CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
July 17, 2018 AT 6:30 PM
CEDAR PARK CITY HALL COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ MARK MCDONALD, Place 1
Secretary
☐ BOB INGRAHAM, Place 2
Vice Chair
☐ SARA GROFF, Place 3
☐ AUDREY WERNECKE, Place 4
☐ KEVIN HARRIS, Place 5
☐ CANDACE LAMBERT, Place 6
☐ RANDY STRADER, Place 7
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. Commissioners May Respond With Factual Information.)

CONSENT AGENDA

B.1 Subdivision Approval:
Scottsdale Crossing Lot 1, Block A (SFP-18-008)
14.73 Acres, 1 Commercial Lot
Located: At the end of Scottsdale Drive, east of 183A Toll Road near the intersection of Volta Drive and Scottsdale Drive
Owner: DDelta Scottsdale Land Inc.
Staff Resource: Mark Bombek
Staff Proposal to P&Z: Approve

B.2 Consideration to Approve Amendments to the Rules of Procedure of the Planning and Zoning Commission.

C.1 Approve Minutes from Regular Meeting Date of June 19, 2018

D.1 Postponement Requests: No items for consideration

E.1 Acceptance of Preliminary Report: Cedar Park Nissan, Z-18-007 (related to Item G.1)

E.2 Acceptance of Preliminary Report: Indigo Ridge North, Z-18-008 (related to Item G.2)

E.3 Acceptance of Preliminary Report: Hill Country Bible Church, Z-18-009 (related to item G.3)

E.4 Acceptance of Preliminary Report: Woodall Woods, Z-18-010 (related to item G.4)

E.5 Acceptance of Preliminary Report: iSports, Z-18-006 (related to Item G.5)

E.6 Acceptance of Preliminary Report: Juliette Way, Z-18-005 (related to Item G.6)

E.7 Acceptance of Preliminary Report: Cedar Park Nissan, SUP-18-003 (related to Item I.1)

E.8 Acceptance of Preliminary Report: iSports, SUP-18-005 (related to Item I.2)

E.9 Acceptance of Preliminary Report: 2006 West New Hope Drive, SUP-18-004 (related to Item I.3)

COMPREHENSIVE PLAN AMENDMENTS

F.1 Consideration of a Future Land Use Plan Amendment requesting Heavy Commercial (HC) for approximately 10.52 acres located at 2121 South Bell Boulevard. (FLU-18-002) (related to Z-18-007 and SUP-18-003).
Owner: Mike Sullivan, Group 1 Realty, Inc.
Agent: Katherine Loayza, Jackson Walker LLP
Project Name: Cedar Park Nissan
Staff Resource: Mark Bombek
Staff Proposal: Consider amendment to Heavy Commercial (HC)
1) Public Hearing
2) P&Z Recommendation to City Council

F.2 Consideration of a Future Land Use Plan Amendment requesting Planning Area (PA) for approximately 126.00 acres located at the northwest corner of East Whitestone Boulevard and Sam Bass Road (CR 175). (FLU-18-003) (related to Z-18-008)
Owner: Todd Madden, Indigo Ridge Development Partners, LLC
Agent: Barry Handy, Gensler
Project Name: Indigo Ridge North
Staff Resource: Melissa McCollum
Staff Proposal: Consider amendment to Planning Area (PA)
1) Public Hearing
2) P&Z Recommendation to City Council

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider a request by Group 1 Realty, Inc. to rezone approximately 4.86 acres from Planned Development (PD) to Heavy Commercial-Conditional Overlay (HC-CO) located at 2121 South Bell Boulevard in Williamson County, Texas. (Z-18-007) (related to FLU-18-002 and SUP-18-003)
Owner: Mike Sullivan, Group 1 Realty, Inc.
Agent: Katherine Loayza, Jackson Walker LLP
Project Name: Cedar Park Nissan
Staff Resource: Mark Bombek
Staff Proposal: Heavy Commercial - Conditional Overlay (HC-CO)
1) Public Hearing
2) P&Z Recommendations to City Council
3) P&Z Adoption of Final Report

G.2 Consider a request by Todd Madden to rezone approximately 126.00 acres from Planned Development (PD) to Planned Development (PD) located at the northwest corner of East Whitestone Boulevard and Sam Bass Road (CR 175) in Williamson County, Texas. (Z-18-008) (related to FLU-18-003)
Owner: Todd Madden, Indigo Ridge Development Partners, LLC
Agent: Barry Handy, Gensler
Project Name: Indigo Ridge North
Staff Resource: Melissa McCollum
Staff Proposal: Planned Development (PD)
1) Public Hearing
2) P&Z Recommendations to City Council
3) P&Z Adoption of Final Report

G.3 Consider a request by Hill Country Bible Church to rezone approximately 43.69 acres from Semi-Urban Residential (SU) and General Business (GB) to Local Business (LB) located at 12124 FM 620 N., 3300 and 3400 Hatch Road in Williamson County, Texas. (Z-18-009)
Owner/Agent: Chris Childs, Hill Country Bible Church
Project Name: Hill Country Bible Church
Staff Resource: Brad Jackson
Staff Proposal: Local Business (LB)
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

G.4 Consider a request by Texas Design Interests, LLC to rezone approximately 4.47 acres from Development Reserve (DR) to Heavy Commercial (HC) for property located at 2940 Woodall Drive in Travis County, Texas. (Z-18-010)
Owner: Bobby Woods
Agent: Carey Bresler, Texas Design Interests, LLC
Project Name: Woodall Woods
Staff Resource: Brad Jackson
Staff Proposal: Heavy Commercial (HC)
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

G.5 Consider a request by DDelta Scottsdale Lane Inc. to rezone approximately 14.73 acres from Light Industrial (LI) to Planned Development (PD) located at the end of Scottsdale Drive, east of 183A Toll Road near the intersection of Volta Drive and Scottsdale Drive in Williamson County. (Z-18-006) (related to SUP-18-005)
Owner: DDelta Scottsdale Land Inc.
Agent: Eric Peradi, Perardi Development
Project Name: iSports
Staff Resource: Mark Bombek
Staff Proposal: Planned Development (PD)
1) Public Hearing
2) P&Z Recommendations to City Council
3) P&Z Adoption of Final Report

G.6 Consider a request by Becky, LTD to rezone approximately 32.11 acres from Planned Development (PD) to Planned Development (PD) located along the north and south sides of Juliette Way, between Cypress Creek Road and Little Elm Trail, in Williamson County, Texas. (Z-18-005)
Owner: Becky, LTD
Agent: Colleen Miller, Pohl Partners Inc.
Project Name: Juliette Way
Staff Resource: Mark Bombek
Staff Proposal: Planned Development (PD)
1) Public Hearing
2) P&Z Recommendations to City Council
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 Group 1 Realty, Inc. for a Special Use Permit to allow Automobile Sales in a Heavy Commercial-Conditional Overlay (HC-CO) zoning district for approximately 4.86 acres of the property located at 2121 South Bell Boulevard. (SUP-18-003) (related to FLU-18-002 and Z-18-007)
Owner: Mike Sullivan, Group 1 Realty, Inc.
Agent: Katherine Loayza, Jackson Walker LLP
Project Name: Cedar Park Nissan
Staff Resource: Mark Bombek
Staff Proposal: Approve Special Use Permit
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

I.2 Consider a request by DDelta Scottsdale Land Inc. for a Special Use Permit to allow Outdoor Commercial Amusement in a Planned Development (PD) zoning district for approximately 14.73 acres located at the end of Scottsdale Drive east of 183A Toll Road near the intersection of Volta Drive and Scottsdale Drive in Williamson County. (SUP-18-005) (related to Z-18-006)
Owner: DDelta Scottsdale Land Inc.
Agent: Eric Peradi, Perardi Development
Project Name: iSports
Staff Resource: Mark Bombek
Staff Proposal: Approve Special Use Permit
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

I.3 Consider a request by Ehrlich Ventures LLC, for a Special Use Permit to allow Mobile Food Establishment Court in a Local Business (LB) zoning district for approximately 1.00 acre out of a 2.38 acre tract located at 2006 West New Hope Drive in Williamson County. (SUP-18-004)
Owner/Agent: Ehrlich Ventures, LLC, Neil Ehrlich
Project Name: 2006 West New Hope Drive
Staff Resource: Mark Bombek

Staff Proposal: Approve Special Use Permit
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

J.1 Consider proposed amendments to the Code of Ordinances, specifically to Chapter 12 Subdivision and Chapter 14 Site Development related to platting and site development requirements. (OA-18-006)
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 June 28th and July 12th

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 26th and August 9th

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)