

CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
October 17, 2023 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: CedarPark2023

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

Access Code: 2556 051 4078

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 The Regular Scheduled Meeting Of September 19, 2023
- B.2 (2023-1-PP) Consideration To Approve A Preliminary Plan For The NFM Cedarview Subdivision, A Two Lot Subdivision Of Approximately 117.872 Acres Generally Located Along E New Hope Dr, Between Avenue Of The Stars And S Block House Dr.

PUBLIC HEARINGS

- C.1 No Items For Consideration

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 2021-2023 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 a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.



Economic Vitality

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.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.



Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **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.
- **Technology:** Ensure 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:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.



Infrastructure & Environment

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

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.

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September 19, 2023 AT 6:30 PM
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| <input checked="" type="checkbox"/> AUDREY WERNECKE, Place 4 | |

MINUTES

A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Chair Strader called the meeting to order at 6:30 P.M. All seven Commissioners were present.

A.2 Pledges of Allegiance (U.S. and Texas)

Chair Strader led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.

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.)

None.

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 August 15, 2023

B.2 (FP-21-013) Consideration To Approve A Final Plat For The QuickTrip #4131 Subdivision, A Two Lot Subdivision Of Approximately 3.17 Acres Generally Located At The Southwest Corner Of South Bell Boulevard And Cypress Creek Road.

- B.3 (2023-1-FP) Consideration To Approve A Final Plat For The Twin Lakes YMCA Subdivision, A One Lot Subdivision Of Approximately 5.59 Acres Generally Located At The Southeast Corner Of South Bell Boulevard And East Little Elm Trail.
- B.4 (2023-6-FP) Consideration To Approve A Final Plat For The Reach Church Subdivision, A One Lot Subdivision Of Approximately 33.64 Acres Generally Located South Of The Intersection of West Whitestone Boulevard and West New Hope Drive.

MOTION: Commissioner Sneed moved to approve the Consent Agenda as presented. Commissioner Bradford-Brown seconded the motion. The motion passed unanimously.

PUBLIC HEARINGS

- C.1 (2023-5-SFP) Public Hearing And Consideration To Approve A Short Form Final Plat For The Cedar Park Ranchettes, Unit Two Lots 4A & 4B Subdivision, A Resubdivision of Lot 4, Block Two Of Approximately 2.9 Acres Located At 605 Marquis Lane

Senior Planner Cindy Schlanger made the presentation to approve the Short Form Final Plat (2023-5-SFP) and was available for questions.

The applicant was available for questions.

Questions from the Commission included clarification on whether or not the property would remain zoned as Single-Family or not.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Wernecke made a motion to approve Short Form Final Plat (2023-5-SFP) For The Cedar Park Ranchettes, Unit Two Lots 4A & 4B Subdivision, A Resubdivision of Lot 4, Block Two Of Approximately 2.9 Acres Located At 605 Marquis Lane. Commissioner Sneed seconded the motion. The motion passed unanimously.

REGULAR AGENDA

- D.1 Overview Of The Planning And Zoning Commission's Role And Authority, Including Open Government Requirements, Rules And Procedure, And Conflicts Of Interest.

Senior Assistant City Attorney, Jill Hoffman, made a presentation and was available for questions.

Commissioners inquired about the rules of the walking quorum, gifts from applicants, motions and conflict of interest.

ADMINISTRATIVE ITEMS

- E.1 Update Regarding Council Actions Related To Planning and Zoning Items And Designate Delegate for Future Council Meetings

Planning Manager of Development Services Dustin Henry updated the Commissioners on previous Council action items from the August 24, 2023 and September 14, 2023 meetings. He also informed the Commissioners of upcoming Council agenda items for the September 28, 2023 meeting.

Commissioner Donnell volunteered to attend the September 28, 2023 Council meeting.

Commissioner Ingraham volunteered to attend the October 12, 2023 Council meeting.

- E.2 Director And Staff Comments

Planning Manager of Development Services Dustin Henry reminded the Commissioners of their invitation to the Board & Commissioners Banquet on September 26, 2023 and reminded the Commissioners of the Texas Chapter of the American Planning Association conference in Corpus Christi from November 8, 2023 to November 10, 2023.

- E.3 Closing Comments

Commissioner Donnell thanked the Commissioners and Development Services staff for welcoming him. The Commissioners welcomed Commissioner Donnell and thanked Senior Assistant City Attorney Jill Hoffman for her presentation as well as the Development Services staff.

- E.4 Adjournment

Meeting adjourned at 7:15 pm.

PASSED AND APPROVED THE 17TH DAY OF OCTOBER, 2023

Randy Strader, Chair

ATTEST:

Kimberly Bradford-Brown, Secretary



PLANNING AND ZONING COMMISSION AGENDA

October 17, 2023

Item/Subject: (2023-1-PP) Consideration To Approve A Preliminary Plan For The NFM Cedarview Subdivision, A Two Lot Subdivision Of Approximately 117.872 Acres Generally Located Along E New Hope Dr, Between Avenue Of The Stars And S Block House Dr.

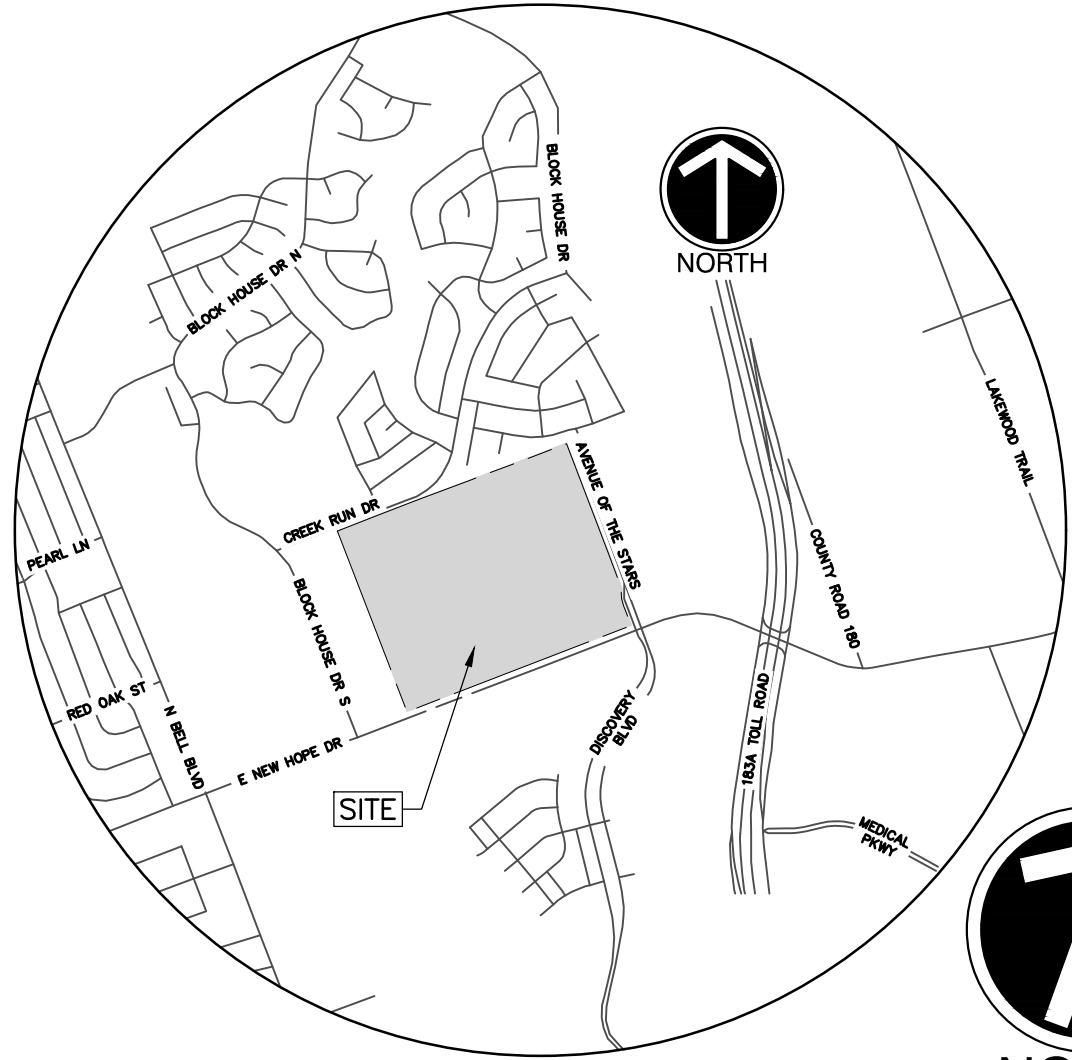
Staff	Andreina Dávila-Quintero, 512-401-5057, andreina.davila@cedarparktexas.gov
Owner	121 Acquisition Company LLC, c/o Ryan Blumkin
Applicant	Civil & Environmental Consultants, Inc., c/o Michael Theone
Current Zoning	Planned Development-General Business (PD-GB)
Subdivision Description	2 non-residential lots consisting of approximately 117.872 acres

STAFF RECOMMENDATION

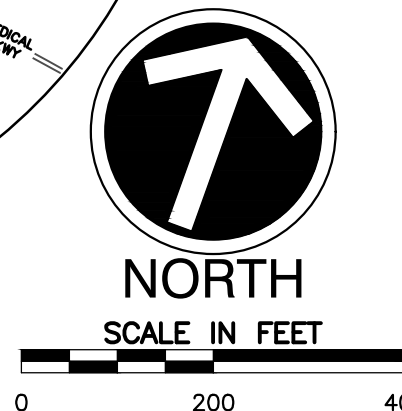
The submitted Preliminary Plan was reviewed by the applicable City departments, and staff has determined that it meets all applicable subdivision regulations. Staff recommends approval of the Preliminary Plan.



\\csmc.com\global\Project\330-000\331-715-0400\Draw\EXHIBITS\working - 331715-C01-0000-Preliminary Plan.dwg(SITE LAYOUT) LS(10/10/2023) - kskocan - LP: 10/10/2023 10:22 AM

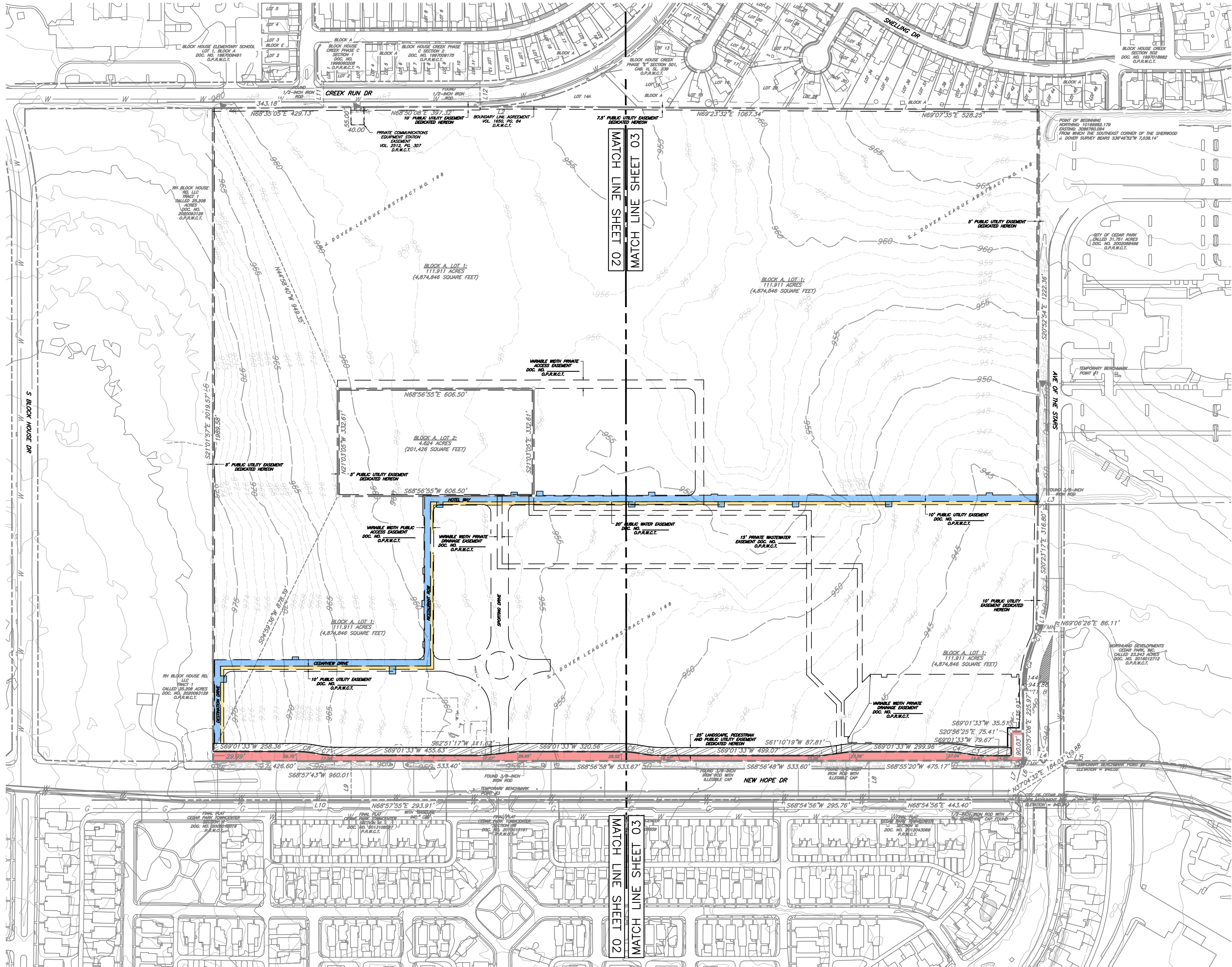


VICINITY MAP
SCALE: 1" = 2000'



NOTES:

- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE AND THE PLANNED DEVELOPMENT ORDINANCE NO. Z13.23.02.23.E1
- NO PORTION OF THIS SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) & ZONE "AE" (AREAS DETERMINED TO BE IN THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) PER F.E.M.A FLOOD FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0462F EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY UNINCORPORATED AREAS.
- THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR STANDARDS OF THE CITY OF CEDAR PARK ZONING CODE.
- THIS SITE LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- UTILITIES ARE PROVIDED BY CITY OF CEDAR PARK.
- THERE SHALL BE NO OBSTRUCTIONS IN DRAINAGE EASEMENTS.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF E. NEW HOPE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 5' PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN & ONE HALF FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
- THE BASIS BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011 (2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- ALL PROPOSED AND EXISTING EASEMENTS OF RECORD ARE SHOWN ON THESE PLANS
- THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
- ALL DRIVEWAYS, FIRE LANES, AND DRIVE AISLES PROVIDING ACCESS TO DEVELOPMENT WITHIN THIS TRACT SHALL PROVIDE RECIPROCAL CROSS ACCESS AT TIME OF DEVELOPMENT TO LOTS ADJACENT TO THIS TRACT OR TO AND WITHIN ANY SUBSEQUENT LOTS RESULTING IN SUBDIVISION OF THIS TRACT.
- A 10' SHARED USE PATH SHALL BE REQUIRED WITHIN THE 25' PEDESTRIAN LANDSCAPE EASEMENT DURING SITE DEVELOPMENT PERMITTING.



Owner Ryan Blumkin
Address: 700 S. 72nd Street,
Omaha, Nebraska 68114
Phone: (402) 392-3270 Mobile: _____
Acreage: 117.872
Survey: AW0168 - Dover, S.J. Sur., ACRES 117.899
Number of lots and proposed use (if more than one use is planned for the lots, provide land use summary showing # of lots are planned for each use): 2 total lots: 1 Mixed-use lot & 1 Commercial Lot
Date: 06/12/2023
Surveyor: Syd Xinos
Phone: (512) 439-0400 Mobile: _____
Engineer: Michael Theone
Phone: (512) 439-0400 Mobile: _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°16'57"E	76.16'
L2	N68°50'08"E	131.39'
L3	N68°32'21"E	81.19'
L4	N69°06'26"E	126.99'
L5	S20°42'15"E	0.94'
L6	S6°47'15"E	113.14'
L7	S6°10'39"E	123.84'
L8	S21°02'39"E	119.72'
L9	S21°02'43"E	119.81'
L10	N68°57'31"E	231.94'
L11	N21°24'55"W	77.94'
L12	N21°26'51"W	77.35'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING
C1	340.00'	4°47'46"	28.46'	S0°32'59"W
C2	360.00'	2°53'36"	150.13'	S9°00'14"E
C3	293.96'	1°12'42"	58.89'	S74°45'54"W
C4	305.96'	1°12'42"	61.29'	S74°45'54"W
C5	293.96'	1°12'42"	58.89'	S74°45'54"W
C6	305.96'	1°12'42"	61.29'	S74°45'54"W
C7	293.75'	1°10'32"	56.44'	S74°59'59"W
C8	306.17'	1°12'42"	61.34'	S74°45'54"W

THIS DOCUMENT IS RELEASED FOR THE PURPOSE INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF MICHAEL A. THEONE, P.E. No. 142972 ON 10/10/23. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

BLOCK LEGEND

- EXISTING
- BENCHMARK
 - CUT IN CONCRETE
 - CONTROL POINT
 - IRON PIPE
 - IRON ROD
 - IRON ROD W/ CAP
 - MONUMENT TYPE 1
 - MONUMENT TYPE 2
 - NAIL
 - PIPE BREAK
 - PIPE CAP
 - PIPE FLOW
 - REDUCER
 - AIR RELEASE VALVE
 - BLOW-OFF VALVE
 - POST INDICATOR VALVE
 - MISCELLANEOUS VALVE
 - UTILITY VALVE
 - UTILITY METER
 - BACKFLOW PREVENTER
 - FLUSH CONNECTION
 - FIRE HYDRANT
 - (MONITORING) WELL
 - UTILITY RISER
 - HOSE BIB
 - SANITARY M.H.
 - CLEANOUT
 - DRAINAGE M.H.
 - DOWN SPOUT
 - AREA INLET
 - CURB INLET
 - HEADWALL
 - SAFETY END TREATMENT
 - DRAINAGE FLOW
 - ELEC. M.H.
 - ELEC./TELE. POLE
 - GUY WIRE
 - LIGHT FIXTURE
 - TRAFFIC SIGNAL

LINETYPE LEGEND

- EXISTING
- RIGHT-OF-WAY
 - LOT BOUNDARY
 - EASEMENT
 - FENCE: BARBED
 - FENCE: WOOD (PICKET)
 - FENCE: WOOD (PRIVACY)
 - FENCE: CHAIN LINK
 - FENCE: IRON
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - ELECTRIC LINE
 - OVERHEAD ELECTRIC WIRE
 - UNDERGROUND ELECTRIC LINE
 - TELEPHONE
 - COMMUNICATIONS LINE
 - CABLE TELEVISION
 - FIBER OPTIC LINE
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND UTILITY
 - SANITARY SEWER LINE
 - WATER LINE
 - FIRE LINE
 - ROAD CENTERLINE
 - CURB & GUTTER
 - STRIPING
 - FIRE LANE STRIPING
 - H.C. ACCESSIBLE ROUTE
 - LIMITS OF CONSTRUCTION
 - DRAINAGE AREA
 - FLOODWAY
 - CWOZ
 - STORM SEWER
 - 25' PEDESTRIAN, LANDSCAPE, & PUBLIC UTILITY EASEMENT
 - R.O.W. DEDICATION AREA
 - 20' PUBLIC WATER EASEMENT
 - 10' PUBLIC UTILITY EASEMENT

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
700 Cherrington Parkway · Moon Township, PA 15108
412-429-2324 · 800-365-2324
www.cecinc.com

**NFM CEDARVIEW
PRELIMINARY PLAN
CITY OF CEDAR PARK
WILLIAMSON COUNTY**

OVERALL
PRELIMINARY PLAN

DRAWING NO. **01**
SHEET 01 OF 03

