/Retail/Commercial (LOC) for property located north of 620 on El Salido Parkway (FLU-19-003).
Owners: S-K Cedar Park Opportunity II LLC, PRS Salido LLC, Live Oak Unitarian, Austin Rising Starts Pre-School INC, and Hasan CJ Khodadadi
Project Name: El Salido and 620
Staff Resource: Melissa McCollum
Staff Proposal: Consider amendment to High Density Residential (HDR) and Local Office/Retail/Commercial (LOC)
1) Public Hearing
2) P&Z Recommendation to City Council
- F.5 Consider a City Initiated Future Land Use Plan Amendment for approximately 30.66 acres from Planning Area (PA), Local Office/Retail/Commercial (LOC), and Medium Density Residential (MDR) to 21.30 acres of Public/Semi-Public (PUB) and 9.36 acres of Regional Office/Retail/Commercial

(REG) for property located west of South Bell Boulevard/183 and north of Little Elm Trail (FLU-19-004).

Owners: Leander ISD- Board of Trustees, Cedar Park 20 Partners LTD, POHL Brown & Associates Inc.

Project Name: NW Little Elm and Bell

Staff Resource: Melissa McCollum

Staff Proposal: Consider amendment to Regional Office/Retail/Commercial (REG) and Public/Semi-Public (PUB)

1) Public Hearing

2) P&Z Recommendation to City Council

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider a request by Cavendar Real Estate of Cedar Park, LLC to rezone approximately 19.01 acres from General Business (GB) to Heavy Commercial - Conditional Overlay (HC-CO), located at 5500, 5520 and 5600 183A Toll Road in Williamson County, Texas. (Z-19-007) (related to FLU-19-005 and SUP-19-001)

Owner: Cavendar Real Estate of Cedar Park, LLC

Agent: Becky Carroll

Staff Resource: Brad Jackson

Staff Proposal: Heavy Commercial - Conditional Overlay (HC-CO)

Project Name: Toyota Cedar Park

1) Public Hearing

2) P&Z Recommendation

3) P&Z Adoption of Final Report

G.2 Consider a request by DK Property Group LLC to rezone approximately 7.20 acres from Suburban Residential (SR) to Semi-Urban Residential - Conditional Overlay (SU-CO), located at 806 and 900 West Park Street in Williamson County, Texas. (Z-19-004)

Owner: Kelby McCall, DK Property Group LLC.

Agent: Darrell Seeds

Project Name: 806 and 900 West Park Street

Staff Resource: Mark Bombek

Staff Proposal: Semi-Urban Residential - Conditional Overlay (SU-CO)

1) Public Hearing

2) P&Z Recommendation

3) P&Z Adoption of Final Report

G.3 Consider a request by Minnetonka Partners to rezone approximately 5.40 acres from General Business (GB) to Light Industrial - Conditional Overlay (LI-CO), located at 500 Brushy Creek Road in Williamson County, Texas. (Z-19-005)

Owner: Minnetonka Partners

Agent: Nash Gonzales

Project Name: 500 Brushy Creek Road

Staff Resource: Brad Jackson

Staff Proposal: Light Industrial - Conditional Overlay (LI-CO)

1) Public Hearing

- 2) P&Z Recommendation
- 3) P&Z Adoption of Final Report

- G.4 Consider a request by Robert and Jerre Atkinson to rezone approximately 1.69 acres from Multifamily Residential (MF) to Suburban Residential (SR), located at 604 Lone Star Drive in Williamson County, Texas. (Z-19-006)
Owner/Agent: Robert and Jerre Atkinson
Project Name: 604 Lone Star Drive
Staff Resource: Mark Bombek
Staff Proposal: Suburban Residential (SR)
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

SUBDIVISIONS (ACTION AND PUBLIC HEARING)

- H.1 No items for consideration

SPECIAL USE PERMITS (ACTION AND PUBLIC HEARING)

- I.1 Consider a request by Cavendar Real Estate of Cedar Park, LLC for a Special Use Permit (SUP) to allow automobile sales in a Heavy Commercial (HC) zoning district for approximately 19.01 acres located at 5500, 5520, and 5600 183A Toll Road in Williamson County, Texas. (SUP-19-001) (related to FLU-19-005 and Z-19-007)
Owner: Cavendar Real Estate of Cedar Park, LLC
Agent: Becky Carroll
Project Name: Toyota Cedar Park
Staff Resource: Brad Jackson
Staff Proposal: Approve Special Use Permit
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

- J.1 Consideration of an Ordinance Amending Chapter 11 Zoning, Article 11.02 Zoning Districts and Land Uses, Division 3. Land Uses, Section 11.02.064 Nonresidential Uses by Zoning District to Change Daycare Center use from a Conditional Use to a Special Use. (OA-19-001).
1) Public Hearing
2) P&Z Recommendation to City Council

DISCUSSION AND POSSIBLE ACTION

- K.1 No items for consideration

ADMINISTRATIVE ITEMS

- L.1 Report on City Council Actions Pertaining to Zoning Matters from April 25 and May 9

- L.2 Director and Staff Comments
- L.3 Commissioners Comments
- L.4 Request for Future Agenda Items
- L.5 Designate Delegate to Attend Next Council Meetings on May 23 and June 13
- L.6 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:

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.

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



CEDAR PARK