



CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
July 21, 2020 AT 6:30 PM
BY FREE-OF-CHARGE VIDEOCONFERENCE ONLY

***IN THE INTEREST OF PUBLIC HEALTH & SAFETY,
PLEASE DO NOT COME TO THE CITY HALL CAMPUS***

Link For Meeting: <https://mtg.cedarparktexas.gov/PnZ>

Event Password: CedarPark2020

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

Access Code: 126 318 1088

COMMISSION MEMBERS

☐ MARK MCDONALD, Place 1
Secretary
☐ BOB INGRAHAM, Place 2
☐ SARA GROFF, Place 3
Chair

☐ AUDREY WERNECKE, Place 4
☐ JEFF BAKER, Place 5

☐ BOBBI HUTCHINSON, Place 6
☐ RANDY STRADER, Place 7
Vice 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 Recognition of Joyce Hess for 26 Years of Service to Cedar Park

CONSENT AGENDA

- B.1 Subdivision Approval: No items for consideration
- C.1 Approve Minutes from the Special Called Meeting of May 5, 2020
- C.2 Approve Minutes from the Regular Meeting of May 19, 2020
- D.1 Postponement Request: No items for consideration
- E.1 Acceptance of Preliminary Report, 107 South Bell Boulevard Rezoning, Z-20-005 (related to item G.1)

COMPREHENSIVE PLAN AMENDMENTS

F.1 No Items for Consideration

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider A Request By Andrey And Shaila Derevianko To Rezone Approximately 5.22 Acres From General Business (GB) To Mixed Use - Conditional Overlay (MU-CO), Located At 107 South Bell Boulevard (Z-20-005)
Owner: Andrey And Shaila Derevianko
Agent: Andrey Derevianko
Staff Resource: Brad Jackson
Staff Proposal: Mixed Use - Conditional Overlay (MU-CO)
Project Name: 107 South Bell Boulevard Rezoning
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 No Items for Consideration

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 May 28, 2020, June 11, 2020, and June 25, 2020
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 July 23 and August 13, 2020
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