

CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**March 11, 2020 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<br>Secretary | <input type="checkbox"/> AUDREY WERNECKE, Place 4<br><input type="checkbox"/> JEFF BAKER, Place 5 | <input type="checkbox"/> VACANT, Place 6<br><input type="checkbox"/> RANDY STRADER, Place 7<br>Vice Chair |
| <input type="checkbox"/> BOB INGRAHAM, Place 2               |   |   |
| <input type="checkbox"/> SARA GROFF, Place 3<br>Chair        |   |   |

**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. The Board May Respond Only With Factual Statements, Recitation of Existing Policy, and Request for an Item to Be Place on a Future Agenda.)
- A.4 PRELIMINARY PUBLIC COMMENT (Allows the Public to Speak on an Item Posted on the Agenda Prior to the Item Being Called. Three Minutes Each. No Deliberations with Commissioners. Commissioners May Respond with Factual Information.)

**CONSENT AGENDA**

- B.1 Subdivision Approval: No items for consideration
- C.1 Approve Minutes from the Regular Meeting of February 18, 2020
- D.1 Postponement Request: Zoning, Bluffs Above Twin Lakes, Z-20-001
- E.1 Acceptance of Preliminary Report, Toyota of Cedar Park Pre-Owned Expansion, Z-20-002 (related to item G.1)
- E.2 Acceptance of Preliminary Report, Toyota of Cedar Park Pre-Owned Expansion, SUP-20-001 (related to item I.1)

### **COMPREHENSIVE PLAN AMENDMENTS**

- F.1 Consider a request by Spicewood 5K, LLC to amend the Future Land Use Plan for approximately 9.22 acres from Regional Office/Retail/Commercial (REG) to Heavy Commercial (HC) for property located south of the intersection of Volta Drive and 183A Toll Road. (FLU-19-011) (related to Z-20-002 and SUP-20-001).  
Owner: Spicewood 5K, 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

### **ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS**

- G.1 Consider a request by Spicewood 5K, LLC to rezone approximately 9.22 acres from General Business (GB) to Heavy Commercial - Conditional Overlay (HC-CO), located south of the intersection of Volta Drive and 183A Toll Road. (Z-20-002) (related to FLU-19-011 and SUP-20-001)  
Owner: Spicewood 5K, LLC  
Agent: Becky Carroll  
Staff Resource: Brad Jackson  
Staff Proposal: Heavy Commercial - Conditional Overlay (HC-CO)  
Project Name: Toyota of Cedar Park Pre-Owned Expansion  
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 Spicewood 5K, LLC for a Special Use Permit (SUP) to allow automobile sales in a Heavy Commercial (HC) zoning district for approximately 9.22 acres located south of the intersection of Volta Drive and 183A Toll Road. (SUP-20-001) (related to FLU-19-011 and Z-20-002)  
Owner: Spicewood 5K, LLC  
Agent: Becky Carroll  
Project Name: Toyota of Cedar Park Pre-Owned Expansion  
Staff Resource: Brad Jackson  
Staff Proposal: Approve Special Use Permit with Conditions  
1) Public Hearing  
2) P&Z Recommendation  
3) P&Z Adoption of Final Report

### **ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS**

- J.1 No items for consideration

### **DISCUSSION AND POSSIBLE ACTION**

K.1 No items for consideration

### **ADMINISTRATIVE ITEMS**

- L.1 Report on City Council Actions Pertaining to Zoning Matters from February 27
- 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 March 12, March 26 and April 9
- 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. 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 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