



CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**March 19, 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: 2558 064 0008**

**Phone Password: 23327728**

**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 February 20, 2024.
- B.2 (2023-2-FP) Consideration To Approve A Final Plat For The Cypress Creek Office Park Subdivision, A One-Lot Subdivision Of Approximately 5.95 Acres Generally Located South Of The Intersection Of Cypress Creek Road And Cluck Creek Trail.
- B.3 (2023-9-FP) Consideration To Approve With Conditions A Final Plat For The Bleker Oaks Subdivision, A Five Lot Subdivision Of Approximately 18.31 Acres Generally Located Between 183A Toll Road And Scottsdale Drive, North of East New Hope Drive.

**PUBLIC HEARINGS**

- C.1 (2024-1-Z) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park And RL Bell 1A, LLC To Rezone Approximately 6.24 Acres From General Business (GB) And Open Space Greenbelt (OG) To Planned Development-Mixed Use (PD-MU) And To Amend The 43-Acre

Bell District Planned Development-Mixed Use (PD-MU) District Generally Located Southwest Of The Intersection Of Park Street And South Bell Boulevard.

- C.2 (2024-3-SUP) Public Hearing And Recommendation Regarding A Request By QT South, LLC, c/o Jarod Mendez, For A Special Use Permit (SUP) To Allow A Car Wash Use On Approximately 1.16 Acres Located At 915 South Bell 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 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.