



CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
February 20, 2024 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: CedarPark2024

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

Access Code: 2557 529 1903

Phone Password: 23327727

COMMISSION MEMBERS

- | | |
|---|---|
| <input type="checkbox"/> T.J. DONNELL, Place 1 | <input type="checkbox"/> CYNTHIA SNEED, Place 5 (Vice Chair) |
| <input type="checkbox"/> BOB INGRAHAM, Place 2 | <input type="checkbox"/> KIMBERLY BRADFORD-BROWN, Place 6 (Secretary) |
| <input type="checkbox"/> BRENDA REISS, Place 3 | <input type="checkbox"/> RANDY STRADER, Place 7 (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 January 16, 2024.

PUBLIC HEARINGS

- C.1 (2023-7-FLU) (Related to 2023-14-Z) Public Hearing And Recommendation Regarding A Request By The Center For Evangelism And Church Growth, Inc. To Amend The Future Land Use Plan From Public/Semi-Public (PUB) To Medium Density Residential (MDR) For Approximately 1.75 Acres And Regional Office/Retail Commercial (REG) For Approximately 3.24 Acres Generally Located North Of The Intersection Of West New Hope Drive And Carriage Hills Trail.
- C.2 (2023-14-Z) (Related to 2023-7-FLU) Public Hearing And Recommendation Regarding A Request By The Center For Evangelism And Church Growth, Inc. To Rezone Approximately 4.99 Acres Generally Located North Of The Intersection Of West New Hope Drive And Carriage Hills Trail From Suburban

Residential (SR) To Planned Development-Urban Residential (PD-UR) For Approximately 1.75 Acres And Planned Development-General Business (PD-GB) For Approximately 3.24 Acres.

- C.3 (2023-7-SUP) Public Hearing And Recommendation Regarding A Request By New Hope Land LP C/O Christopher Whitworth For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Major Use On Approximately 8.00 Acres Generally Located North Of East New Hope Drive And East Of CR 180.
- C.4 (2024-1-SUP) Public Hearing And Recommendation Regarding A Request By Concrete Properties, LLC, C/O Pavani Karnati For A Special Use Permit To Allow An Event Center Use On Approximately 4.33 Acres Generally Located At 14050 Ronald W Reagan Blvd.
- C.5 (2024-2-SUP) Public Hearing And Recommendation Regarding A Request By Lamy 1431, Ltd, C/O Brad Carabajal, For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 2.85 Acres Located At 817 C-Bar Ranch Trail.

REGULAR AGENDA

- D.1 No Items For Consideration.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Planning and Zoning commission will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

- E.1 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:
- a. Legal Issues Concerning The Sri Shirdi Sai Baba Temple of Austin Planned Development (PD) District.

ADMINISTRATIVE ITEMS

- F.1 Update Regarding Council Actions Related To Planning and Zoning Items And Designate Delegate for Future Council Meetings
- F.2 Director And Staff Comments
- F.3 Closing Comments
- F.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 2024-2026 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 sense of community and engage residents on matters that impact them most.
- **Bell District:** Advance the City's most significant redevelopment project through successful implementation of the development plan.
- **Recreation and Cultural Opportunities:** Strengthen portfolio of recreation and learning programs, events and facilities, ensuring services align with community expectations.
- **Capital Projects:** Dedicate resources to design and construct the capital projects necessary to advance Cedar Park and meet future needs.
- **Redevelopment Initiatives:** Create redevelopment strategies that align with community's long-term vision and add value to surrounding area.
- **Placemaking:** Focus on aesthetics and public art within public spaces to create a positive aesthetic experience, instilling pride and creating unique identity.
- **Comprehensive Plan:** Adhere to City's Comprehensive Plan, and ensure it is updated regularly to reflect community's attitudes and needs.



Safe Community

Prioritize, enhance and support efforts related to community safety so our residents, businesses and visitors feel safe in their neighborhood and City.

- **Public Safety:** Prioritize and support public safety programs so our community feels safe.
- **Neighborhoods:** Invest in programs that improve neighborhood safety.
- **City Utilities:** Safeguard resiliency and security of water and wastewater utility system for reliability.
- **Communications & Reporting:** Use effective methods of providing safety-related information to residents and businesses.



Economic Vitality

Utilizing Strategic Plan as a guide, 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.

- **Business Recruitment Strategic Initiatives:** Attract targeted industries to diversify and grow tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Retention & Expansion:** Actively support existing business community.
- **Small Business & Entrepreneurship:** Encourage business growth and development stemming from entrepreneurial endeavors.
- **Workforce Development:** Work with education partners to grow training options that align with identified target industries.
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.



Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community and enhance the quality of life.

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **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 for the delivery of excellent services.
- **Technology:** Ensure sound 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 (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.



Infrastructure & Environment

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

- **Infrastructure:** Continue to prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure & Assets:** Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.