CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
November 17, 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: 126 839 5726

COMMISSION MEMBERS

☐ VACANT, Place 1
☐ BOB INGRAHAM, Place 2
Secretary
☐ 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.)

CONSENT AGENDA

B.1 Cluck Creek Commercial Subdivision (SFP-19-014)
15.20 Acres, 5 Commercial Lots
Located at the Northeast Corner of South Bell Boulevard and East Cypress Creek Road, Cedar Park in Williamson County, Texas
Owner: CSW Bell LLC
Staff Resource: Brad Jackson
Staff Proposal to P&Z: Approve with Conditions

C.1 Approve Minutes From the Regular Scheduled Meeting of October 20, 2020.

D.1 Postponement Request: No Items for Consideration

E.1 Acceptance of Preliminary Report, 2601 Brushy Creek Road, Z-20-012

COMPREHENSIVE PLAN AMENDMENTS

F.1 No Items for Consideration

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider A Request By Megan Ford To Rezone Approximately 4.38 Acres From Local Business - Conditional Overlay (LB-CO) To Local Business - Conditional Overlay (LB-CO), Located At 2601 Brushy Creek Road. (Z-20-012)
Owner: Cedar Park 20 Partners LTD
Agent: Megan Ford
Staff Resource: Brad Jackson
Staff Proposal: Local Business - Conditional Overlay (LB-CO)
Project Name: 2601 Brushy Creek Road
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 Consideration of an Ordinance Amending Cedar Park Code of Ordinances Chapter 11 Zoning Regulations (OA-20-001)
1) Public Hearing
2) P&Z Recommendation to City Council

J.2 Consideration of an Ordinance Amending Cedar Park Code of Ordinances Chapter 11 Zoning, Regarding Hospital Services Regulations (OA-20-002)
1) Public Hearing
2) P&Z Recommendation to City Council

DISCUSSION AND POSSIBLE ACTION

K.1 Consideration of a Report Regarding Potential Amendments to the Comprehensive Plan

ADMINISTRATIVE ITEMS

L.1 Report on City Council Actions Pertaining to Zoning Matters from October 22, 2020 and November 5, 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 November 19, 2020 and December 3, 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

CEDAR PARK

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

PLANNING AND ZONING COMMISSION
November 17, 2020

Item/Subject:	(SFP-19-014) Consent Approval of Cluck Creek Commercial Subdivision (Item B.1)

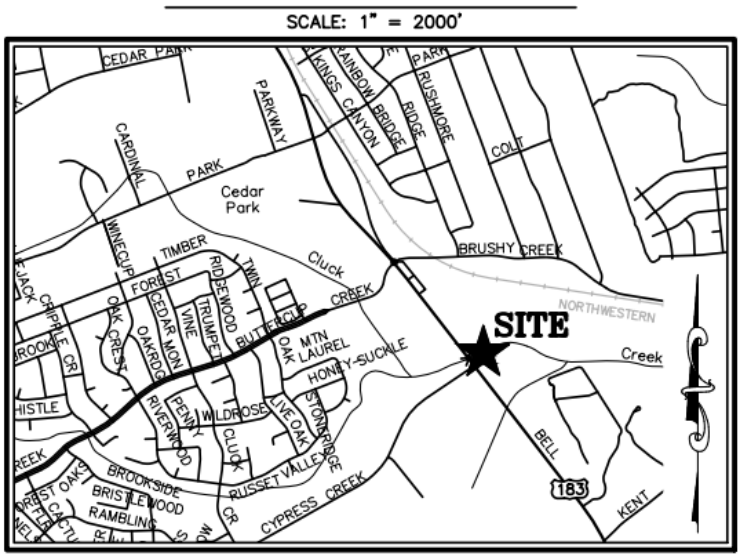
COMMENTARY

Staff	Brad Jackson, 512-401-5054, Brad.Jackson@cedarparktexas.gov
Owner	CSW Bell LLC
Agent	Joel Wixson, Kimley-Horn
Current Zoning	General Business (GB)
Subdivision Description	15.20 Acres, 5 Commercial Lots

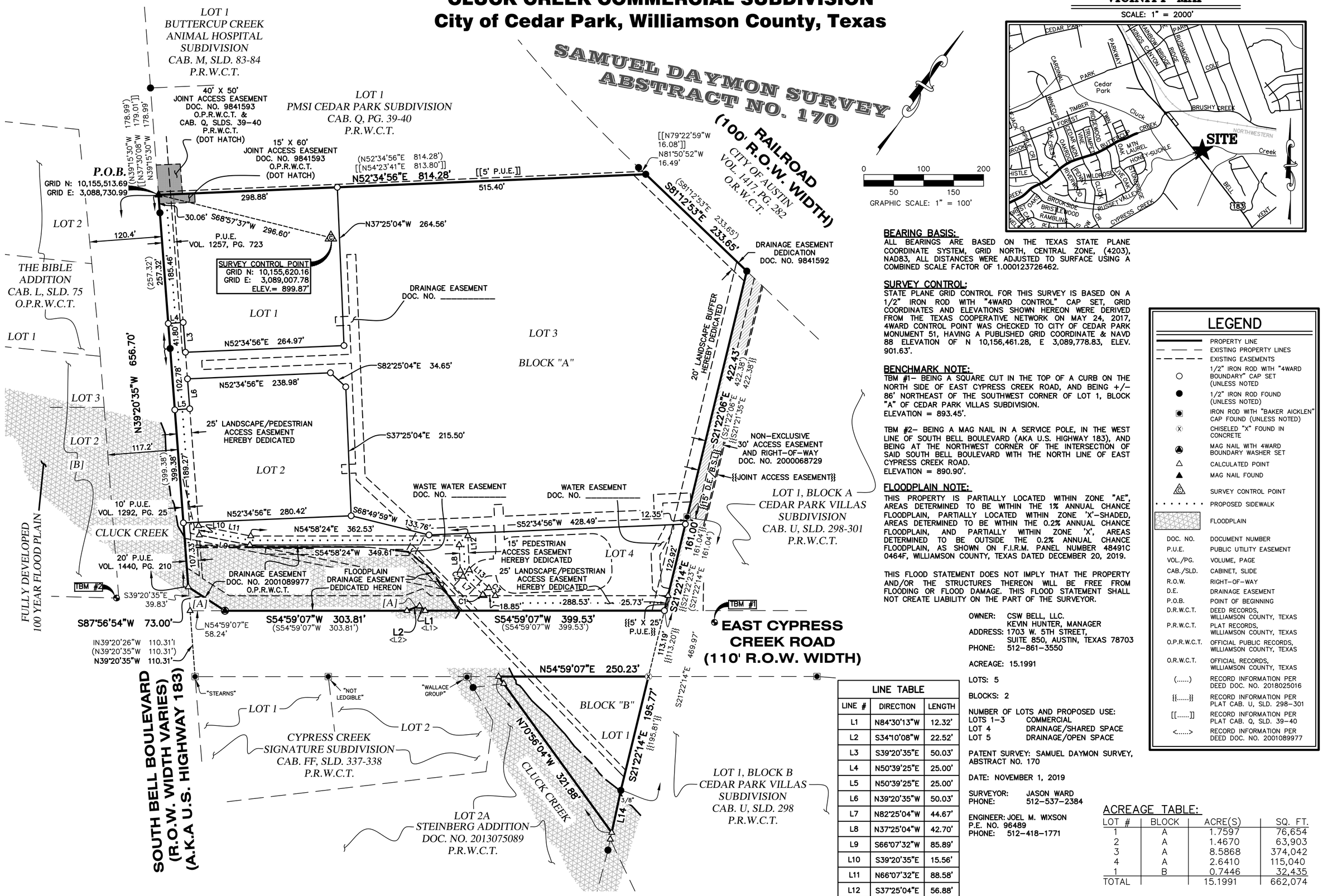
Staff Recommendation:

This plat meets all subdivision regulations. Staff recommends approval with the following conditions:

1) Finalize all required easements;
2) Finalize the drainage study to reflect Atlas 14 rainfall data; and
3) Finalize master utility plan.



CLUCK CREEK COMMERCIAL SUBDIVISION
City of Cedar Park, Williamson County, Texas



0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

———	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
- - - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◙	IRON ROD WITH "BAKER AICKLEN" CAP FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND IN CONCRETE
◭	MAG NAIL WITH 4WARD BOUNDARY WASHER SET
△	CALCULATED POINT
▲	MAG NAIL FOUND
⟨C⟩	SURVEY CONTROL POINT
. . . . .	PROPOSED SIDEWALK
	FLOODPLAIN
DOC. NO.	DOCUMENT NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2018025016
{{.....}}	RECORD INFORMATION PER PLAT CAB. U, SLD. 298-301
[[.....]]	RECORD INFORMATION PER PLAT CAB. Q, SLD. 39-40
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2001089977

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123726462.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON MAY 24, 2017, 4WARD CONTROL POINT WAS CHECKED TO CITY OF CEDAR PARK MONUMENT 51, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10,156,461.28, E 3,089,778.83, ELEV. 901.63'.

BENCHMARK NOTE:
TBM #1– BEING A SQUARE CUT IN THE TOP OF A CURB ON THE NORTH SIDE OF EAST CYPRESS CREEK ROAD, AND BEING +/– 86' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK "A" OF CEDAR PARK VILLAS SUBDIVISION.
ELEVATION = 893.45'.

TBM #2– BEING A MAG NAIL IN A SERVICE POLE, IN THE WEST LINE OF SOUTH BELL BOULEVARD (AKA U.S. HIGHWAY 183), AND BEING AT THE NORTHWEST CORNER OF THE INTERSECTION OF SAID SOUTH BELL BOULEVARD WITH THE NORTH LINE OF EAST CYPRESS CREEK ROAD.
ELEVATION = 890.90'.

FLOODPLAIN NOTE:
THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, PARTIALLY LOCATED WITHIN ZONE 'X'–SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48491C 0464F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER: CSW BELL, LLC.
KEVIN HUNTER, MANAGER
ADDRESS: 1703 W. 5TH STREET, SUITE 850, AUSTIN, TEXAS 78703
PHONE: 512–861–3550

ACREAGE: 15.1991

LOTS: 5

BLOCKS: 2

NUMBER OF LOTS AND PROPOSED USE:
LOTS 1–3 COMMERCIAL
LOT 4 DRAINAGE/SHARED SPACE
LOT 5 DRAINAGE/OPEN SPACE

PATENT SURVEY: SAMUEL DAYMON SURVEY, ABSTRACT NO. 170

DATE: NOVEMBER 1, 2019

SURVEYOR: JASON WARD
PHONE: 512–537–2384

ENGINEER: JOEL M. WIXSON
P.E. NO. 96489
PHONE: 512–418–1771

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°30'13"W	12.32'
L2	S34°10'08"W	22.52'
L3	S39°20'35"E	50.03'
L4	N50°39'25"E	25.00'
L5	N50°39'25"E	25.00'
L6	N39°20'35"W	50.03'
L7	N82°25'04"W	44.67'
L8	N37°25'04"W	42.70'
L9	S66°07'32"W	85.89'
L10	S39°20'35"E	15.56'
L11	N66°07'32"E	88.58'
L12	S37°25'04"E	56.88'
L13	S82°25'04"E	44.46'
L14	S22°49'33"E	72.05'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	2.73'	45.50'	3°26'17"	N80°41'55"W	2.73'
C2	11.39'	14.50'	45°00'00"	N59°55'04"W	11.10'
C3	16.82'	60.50'	15°55'47"	S74°27'10"E	16.77'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<L1>	<N84°39'51"W>	<12.32'>
<L2>	<S34°12'09"W>	<22.52'>

ACREAGE TABLE:

LOT #	BLOCK	ACRE(S)	SQ. FT.
1	A	1.7597	76,654
2	A	1.4670	63,903
3	A	8.5868	374,042
4	A	2.6410	115,040
1	B	0.7446	32,435
TOTAL		15.1991	662,074

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/6/2020
Project:	00618
Scale:	1" = 100'
Reviewer:	PRB
Tech:	EBD
Field Crew:	HT/DC
Survey Date:	JUNE 2017
Sheet:	1 OF 3

P:\00618\Dwg\00618-PLAT-REV.dwg

CLUCK CREEK COMMERCIAL SUBDIVISION
City of Cedar Park, Williamson County, Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS: THAT CSW BELL, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF ALL OF A CALLED 14.4545 ACRES (629,639 SQUARE FEET) AND ALL OF A CALLED 0.7446 ACRE (32,435 SQUARE FEET), OUT OF THE SAMUEL DAYMON SURVEY, ABSTRACT NO. 170 IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO CSW BELL, LLC IN DOCUMENT NO. 2018025016 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) DO HEREBY SUBDIVIDE SAID 15.1991 ACRES, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SAID PLAT TO BE KNOWN AS:

CLUCK CREEK COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND THIS

THE _____ DAY OF _____, 20___ A.D.

BY:
CSW BELL, LLC,

_____
KEVIN HUNTER, MANAGER
CSW BELL, LLC.
1703 WEST 5TH STREET, SUITE 850
AUSTIN, TEXAS 78703

THE _____ DAY OF _____, 20___ A.D.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN HUNTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC FOR WILLIAMSON, COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 14.4545 ACRES (629,639 SQUARE FEET), BEING OUT OF THE SAMUEL DAYMON SURVEY, ABSTRACT NO. 170 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 14.4545 ACRE TRACT, CONVEYED TO CSW BELL, LLC, RECORDED IN DOCUMENT NO. 2018025016 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 14.4545 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A MAG NAIL FOUND IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF SOUTH BELL BOULEVARD (AKA U.S. HIGHWAY 183) (RIGHT-OF-WAY VARIES), AND BEING THE NORTHWEST CORNER OF SAID CSW BELL TRACT, AND BEING THE SOUTHWEST CORNER OF LOT 1 OF PMSI CEDAR PARK SUBDIVISION, RECORDED IN CABINET Q, SLIDES 39-40 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND AT A NORTHWEST CORNER OF LOT 1 OF SAID PMSI CEDAR PARK SUBDIVISION, AND BEING THE SOUTHEAST CORNER OF LOT 1, OF BUTTERCUP CREEK ANIMAL HOSPITAL SUBDIVISION, RECORDED IN CABINET M, SLIDE 83 (P.R.W.C.T.), AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH BELL BOULEVARD BEARS, N39°15'30"W, A DISTANCE OF 178.99 FEET;

THENCE, WITH THE NORTH LINE OF SAID CSW BELL TRACT, AND THE SOUTH LINE OF LOT 1 OF SAID PMSI CEDAR PARK SUBDIVISION, N52°34'56"E, A DISTANCE OF 814.28 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID CSW BELL TRACT, AND BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF A RAILROAD RIGHT-OF-WAY (100' RIGHT-OF-WAY), SAID RIGHT-OF-WAY WAS CONVEYED TO THE CITY OF AUSTIN IN VOLUME 1417, PAGE 282 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD FOUND AT A POINT OF CURVATURE IN THE NORTHEAST LINE OF SAID LOT 1 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY BEARS, N81°50'52"W, A DISTANCE OF 16.49 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID CSW BELL TRACT, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RAILROAD, S81°12'53"E, A DISTANCE OF 233.65 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTHEAST LINE OF SAID CSW BELL TRACT, AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RAILROAD, AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK "A" OF CEDAR PARK VILLAS SUBDIVISION, RECORDED IN CABINET U, SLIDES 298-301 (P.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID 8 CSW BELL TRACT, AND THE WEST LINE OF LOT 1 OF SAID CEDAR PARK VILLAS SUBDIVISION, S21°22'06"E, A DISTANCE OF 422.43 FEET TO A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AN ANGLE POINT IN THE EAST LINE OF SAID CSW BELL TRACT, AND BEING AN ANGLE POINT IN THE WEST LINE OF LOT 1 OF SAID CEDAR PARK VILLAS SUBDIVISION;

THENCE, WITH THE EAST LINE OF SAID CSW BELL TRACT, AND CONTINUING WITH THE WEST LINE OF LOT 1 OF SAID CEDAR PARK VILLAS SUBDIVISION, S21°22'14"E, A DISTANCE OF 161.00 FEET TO A MAG NAIL WITH "4WARD BOUNDARY" WASHER SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF EAST CYPRESS CREEK ROAD, AND BEING THE NORTHEAST CORNER OF A CALLED 0.81 ACRE TRACT, CONVEYED TO THE CITY OF CEDAR PARK FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 2001089980 (O.P.R.W.C.T.), FROM WHICH AN "X" CUT FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF CEDAR PARK 0.81 ACRE RIGHT-OF-WAY TRACT, AND BEING IN THE EAST LINE OF SAID 7.434 ACRE HAWTHORNE GATOR TRACT, AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK "B" OF SAID CEDAR PARK VILLAS SUBDIVISION BEARS, S21°22'14"E, A DISTANCE OF 113.19 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, AND THE NORTHWEST LINE OF SAID 0.81 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, OVER AND ACROSS SAID CSW BELL TRACT, S54°59'07"W, A DISTANCE OF 399.53 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 0.81 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, AND BEING IN THE SOUTH LINE OF SAID CSW BELL TRACT, AND BEING IN THE NORTH LINE OF THE REMAINDER OF A CALLED 2.987 ACRE TRACT, CONVEYED TO MARILYN MAXWELL, RECORDED IN VOLUME 1006, PAGE 281 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 0.91 ACRE TRACT, CONVEYED TO THE CITY OF CEDAR PARK FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 2001089984 (O.P.R.W.C.T.);

THENCE, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, WITH THE SOUTH LINE OF SAID CSW BELL TRACT, AND WITH THE NORTH LINE OF THE REMAINDER OF SAID 2.987 ACRE MARILYN MAXWELL TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N84°30'13"W, A DISTANCE OF 12.32 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
2) S34°10'08"W, A DISTANCE OF 22.52 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, AND BEING IN THE SOUTH LINE OF SAID CSW BELL TRACT, AND BEING IN THE NORTH LINE OF THE REMAINDER OF SAID 2.987 ACRE MARILYN MAXWELL TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 0.22 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 2001089980 (O.P.R.W.C.T.);

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, AND THE NORTHWEST LINE OF SAID 0.22 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, OVER AND ACROSS SAID CSW BELL TRACT, S54°59'07"W, A DISTANCE OF 303.81 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 0.22 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, AND BEING IN THE SOUTH LINE OF SAID CSW BELL TRACT, AND BEING IN THE NORTH LINE OF THE REMAINDER OF SAID 2.987 ACRE MARILYN MAXWELL TRACT;

THENCE, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, WITH THE SOUTH LINE OF SAID CSW BELL TRACT, AND THE NORTH LINE OF THE REMAINDER OF SAID 2.987 ACRE MARILYN MAXWELL TRACT, S87°56'54"W, A DISTANCE OF 73.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID CSW BELL TRACT, AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 2.987 ACRE MARILYN MAXWELL TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH BELL BOULEVARD;

THENCE, WITH THE WEST LINE OF SAID CSW BELL TRACT, AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH BELL BOULEVARD, N39°20'35"W, PASSING AT A DISTANCE OF 399.38 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT ON-LINE HEREOF, IN ALL A DISTANCE OF 656.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.4545 ACRES (629,639 SQ. FT.), MORE OR LESS.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.7446 ACRE (32,435 SQUARE FEET), BEING OUT OF THE SAMUEL DAYMON SURVEY, ABSTRACT NO. 170 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 7.434 ACRE TRACT, CONVEYED TO HAWTHORNE GATORS, LTD., RECORDED IN DOCUMENT NO. 2015074131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.7446 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN "X" CUT FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CYPRESS CREEK ROAD, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.81 ACRE TRACT, CONVEYED TO THE CITY OF CEDAR PARK FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 2001089980 (O.P.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK "B" OF CEDAR PARK VILLAS SUBDIVISION, RECORDED IN CABINET U, SLIDES 298-301 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING IN THE NORTHEAST LINE OF SAID 7.434 ACRE HAWTHORNE GATORS TRACT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND AT THE NORTHEAST CORNER OF SAID 7.434 ACRE HAWTHORNE GATORS TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 8.8263 ACRE TRACT CONVEYED TO HAWTHORNE GATORS, LTD., RECORDED IN DOCUMENT NO. 2015007463 (O.P.R.W.C.T.), AND BEING AN ANGLE POINT IN THE WEST LINE OF LOT 1, BLOCK "A" OF SAID CEDAR PARK VILLAS SUBDIVISION BEARS, N21°22'14"W, A DISTANCE OF 274.19 FEET, ALSO FROM WHICH A 1/2-INCH IRON ROD WITH "BAKER-AICKLEN" CAP FOUND AT AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, AND BEING AN ANGLE POINT IN THE NORTHWEST LINE OF LOT 1, BLOCK "B" OF SAID CEDAR PARK VILLAS SUBDIVISION BEARS, N54°59'07"E, A DISTANCE OF 281.33 FEET;
THENCE, WITH THE EAST LINE OF SAID 7.434 ACRE HAWTHORNE GATORS TRACT, AND THE WEST LINE OF LOT 1, BLOCK "B" OF SAID CEDAR PARK VILLAS SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S21°22'14"E, A DISTANCE OF 195.77 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
2) S22°49'33"E, A DISTANCE OF 72.05 FEET TO A CALCULATED POINT FOR THE MOST SOUTHERLY CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTHEAST LINE OF LOT 2A OF STEINBERG ADDITION, RECORDED IN DOCUMENT NO. 2013075089 (P.R.W.C.T.), AND BEING IN THE WEST LINE OF SAID LOT 1, BLOCK "B", AND BEING THE MOST SOUTHERLY CORNER OF SAID 7.434 ACRE HAWTHORNE GATORS TRACT, FROM WHICH A 1-INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID LOT 2A, AND BEING THE MOST NORTHERLY CORNER OF LOT 1 OF CLUCK CREEK ESTATE RESUBDIVISION, AMENDED PLAT OF LOTS 1 AND 3, RECORDED IN CABINET K, SLIDE 384 (P.R.W.C.T.) BEARS, S22°49'33"E, A DISTANCE OF 29.84 FEET;

THENCE, WITH THE SOUTHERLY LINE OF SAID 7.434 ACRE HAWTHORNE GATORS TRACT, AND THE NORTHEAST LINE OF SAID LOT 2A, N70°56'04"W, A DISTANCE OF 321.88 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD, AND BEING IN THE SOUTHEAST LINE OF SAID 0.81 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH "WALLACE GROUP" CAP FOUND AT THE NORTHEAST CORNER OF LOT 2 OF CYPRESS CREEK SIGNATURE SUBDIVISION, RECORDED IN CABINET FF, SLIDES 337-338 (P.R.W.C.T.), AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CYPRESS CREEK ROAD BEARS, S54°59'07"W, A DISTANCE OF 50.94 FEET;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CYPRESS CREEK ROAD, AND THE SOUTHEAST LINE OF SAID 0.81 ACRE CITY OF CEDAR PARK RIGHT-OF-WAY TRACT, OVER AND ACROSS SAID 7.434 ACRE HAWTHORNE GATORS TRACT, N54°59'07"E, A DISTANCE OF 250.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7446 ACRE (32,435 SQ. FT.), MORE OR LESS.

ENGINEER'S CERTIFICATION:

I, JOEL M. WIXSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH CHAPTER 12 OF THE CITY OF CEDAR PARK CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
JOEL M. WIXSON DATE
REGISTERED PROFESSIONAL ENGINEER NO. 116167

KIMLEY-HORN & ASSOCIATES, INC.
TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NO. 928
10814 JOLLYVILLE ROAD, BLDG. 4, SUITE 200
AUSTIN, TEXAS 78759
(512) 418-1771

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12 SEC. 12.08, OF THE CITY CODE OF CEDAR PARK, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY. ALL EXISTING EASEMENTS NOTED IN THE MOST RECENT TITLE SURVEY ISSUED BY 4WARD LAND SURVEYING ON JANUARY 25, 2016 (OR DISCOVERED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY) HAVE BEEN SHOWN OR NOTED ON THE PLAT.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
4WARD LAND SURVEYING

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/6/2020
Project:	00618
Scale:	N/A
Reviewer:	PRB
Tech:	EBD
Field Crew:	HT/DC
Survey Date:	JUNE 2017
Sheet:	2 OF 3

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CLUCK CREEK COMMERCIAL SUBDIVISION
City of Cedar Park, Williamson County, Texas

STANDARD PLAT NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 1/2) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

14. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0464F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.

15. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

16. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFFSITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING THE PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

ADDITIONAL PLAT NOTES:

1. THE SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

2. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY THE CITY OF CEDAR PARK, TEXAS.

3. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

4. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

5. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF EAST CYPRESS CREEK ROAD AND SOUTH BELL BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

6. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.

7. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY FOR ANY DEVELOPMENT WITHIN LOT 3 UNTIL A WESTBOUND CYPRESS CREEK ROAD RIGHT TURN DECELERATION LANE IS DESIGNED AND CONSTRUCTED BY THE DEVELOPER TO CITY ACCEPTED STANDARDS FOR THE JOINT USE DRIVEWAY AT THE MEDIAN BREAK.

APPROVED THIS _____ DAY OF _____ , 20__ , BY THE CITY PLANNING AND ZONING COMMISION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
SARA GROFF, CHAIRMAN

JURISDICTION ON THIS THE _____ DAY OF _____, 20___ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF CEDAR PARK, COUNTY OF WILLIAMSON, TEXAS,

THIS THE _____ DAY OF _____, 20___ A.D.

_____
CHRISTOPHER COPPLE, DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CEDAR PARK

_____
SECRETARY OF THE PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____,

20___ A.D., AT _____ O'CLOCK ___ M., AND DULY RECORDED ON THE _____ DAY

OF _____, 20___ A.D., AT _____ O'CLOCK ___ M., IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20___ A.D.

NANCY RISTER, CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

_____
BY: DEPUTY

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/6/2020
Project:	00618
Scale:	N/A
Reviewer:	PRB
Tech:	EBD
Field Crew:	HT/DC
Survey Date:	JUNE 2017
Sheet:	3 OF 3

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CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
October 20, 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: 126 168 5623

COMMISSION MEMBERS

☐ VACANT, Place 1
☑ BOB INGRAHAM, Place 2
Secretary
☑ 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

Chair Groff called the videoconference meeting to order at 6:30 P.M. Four Commissioners attended the videoconference with Place 1 vacant and Commissioner Baker and Vice Chair Strader absent and a quorum was declared. Chair Groff read the introduction explaining the videoconference meeting procedures.

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

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

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.)

None.

CONSENT AGENDA

B.1 Subdivision Approval: No Items for Consideration

C.1 Approve Minutes from the Regular Scheduled Meeting of September 15, 2020

D.1 Postponement Request: No Items for Consideration

E.1 Acceptance of Preliminary Report, St. Julian's Episcopal Church, Z-20-010

MOTION: Secretary Ingraham moved to approve Consent Agenda Items B.1 through E.1, as presented. Commissioner Wernecke seconded the motion.

The motion passed as follows, with Place 1 vacant.
Yes: Ingraham, Groff, Wernecke, Hutchinson
No: None
Absent: Baker, Strader

COMPREHENSIVE PLAN AMENDMENTS

F.1 No Items for Consideration

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider A Request By Vision 360 To Rezone Approximately 8.62 Acres From Neighborhood Business (NB) To Local Business (LB), Located At The Northwest Corner Of Ranch Trails And Brushy Creek Road. (Z-20-010)
Owner: Silverado Austin Development LTD
Agent: Brian Birdwell
Staff Resource: Brad Jackson
Staff Proposal: Local Business (LB)
Project Name: Saint Julian's Episcopal Church
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

Senior Planner Brad Jackson made the presentation for staff and was available for questions. This was a request to rezone 8.62 acres from Neighborhood Business (NB) to Local Business (LB). The property is currently undeveloped. The request to rezone is aligned with the Future Land Use Plan and the staff recommended approval of the request. Mr. Jackson noted that there had been inquiries into the zoning and all were neutral.

Brian Birdwell, the applicant explained the intentions behind the zoning change and the reason for the location for the church.

The regular session was closed and a public hearing was held on the above item.

No comment cards were submitted and the public hearing was closed.

Commissioner Ingraham asked if there had been any feedback or response from the surrounding neighborhoods. Mr. Birdwell stated they had received no comments. Senior Planner Brad Jackson stated that staff had received 5 general/neutral inquires about the zoning case prior to the meeting.

Commissioner Hutchinson inquired about what sort of uses would be included on the property. Mr. Birdwell shared that they plan to develop in phases and the property would include a multi-function building for their parish, administrative offices, education rooms, and rooms open to the community. They also anticipate building an outdoor tranquility and worship area for the congregation and community to use.

MOTION: Commissioner Wernecke moved to recommend approval to the City Council for rezoning approximately 8.62 acres from Neighborhood Business (NB) to Local Business (LB) for item G.1, Case Z-20-010. Secretary Ingraham seconded the motion.

The motion passed as follows, with Place 1 vacant.
Yes: Ingraham, Groff, Wernecke, Hutchinson
No: None
Absent: Baker, Strader

MOTION: Commissioner Wernecke moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item G.1, Case Z-20-010. Secretary Ingraham seconded the motion.

The motion passed as follows, with Place 1 vacant.
Yes: Ingraham, Groff, Wernecke, Hutchinson
No: None
Absent: Baker, Strader

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 Discussion Regarding Review of the Comprehensive Plan

Assistant Director Amy Link made a presentation about the periodic review of the Comp Plan and proposed Future Land Use Amendments. She was available for questions.

Commissioner questions included further clarification on the location of one tract and whether the proposed changes would affect the projected population that was estimated in 2018. Assistant Director Amy Link answered that the changes would not change the population projection and that future mixed-use developments such as Bell Boulevard and Indigo Ridge were already accounted for.

K.2 Discussion Regarding Proposed Amendments to the Zoning Ordinance

Assistant Director Amy Link made a presentation regarding proposed amendments to the Zoning Ordinance. These amendments are in regards to general clean-up of the Ordinance following adoption in 2017.

Commissioner Wernecke asked about the Hospital Amendment that was requested at a previous meeting and whether that would be included in this amendment. Ms. Link advised that the hospital zoning amendment would be brought separately at a future meeting.

ADMINISTRATIVE ITEMS

L.1 Report on City Council Actions Pertaining to Zoning Matters from September 24, 2020 and October 8, 2020

Assistant Director of Development Services Amy Link advised the Commissioners on relevant Council actions at the September 24 meeting. There were no items during the October 8 meeting.

L.2 Director and Staff Comments

None.

L.3 Commissioners Comments

None.

L.4 Request for Future Agenda Items

None.

L.5 Designate Delegate to Attend Next Council Meetings on and October 22, 2020 and November 5, 2020

Chair Groff advised that she would attend the November 5, 2020 Council meeting. There being no items for October 22, no delegate was needed.

L.6 Adjournment

Chair Groff adjourned the meeting at 7:12 PM.

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

CEDAR PARK

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

PLANNING AND ZONING COMISSION
November 17, 2020

Item/Subject: (Z-20-012) Consider A Request By Megan Ford To Rezone Approximately 4.38 Acres From Local Business - Conditional Overlay (LB-CO) To Local Business – Conditional Overlay (LB-CO), Located At 2601 Brushy Creek Road.

Staff	Brad Jackson, 512-401-5054, Brad.Jackson@cedarparktexas.gov
Owner	Cedar Park 20 Partners LTD
Agent	Megan Ford, (806) 224-6556
Current Zoning	Local Business - Conditional Overlay (LB-CO)
Proposed Zoning	Local Business – Conditional Overlay (LB-CO)
Current Future Land Use Plan (FLUP)	Local Office/Retail/Commercial (LOC)
Major Corridor	Brushy Creek Road
Summary of Applicant's Request	The applicant's request is to rezone approximately 4.38 acres from Local Business - Conditional Overlay (LB-CO) to Local Business-Conditional Overlay (LB-CO) to develop a place of public assembly use (Wells Branch Community Church).
Staff Recommendation	Staff recommends the applicant's request of Local Business – Conditional Overlay (LB-CO) zoning for this property.

COMMENTARY

Existing Site and Surrounding Land Uses:

The site consists of a 4.38-acre lot that is currently undeveloped. North of the property is the Reserve at Brushy Creek single-family neighborhood zoned Semi-Urban – Conditional Overlay (SU-CO). The property is bordered to the east by Breakaway Road and single-family homes in the Extra-Territorial Jurisdiction (ETJ) across the roadway. The property is bordered to the south by Brushy Creek Road and an adjacent lot with a detention pond that serves the Ranch at Brushy Creek single-family neighborhood. Across Brushy Creek Road is the Brushy Creek Recreation Park, a City of Cedar Park public park zoned Open Space Recreation (OR). The property is bordered to the west by Wilson Ranch Place and commercial zoned property across the roadway developed with the Children's Lighthouse daycare.

Purpose of Requested Zoning District:

This rezoning to Local Business – Conditional Overlay (LB-CO) is requested to allow the applicant to develop the property with a church. The Local Business (LB) zoning district is intended to serve the overall community and provide office and retail businesses with access to a larger market than the immediate neighborhoods in the area. The current LB-CO zoning on the property has specific restrictions on uses that do not allow a place of public assembly use. This rezoning request proposes adding Place of Public Assembly as a permitted use on the property.

Future Land Use Plan:

The Future Land Use Plan (FLUP) currently identifies the subject tract within the Local Office/Retail/Commercial (LOC) designation and this rezoning request to LB-CO complies with the current FLUP designation.

Future Land Use Plan Goals:

- Plan for central gathering areas in the community that are interesting, vibrant, and encourage social interaction.
- Ensure an appropriate mix of land use types within the City.

The maps on the following pages depict the current and proposed zoning classifications.


CITY OF CEDAR PARK
Z-20-012 CURRENT
KODIAK TRL
HONEY SPRINGS LN
COPPER LAKE RD
BREAKAWAY RD
FALCON LN
WILSON RANCH PL
GRANDRIDGE TRL
LOU HOLLOW PL
BRUSHY CREEK RD
Z-20-012
W PARMER LN
SU
PD
LB
OR
Subject Tract
City Limits
ETJ
Zoning - Corridor Overlay
Conditional Use Overlay
SU - SEMI URBAN RESIDENTIAL
LB - LOCAL BUSINESS
OR - OPEN SPACE RECREATIONAL
PD - PLANNED DEVELOPMENT - SU
PD - PLANNED DEVELOPMENT - LB
CEDAR PARK


CITY OF CEDAR PARK
Z-20-012 PROPOSED
KODIAK TRL
HONEY SPRINGS LN
COPPER LAKE RD
BREAKAWAY RD
FALCON LN
GRANDRIDGE TRL
WILSON RANCH PL
LOU HOLLOW PL
BRUSHY CREEK RD
Z-20-012
W PARMER LN
SU
PD
LB
OR
Subject Tract
City Limits
ETJ
Zoning - Corridor Overlay
SU - SEMI URBAN RESIDENTIAL
LB - LOCAL BUSINESS
OR - OPEN SPACE RECREATIONAL
PD - PLANNED DEVELOPMENT - SU
PD - PLANNED DEVELOPMENT - LB
CEDAR PARK

Site Information

Previous Case History:

Year	Case Number	Request	P&Z Recommendation	Council Action
2011	ANX-11-001	Annexation of 41.06 acres	N/A	06-16-2011
2011	Z-11-001	Single-Family Large Urban Lot-Conditional Overlay Residential (SF-2-CO) and Local Retail-Conditional Overlay (LR-CO)	Recommended for Approval 04-19-2011	Approved 06-16-2011
2016	Z-16-009 (Rezoning of adjacent lot within same overall zoning)	Local Retail – Conditional Overlay (LR-CO), to allow for a child daycare center as a permitted use	Recommended for Approval 12-13-2016	Approved 02-23-2017

Building Setback and Height Requirements:

	LB-CO
Front Setback	25’
Street Side Setback	25’
Interior Side Setback	30’ (SU-CO district boundary)
Rear to Property Line	5’
Maximum Height	45’ *

**Building height limited to 35’ within 100’ of Single-Family zoned property*

Major Corridor:
The subject property is adjacent to the Major Corridor of Brushy Creek Road.

Subdivision:
This property is platted as Lot 14, Block C of the Reserve at Brushy Creek Sec. 1 Subdivision. (Doc. # 2012028430)

Proposed Permitted Uses in LB-CO:

- Administrative Offices
- Art Galleries with Retail Sales
- Retail Bakery
- Convenience Store
- Drug Store
- Food Sales, General
- Golf Amusement
- Hardware Stores
- **Place of Public Assembly *(Added Use)***
- Professional Offices
- Medical Offices
- Restaurant, Limited
- Retail Gift Store
- Retail Stores
- Software Development
- Software and Computer Hardware Sales
- Veterinary Services

Staff Commentary:

The purpose of this rezoning request is to develop the property as the Wells Branch Community Church. The subject lot was originally zoned as part of a larger 41 acre parent tract in 2011 (Z-11-001). At the time, the Future Land Use Plan designated the entire 41 acres for Local Office/Retail/Commercial (LOC) land uses. City Council approved 28 acres for Single-Family – Large Urban Lot – Conditional Overlay (SF-2-CO), now the Reserve at Brushy Creek neighborhood. The remaining 13 acres was zoned Local Retail – Conditional Overlay (LR-CO, now designated LB-CO). The conditional overlay for the LR portion restricted permitted uses to those that would best serve the area, as well as provide a viable tax base and/or employment generator to compensate for this reduction in commercial land area.

This rezoning request is consistent with the Future Land Use Plan (FLUP) and the purpose statement of the Local Business (LB) zoning district. All of the conditions of the original zoning (Z-16-009) will remain in this rezoning with the exception of adding Place of Public Assembly as a permitted use on the property. In addition to the use restrictions above, the conditions of the original zoning that apply to this lot are:

- Prohibit access to Breakaway Road
- Provide a 20-foot planted landscape buffer along Breakaway Road
- Provide a six (6) foot wrought iron or tubular steel fence along the western boundary of the above 20-foot buffer

Staff Recommendation:

Staff recommends approval of the applicant's request to rezone the property to Local Business – Conditional Overlay (LB-CO).

Public Input:

Staff has received two phone calls from neighbors inquiring about the rezoning request. Staff has also received three emails in opposition to the rezoning request and one email in support as long as the conditions of the original zoning remain unchanged (attached).

Applicant's Neighborhood Communication Summary:

The applicant reached out to the adjacent HOA representatives (Reserve at Brushy Creek and Breakaway Park) on October 21st, 2020 and held a virtual neighborhood information meeting on November 2nd, 2020 to discuss the proposed church development with the neighborhood. The neighborhood expressed numerous concerns about impacts from the development, including an increase in traffic, loss of tax revenue for city, drainage impacts from impervious cover and loss of green space. See attached Neighborhood Communication Summary and emails from interested parties.

Public Information Plan:

November 4, 2020:	Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin-American Statesman
November 6, 2020:	Twenty-eight (28) letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract
November 17, 2020:	Planning and Zoning Commission public hearing
December 3, 2020:	City Council 1st reading and public hearing
December 17, 2020:	City Council 2nd reading

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

Surrounding HOA members were notified by October 22, 2020. They were notified via the Presidents of their coresponding HOA boards.

2. Who was notified (i.e. property owners, HOA, etc)?

The HOA's of Reserve at Brushy Creek and Breakaway Park

3. What concerns were raised during these communications?

How will we keep green space on the property, especially in regards to the parking lot?

Where will the entrance to the church be on Wilson Ranch in regards to the houses that back up to our lot? Can we keep it down closer to Brushy?

What is the plan for spillover parking?

How will we direct traffic on Sunday mornings?

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Members of HOA requested that we direct traffic away from Lou Hollow and that we plant a tree buffer between the community pool and our parking lot.

The above information is deemed to be true to the best of my knowledge.

Signature: Joni Scott Date 11/3/2020

From: Mike Thompson
To: Brad Jackson
Cc: mayor.vansarsdale@cedarparktexas.gov; Cedar Park Council; Amy Link;
Subject: Proposed Zoning Change for 2601 Brushy Creek Road
Date: Tuesday, November 10, 2020 8:43:26 AM
Attachments: Rezoning Ltr for 2601 Wilson Ranch - RBC HOA.pdf

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Dear Mr. Jackson,

Good morning. I, along with Pat McClesky and Sneha Shah, are the elected members of The Reserve at Brush Creek Homeowner's Association
(HOA) representing the community of 105 homes which are adjacent to 2601 Brushy Creek Road.

We are providing the attached letter ahead of next week's Planning and Zoning Commission meeting which documents the concerns from the community of the impact of the rezoning change.

We appreciate the informational session which the church already provided. There are concerns about traffic, public safety and other matters from our community as documented in the attached letter.

We are available to meet with you to discuss these concerns ahead of the Nov 17th meeting.

Thank you,
Mike Thompson,
HOA Board President

November 9, 2020

Sent via email to brad.jackson@cedarparktexas.gov & USPS

City of Cedar Park – Development Services Department
ATTN: Brad Jackson, Senior Planner
450 Cypress Creek Rd.
Cedar Park, TX 78613

RE: Proposed Zoning Change for 2601 Brushy Creek Road

Dear Mr. Jackson –

We are the elected members of The Reserve at Brush Creek Homeowner's Association (HOA) representing the 105 home owners in our community.

On October 21st, 2020, The Wells Branch Community Church (Church) provided a letter outlining a rezoning request for the 4.38 acres located at 2601 Brushy Creek Road. A Neighborhood Information Meeting was held via Zoom on November 2nd, 2020. Where we received a preliminary site development plan for the project during this meeting.

It is our understanding that this rezoning proposal will be presented to the zoning board on November 17th, 2020. We would appreciate that you and the council confirm this meeting so that we can participate and provide our feedback.

Our neighborhood has several concerns after reviewing the information, we have been provided. Below you will find the following concerns that should be further reviewed prior to approving any zoning changes to 2601 Brushy Creek Road:

1. **Increase in Traffic** – The Church has indicated they intend to create sufficient parking for 300 cars changing the welcoming appearance of our community as well as the integrity of Cedar Park. The impact of this number of cars, and the Church's stated desire to increase their congregation over the next several years will impact the community's safety with vehicles exiting onto Wilson Ranch Road and then onto Brushy Creek Road. Based on previous rezoning efforts, a traffic light at the intersection Brushy Creek Road and Wilson Ranch Road is not feasible due to the proximity to West Parmer Lane. Routing traffic back into the neighborhood to exit at Lou Hollow Place and Brushy Creek Road is not an option as it will cause irreparable harm to the quality of life to our neighborhood.

   We would like to also note in addition to the above, traffic along Brushy Creek Road and exiting from the Brushy Creek Sports Park has increased dramatically over the past several years. Recent events have seen multiple near miss accidents and it is increasingly unsafe to attempt to cross Brush Creek Road by foot. This dramatic increase

in vehicles from the Church, both entering and exiting the facility will further exacerbate the situation. Pictures are attached from this Sunday showing overflow parking Wilson Ranch Road from the Brush Creek Sports Park. The public's safety is at risk by this increase in traffic.

During the Neighborhood Information Meeting, the Church also indicated they had no current plans to conduct events outside of Sundays. We find this statement suspect. As the Church becomes more established, their congregation grows and the demand for additional services and weekday events will occur. This will expand the traffic impact beyond traditional Sunday services to during the week, which will negatively impact the quality of life for members of our community.

Based on the above, a detailed traffic study is requested prior to any re-zoning approvals.

2. **Property Tax Impact** – It is our understanding that the Church will not contribute to property tax revenue. Additionally, the recently completed Lighthouse Daycare on the adjacent parcel pays limited property taxes. Based on the anticipated loss of property tax revenue from the Church, a detailed property tax impact study is requested prior to any re-zoning approvals.

   Additionally, based on the preliminary design provided by the Church, there appears to be very little effort to screen the parking lot from Wilson Ranch Road. The appearance of entering our neighborhood with a 300-car parking lot will impact our property values. This will have a direct correlation on the value of our properties that will result in a reduction of taxable value for the collection of property taxes.

   Based on this, a detailed site plan showing how the parking will be screened from view must be presented for review prior any re-zoning approvals.

3. **CC&R Considerations** – During the call, on several occasions, it was evident the Church was not familiar with the CC&R requirements for the community. These requirements include set back distance requirements, landscape requirements, building exterior finish requirements and height limitations that can substantially add to the construction costs of the Church.

   Based on the above, a 90-day review period is requested to allow the Church sufficient time to review this document in order to provide written confirmation they are allow of the limitations this document will place on their facility.

4. **Storm Water Drainage** – The preliminary design provided by the Church creates at substantial 300 car parking lot occupying approximately 70% of the site. This creates an estimated 3.06 acres/133,55 square feet of impermeable asphalt paving that will dramatically increase the site run off during storm events. There is no indication that the

existing detention pond and storm sewer system in the area could absorb the impact of this additional run off, particularly in a major storm event.
Based on the above, a detailed drainage study is requested prior to any re-zoning approvals.

5. **Light Pollution** – As noted above, the large parking lot and the resulting lighting of the parking lot will dramatically increase the amount of light pollution in the community from the estimated 3.06 acres/133,55 square feet of parking lot that is proposed.

   Based on the above, a detailed lighting study is requested prior to any re-zoning approvals.

6. **Loss of Green Space** – The preliminary design provided by the Church creates an estimated 3.06 acres/133,55 square feet of parking lot space with very little green space remaining. This includes preserving heritage oaks and screening the community from the Church building and its associated parking lot.

   Based on the above, a detailed site plan is requested prior to any re-zoning approvals.

As noted above, these are serious items that have not been adequately addressed, to our knowledge, to allow for the Planning & Zoning Commission to make an informed decision on rezoning 2601 Brushy Creek Road.

Due to this, it is requested that a 180-day period be given for the Church to address the above concerns and represent their request for re-zoning 2601 Brushy Creek Road to allow for an informed decision to be made.

We know that when it comes to Cedar Park, the city is committed to the following core values; community, service, leadership, innovation, professionalism, integrity and fiscal responsibility. Knowing these are the core values of the city we live in; we look forward to discussing this in much further detail to ensure that the best decision is made.

Thank you for review of these issues, we are available to meet with you to discuss these concerns in advance of the November 17th Planning & Zoning Commission meeting.

Thank you,

The Residents and HOA Board of Directors for The Reserve at Brushy Creek,

Mike Thompson
President

Sneha Shah
Secretary

Pat McCleskey
Treasurer

CC: Mayor Corbin Van Arsdale, via mayor.vansarsdale@cedarparktexas.gov
Cedar Park City Council, via council@cedarparktexas.gov
Amy Link, Interim Director of Development Services, via amy.link@cedarparktexas.gov
Joni Scott, Wells Branch Community Church, via [redacted]
Carmen Glassinger, Goodwin & Company, via [redacted]

ATTCH: Wells Branch Community Church Letter Dated October 21, 2020
Neighborhood Information Meeting Notes from November 2, 2020
Preliminary Site Development Plan for 2601 Brushy Creek Road
Pictures from Sunday, November 8th along Wilson Ranch Road

Wells Branch
COMMUNITY CHURCH

October 21, 2020

Reserve at Brushy Creek –
Management Company – Goodwin & Company/Carmen Glassinger
[redacted]@goodwintx.com (512-852-7902)
11149 Research Blvd #100
Austin, TX 78759

Dear Reserve at Brushy Creek :

Please be advised that a formal application has been submitted to the city of Cedar Park seeking approval of a rezoning for the following described property:

Property on the North side of Brushy Creek Road, between Breakaway Road and Wilson Ranch Place, approximately 4.38 acres

The petitioner is asking the City to approve this application to allow development of a church on the described property.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on Monday, November 2nd at 6:30 PM, meeting via zoom.

Zoom Meeting ID: 431 152 6817
Passcode: 123456

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

Sincerely,

Joni Scott
Executive Administrator
Wells Branch Community Church
2113 Wells Branch Parkway
Austin, Texas , 78728
(737) 231-0605
[redacted]@wellsbranchchurch.com

Reserve at Brushy Creek
Neighborhood Information Meeting Notes – Rezoning of 2601 Brushy Creek Road
November 2nd, 2020

Number of Attendees:
While I forgot to count, there were quite a few people from our community. Approximately 20+.

Key Dates:
========

Nov 17 Planning & Zoning Commission - https://www.cedarparktexas.gov/government/boards-commissions/planning-zoning-commission-p-z
Preliminary Public Comment: Members of the public may address the Council, Board, or Commission before or during the consideration of a specific item listed on the Agenda. Each person will be given three (3) minutes to speak, unless extended. Time cannot be yielded to another speaker.

Dec 3rd City Council - First Reading
Dec 17th City Council - Second Reading and vote

Contract expected to close Jan/Feb 2021
Looking to do construction at earliest of late 2021 / early 2022, carrying into 2023

There are the concerns and questions I had going into the call:
==========

Concerns raised by the community:
1. Traffic impact
2. Loss of our green area / walking trails adjacent to the pond, & impact the to our property value
3. Coming home to a large parking lot
4. Pool privacy

Questions (includes answers from below):
Q1. I understand the target size for parking is about 300 cars. At full capacity, that would be more cars than we have in the entire neighborhood.
How much traffic do you anticipate, and when? What is the designed traffic flow pattern?

A1. The only traffic entrance we are allowed to have is onto Wilson Ranch. The Breakaway Covenants do not permit any road connection to Breakaway, and the City does not permit us to empty onto Brushy Creek. We have a traffic team that will control the flow onto Wilson Ranch. There should be minimal traffic during the week, as our service hours are only on Sunday. On Sunday, traffic hours are expected to be from 8:45am to 12:30pm.

Q2. What is your approach to trees and green spaces, in particular retaining live oaks, the existing walking trail and keeping a green belt between the churchproperty and the adjacent residential properties and pool?
A2. We want to keep the current park feel the green space area has. We will work with the architect to see what we can preserve. We would like to preserve the trail that exists.

Q3. For the other commercial lots which are adjacent to our neighborhood, Cedar Park has required that an 8 foot mason wall be erected.
Your lot is adjacent to our pool, which is elevated above that 8 foot requirement. What plans do you have to protect the privacy of our neighborhood pool?
A3. This was not previously considered. They will take it under consideration.

4. Are you intending to have anyone live at the church?
A. No, we're not that kind of church.
==========

Rough layout shared. Its not final. The blue box would be the church building.

Other Questions Raised on the Call:
==========

Q1. Will there be a physical person directing traffic so that people leaving the church aren't making rash lefts onto Wilson Ranch and instead have protected time to exit promptly?
A1. We have a traffic team that will control the flow onto Wilson Ranch. We are now allowed to exit onto Brush Creek or Breakaway Road.

Q2. With that it looks like the church is set farther than 100 ft from our property line. what is the height you are looking to build the church?
A2. (See below)

Q3. What kind of signage will there be and where will it be located?
A3. We will conform to city code.

Q4. Why are you picking and moving the complete church, rather than serving the community (Wells Branch) that you serve today to our community (Brushy Creek)?
A4. A lot of our community has left Wells Branch (RR, Leander, etc) so we're relocating to meet the needs of our existing members. We have people who visit our church from all over (Georgetown, Buda). We're more of a regional church rather than a community church.

Q5. Is there possibility - Is the location , will be rented / or repurposed for other events on non service days ?
A5. This will not be a general purpose event venue.

Q6. How many number of cars do you expect on Sundays? Do you expect spillover? Do you have a plan in place for that spillover parking?
A6. Spillover parking plan would to ask surrounding areas if we can use their parking. We do not anticipate this to be a problem in the near-term future.

Q7. What is the church capacity?
A7. 500 capacity, current congregation is 300-350. We are building for growth.

Q8. Does this plan block off access to the trail and the fountain?
A8. The trail was built by the builder (Milestone), but was was never permitted with the city.
The covenants do not require that we keep it, but we'll make an effort to preserve it (but we cannot guarantee it).

Q9. How tall will the structure be?
A9. We'd like to build 45 ft high, as long as the building is offset from the community by 100 feet. Large single story (no second story)

Q10. How close to the community property line is the parking lot?
A10. 7.5 feet is our understanding from the covenants.

Q11. Will the church make any contributions towards the HOA cost?
A11. Mike Thompson answers - they do contribute but its not the same $95 home owners pay

Q12. Is there possibility - Is the location , will be rented / or repurposed for other events on non service days ?
A12. Yes, we do weddings and funerals and festivals and things. Largest weddings are about 200 cars. We do not intend to host non-church related events, so this is not a general event venue.

Q13. What kind of sounds are we expecting to hear?
A13. Auditorium will be built for music inside, we do not expect to have lots of outdoor music

Q14. Will there be greenspace?
A14. We need to keep some amount of trees, covenent states it needs to have 50ft of green space.

Q15. Will you own our existing trail?
A15. Yes, we will. We intend to keep it. We'd like to keep it a park feel.

Q16. We can hear rock music from the church near the Ranch every Sunday morning. Will it be that loud?
A16. We do not anticipate outdoor music for regular services.

Q17. Can we request that you plant a line of trees or other plantings at the fence line to buffer the line of homes directly adjacent to the church?
A17. This was discussed. They seemed amenable.

Q18. Breakway airport is adjacent , we see lot of flight traffic . Is the building can be still 45 feet tall?
A18. Not answered.

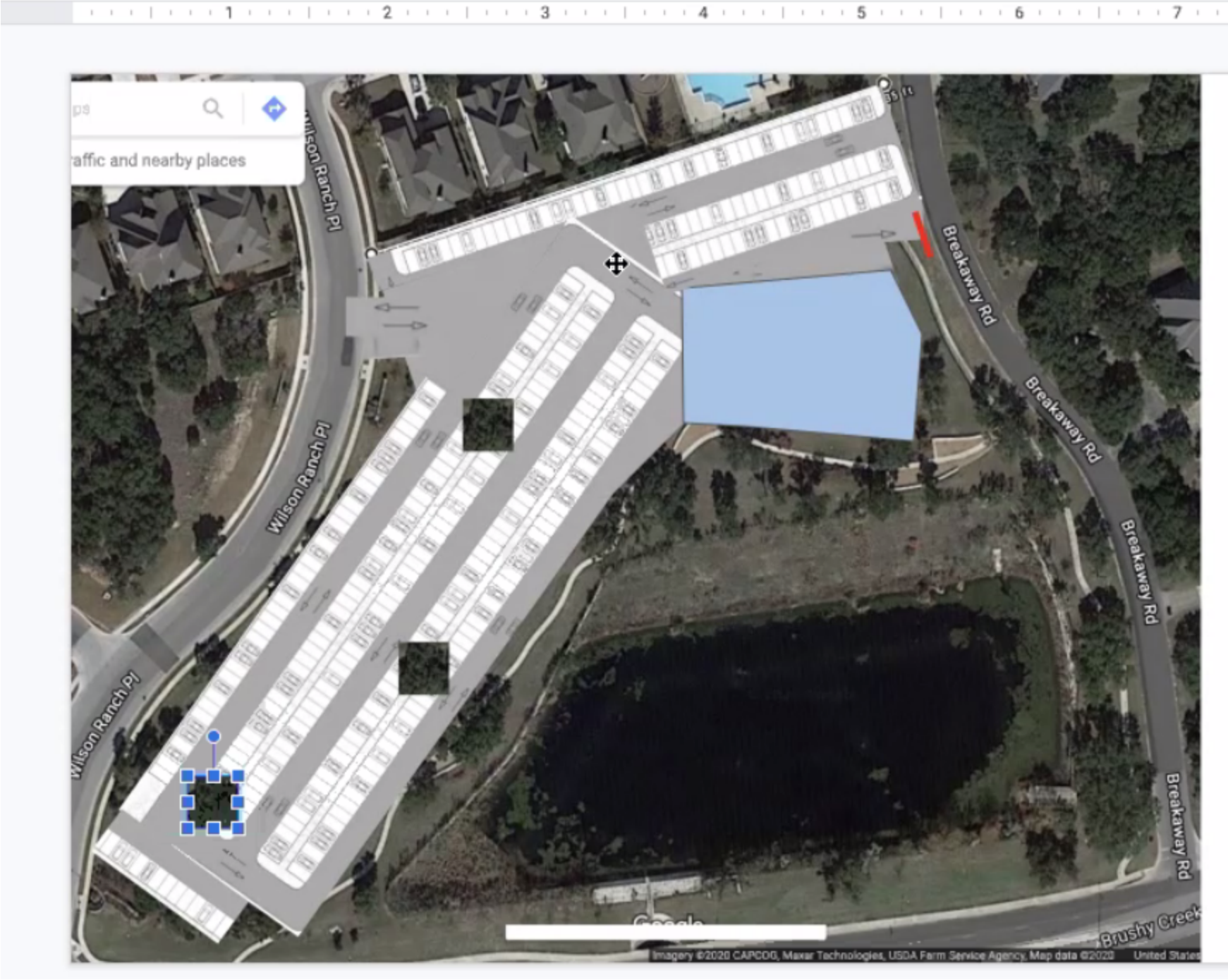
Q19. Mr. Plekenpol, do you intend to have an external surveillance (camera) system that can view the parking lot and entrances?
A19. Not answered.

Q20. Are we concern with them driving thru lou hollow also?
Q20. We will not direct traffic into your community.

Q21. There is another church (Coptic Orthodox) coming across the road, less than .25 mile.. what you comments on it
A21. They are very different from us, but other than that I don't know enough to comment.

q22. Homeless shelter?
A22. No

Preliminary Site Plan



Cars on Wilson Ranch Road from Brushy Creek Sports Park
Sunday, November 8th, 2020



Cars on Wilson Ranch Road from Brushy Creek Sports Park
Sunday, November 8th, 2020



Cars on Wilson Ranch Road from Brushy Creek Sports Park
Sunday, November 8th, 2020



Cars on Wilson Ranch Road from Brushy Creek Sports Park
Sunday, November 8th, 2020

From: Scott Harper
To: Brad Jackson
Subject: Zoning File Z-20-012
Date: Thursday, November 12, 2020 10:29:13 AM

Please add my comments to the record regarding zoning case Z-20-012.

I am not opposed to adding churches as a permitted use to the tract, with the following caveats:

1. Access to Breakaway Road must continue to be prohibited. This was discussed at length during the original zoning case (Z-11-001) and the justifications are still valid today, perhaps even moreso. Breakaway Road is a somewhat undersized/unimproved county road. Traffic has continued to increase on it over the years and further additional traffic would be difficult to absorb. Not only would it impact the Breakaway Rd/Brushy Creek Rd intersection, but cut-through traffic in the rest of the neighborhood would increase. Furthermore, an entrance to the facility from Breakaway Rd would invite overflow parking along Breakaway Rd, which it is most certainly not designed to handle. Eventually some of this parking could end up in residents' yards. And of course, being a county road, there is no obligation by the city to provide maintenance or traffic/parking enforcement.

2. The conditions prescribed in Ordinance Z31-11-06-16-C2 must remain in effect with the simple addition of one permitted use. It has been suggested that this re-zoning request is to remove all of the restrictions/conditions currently assigned to the tract. It is one thing to add one permitted use, but to remove all restrictions is a recipe for disaster. There are any number of things that could cause the project to stall (or fail) after the zoning process is complete. If that were to occur, future development would then be wide open without even having to seek modifications.

Thank you for your consideration.

Scott Harper
1200 Breakaway Road

From: Patrick Darby
To: Brad Jackson
Subject: Zoning File #: z-20-012
Date: Thursday, November 12, 2020 9:21:08 AM
Attachments:

Brad,

I live at 916 Copper lake road. I got the note, via mail, saw the signage, and heard from a neighbor about the proposed zoning.

I am definitely not in favor. Here is a list of a few reason why.

1. We have been encroached many times already, and it has become way overly invasive for us in the neighborhood to enjoy the hard earned money we spent. It is very unfair.
2. It take away a little more of the remaining wildlife habitat
3. What happens to our park, or our view of the lake, our walking trail? It gets negated
4. Traffic, more traffic in our neighborhood. We are somewhat secluded now, we have already had problems with theft overnight. I would prefer to stay more secluded.

I could go on and on, but I won't. It is very upsetting. Please count my input as an emphatic no.

Patrick A. Darby
Account Executive,
+1.201.423.3924 mobile

From: Cezary Saxon
To: Brad Jackson
Cc: Yuliana Diaz; Tom Loomis
Subject: FW: Rezoning and Church Development on Brushy Creek Rd
Date: Friday, November 13, 2020 1:53:15 PM
Attachments: (Letter referenced below attached as "HOA Letter of Opposition" in staff report)

Brad,

Attached please find a letter from the Reserve at Brushy Creek HOA Board objecting to the rezoning of the property (2601 Brushy Creek Road) upon which a large church is to be constructed. We are a civil engineering firm representing Yuliana Diaz, a resident of the above-referenced subdivision. This letter is sent to confirm that the City of Cedar Park Planning Services Department has received this account of Ms. Diaz's objections which are shared with the HOA Board.

Regards,

SAXON LOOMIS CONSULTING GROUP

Cezary Saxon
CEO
P.E., S.I.T., CFM, CPESC, LEED AP BD+C
Phone: +1.512.826.3711
Email

TBPE Firm No. F-19735

PLANNING AND ZONING COMMISSION
November 17, 2020

Item/Subject: (OA-20-001) Consideration of Amendments to Cedar Park Code of Ordinances Chapter 11 Zoning.

Staff	Amy Link, 512-401-5056, Amy.Link@cedarparktexas.gov
Summary of Request	Staff is proposing general amendments to Chapter 11 Zoning of the Code of Ordinances. These amendments propose to clean up conditions, clarify text intentions, and provide text updates on common practice.

COMMENTARY

The current Zoning Code was adopted in November 2017. After applying this Code for the past three (3) years, staff has identified some minor amendments for consideration. The amendments generally include minor text updates to address common practices not previously codified, and additional text to strengthen established development regulations. Attached are the proposed amendments, with all changes shown in red. Only the language in red will be ~~removed~~ or added.

Summary of Proposed Amendments:

Land Uses and Conditional standards

- Removed Bed and Breakfast use from Neighborhood Business (NB) District based on updates to the NB standards adopted in 2018
- Clarified conditional standards for automobile, minor service and car wash uses in order to further protect residentially zoned districts from light pollution and glare

Design Standards

- Table 11.03.061B, Townhome design, has been revised to specify that lot width applies to each unit
- Building Façade requirements have been revised to provide more specific parameters and clarify the intentions of nonresidential development standards to ensure a high quality product
- Clarification of nonresidential use requirements have been added to Mixed Use regulations
- Toro Grande between East Whitestone Boulevard and Parmer Lane is proposed as a major corridor

Board and Commissions

- The requirement that members on the Planning and Zoning Commission and Zoning Board of Adjustment shall own real property within the City limits has been removed

Staff Recommendation:

Staff recommends adoption of the proposed amendments as presented and requests a recommendation of support from the Planning and Zoning Commission.

Public Information Plan:

November 4, 2020:	Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
November 17, 2020:	Planning and Zoning Commission public hearing and recommendation
December 17, 2020:	City Council 1st Reading and Public Hearing
January 14, 2021:	City Council 2nd Reading

Attachments:

Chapter 11 Zoning Ordinance Redlines

CHAPTER 11

ZONING

Sec. 11.02.033 Land use

A. Prohibited uses in the ~~Downtown District~~Town Center. The following uses are prohibited on any portion of property where the Town Center (TC) is applicable regardless of the designation of the development area or adopted development standards:

1. Motor vehicle sales, service, fueling, storage, repair, parts and accessory sales and automotive and machinery repair or painting, except that motor vehicle fueling is permitted in the Neighborhood Commercial Area;
2. Wrecking and salvage yards;
3. Sexually oriented businesses;
4. Flea markets, but not excluding temporary or permanent outdoor markets approved by the City for such use;
5. Public storage, commercial warehouses, office warehouses, and mini-warehouses;
6. Pawnshops;
7. Portable building sales or lease;
8. Recreational vehicle parks;
9. Outdoor shooting ranges;
10. Automobile, boat, recreational vehicle, trailer, heavy equipment, and other motorized vehicle sales or lease;
11. Kennels, except as provided herein for development within the Neighborhood Commercial Area;
12. Industrial uses, except those permitted in the Professional Office (PO) district;
13. Funeral homes and mortuaries;
14. Drive-through commercial uses; except as provided for herein for development within the Neighborhood Commercial Area;
15. Any uses involved with hazardous materials;
16. Self-service laundry facilities, except as provided as an accessory use to a residential lodging use;
17. Car washes, except that car washes are permitted within the Neighborhood Commercial Area;
18. Motels;
19. Portable building sales; and
20. Private pitch and putt, golf courses, and driving ranges.

(Ordinance CO02-17-11-09-H1, exh. A, sec. 11.02.02.03, adopted 11/9/17)

Sec. 11.02.092 Conditional and special use standards and conditions

In accordance with the land use designations noted in table 11.02.063, *Residential Uses by Zoning District*, table 11.02.064, *Nonresidential Uses by Zoning District* and table 11.02.065, *Temporary Uses by Zoning District*, the following uses are permitted as conditional uses or may be considered as special uses if the following requirements are met:

9. Automotive, minor service, is permitted subject to the following conditions:
   a. All service and repairs are performed within a fully enclosed building;
   b. Wrecked or inoperable vehicles are not stored within or outside of the facility;
   c. Automobile bay doors are located perpendicular to the public right-of-way and are not visible from abutting residentially zoned districts; ~~and~~ ~~and~~
   d. Primary ~~Access~~ access is taken from a collector or higher roadway classification.

15. Car wash, is permitted subject to the following conditions:
   a. It is automatic or full-service;
   b. There are no more than three (3) car washing bays;
   c. All mechanical equipment, excluding vacuum and air units is enclosed within a building;
   d. All facilities are designed and configured such that any outdoor spraying preparation or drying activities a

directed away from any abutting residential district;

e. Bay access is designed ~~oriented~~ to prevent headlights from shining onto any street or abutting a residential district;

f. If self-service vacuums are provided, a minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes;

g. Access is taken from a collector or higher classification roadway; and

h. All new full-service vehicle wash facilities~~,~~ are equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to:

i. Expand the floor area of the vehicle wash facility building by more than 50 percent of the area of the vehicle wash facility building as it existed on the effective date of this Chapter;

ii. Demolish, destroy or remove and then replace more than 50 percent of the floor area of the vehicle wash facility building as it existed on the effective date of this Chapter, except for the purpose of replacing or repairing water recycling equipment; or

iii. Enlarge the water tap, meter, or service line.

ARTICLE 11.03 DEVELOPMENT AND DESIGN STANDARDS

Division 1. Purpose and Applicability

Secs. 11.03.034–11.03.060 Reserved

Table 11.03.061B. Townhome and Garden-Style Apartment Lot and Building Standards

District and Housing Type		Maximum Gross Density (units/ acre)	Minimum Lot		Minimum Setbacks				Maximum Building Height [6]	Minimum Living Area
			Area [1]	Standard/ Corner Width	Front [2]	Interior Side	Street Side [4, 5]	Rear		
Urban Residential (UR)										
Townhome [3]	Front entry	8	3,000 sf	30' per unit	25'	0'/15' [9]	15'/20'/25'	20'	35'	1,100 sf
	Rear entry		2,500 sf	25' per unit	10'					
Multifamily (MF)										
Garden-style apartment [7, 8]		20	2,178 sf	150'/165'	25'	10'	25'	25'	48'	450 sf efficiency 650 sf one bedroom 730 sf two bedroom 80 sf each additional bedroom

Table Notes:

1. For townhome and apartment dwellings, the lot area is measured on a per dwelling unit basis.
2. If the front setback along the entire length of the property (street side) is common open space, the minimum front

setback may be reduced to zero feet.

3. When two (2) principal structures are arranged face-to-face or back-to-back, the minimum distance between them shall be 40 feet. The points of measurement shall be the exterior walls of the buildings, which do not include balconies, railings, or other architectural features.

4. The street side yard for garden-style apartment dwellings is also the minimum separation between buildings on the same parcel.

5. The minimum street side setback shall be 15' on local streets, 20' on collector streets, and 25' on arterial streets.

6. Principal structures shall not exceed one (1) story within 100 feet of the property line when abutting a single-family residential district. Additionally, building height shall be measured by existing grade if the structure is abutting or within 100 feet of a single-family residential district. Building height shall be measure by finished grade if the structure is located more than 100 feet from a single-family residential district.

7. The front and interior and street-side setbacks must accommodate a sidewalk.

8. The minimum site area is 10 acres.

9. The second number represents the minimum separation between townhome buildings consisting of three (3) or more contiguous dwelling units.

Sec. 11.03.151 Major corridors

A. Purpose. The standards of this section establish requirements of site design that supplement the standards of the applicable zoning district. The intent of these standards is to heighten the design and aesthetic appearance for highly visible properties that are directly adjacent to the City's most highly traveled thoroughfares. These roadways serve as major entrances to the community, where higher development standards enhance the visual appearance, economic viability, and hence, quality of life for the citizens of Cedar Park.

B. Applicability. This section establishes standards for development along major corridors which is defined to mean land within 500 feet on either side of the street right-of-way of the following roadways:

1. Anderson Mill Road.
2. Arterial A: Arrow Point Drive south of East Whitestone Boulevard.
3. Bagdad Road from West Whitestone Boulevard to the City limits.
4. Brushy Creek Road.
5. C-Bar Ranch Trail, north of East Whitestone Boulevard.
6. Colonial Parkway.
7. Cottonwood Creek Trail (CR 185).
8. Cypress Creek Road and East Cypress Creek Road.
9. Lakeline Boulevard.
10. Little Elm Trail from Wood Ridge Lane to U.S. 183.
11. Medical Parkway.
12. East New Hope Road.
13. West New Hope Road from U.S. 183 to West Whitestone Boulevard.
14. East Park Street from Greater Scaup Lane to Vista Ridge Boulevard.
15. West Park Street from Lakeline Boulevard to Anderson Mill Road.
16. Parmer Lane.
17. Ronald W. Reagan Boulevard.
18. Vista Ridge Boulevard.
19. RM 620 (SH 45).
20. RM 1431 (Whitestone Boulevard).
21. Sam Bass Road (CR 175) north of East Whitestone Boulevard.
22. Toro Grande Boulevard from RM 1431 (Whitestone Boulevard) to Parmer Lane.

23~~2~~. U.S. 183 (Bell Boulevard).

24~~3~~. 183A Toll Road.

Sec. 11.03.154 Nonresidential development

B. Nonresidential developments.

1. Design standards. The building and site design standards shall be as stated below.

a. Exterior building facades. The design of buildings in the applicable districts shall comply with the standards stated in this section, and all other applicable standards and requirements of this Chapter.

b. Building facades.

1. Each ~~F~~facade~~s~~ that is~~are~~ greater than 100 linear feet shall be articulated with recesses or projections, which total no less than 25 percent of the facade length. Recesses or projections sh[illegible] a minimum depth of two (2) percent of the length of the facade. No uninterrupted length of any

facade shall exceed 75 linear feet. (See figure 11.03.154A, *Building Wall Articulation*.) Rear facades are exempt from this requirement if:

a. Landscaping is provided along the rear façade totaling no less than 25% of the façade length;

b. No uninterrupted length of the rear façade exceeds 75 linear feet;

c. Landscape areas abut the building, are a minimum length of 10 feet and minimum depth of 10 feet, and include one 4-inch caliper shade/canopy tree and one 15-gallon evergreen ornamental tree for every 100 square feet of the landscaped area; and

b. the rear façade is not visible from a public roadway.

2. Any public, ground floor entrance facade(s) shall have arcades, display windows, entry areas, awnings, or other such design features along no less than 60 percent of the entrance facade. (See figure 11.03.154B, *Animating Features*.)

Figure 11.03.154A
Building Wall Articulation

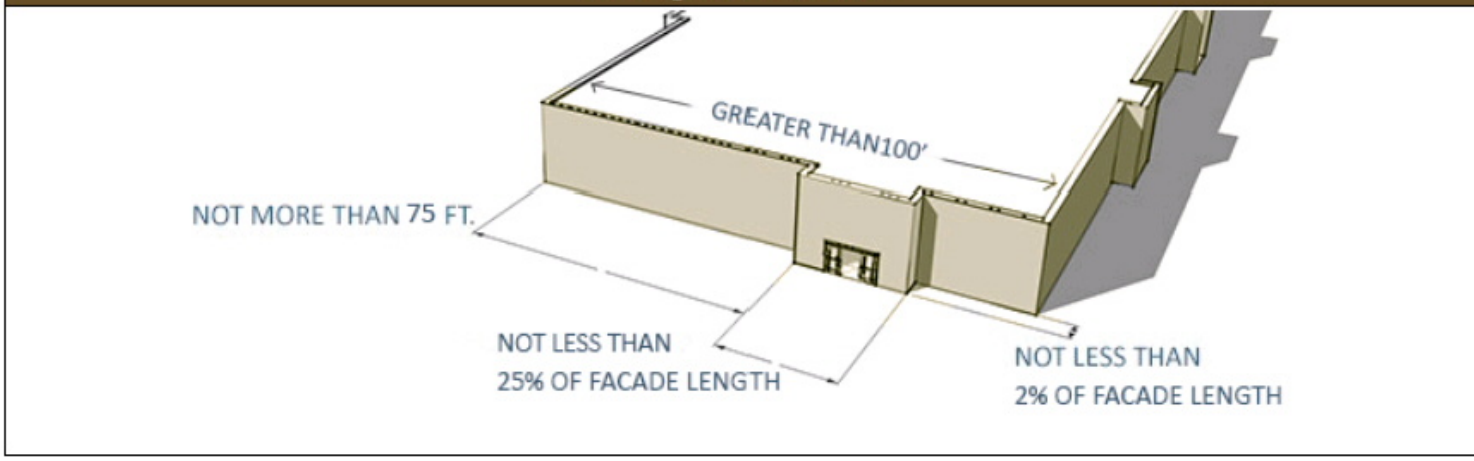
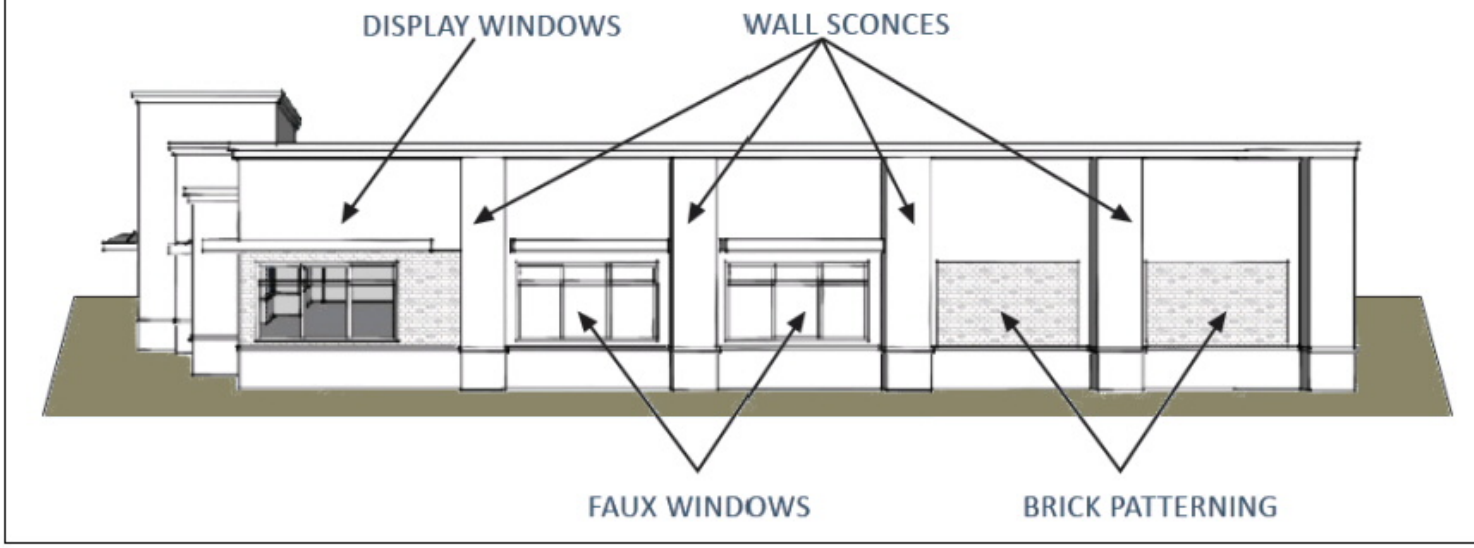


Figure 11.03.154B
Animating Features



c. Mechanical equipment and meters. Mechanical equipment associated with building operations (e.g., HVAC systems, electric meter banks, etc.) shall be screened as stated in this subsection.

1. Roof-mounted equipment. Mechanical equipment shall be fully screened from ground-level views from ~~all adjacent property~~the subject property boundary and adjacent rights-of-way by:

a. Parapet walls, which shall include cornice treatments that are of adequate height to fully screen the equipment such that the equipment cannot be seen by pedestrian-level at the property line; or

b. Screening walls of adequate height to fully screen the equipment, which use materials and colors that match or are consistent with the design of the principal building; or

c. Sloped roof systems or other architectural elements of adequate height to fully scr

the equipment from all adjacent property and rights-of-way.

2. Building-mounted equipment. Mechanical equipment that is mounted on a building wall that is within public view shall be enclosed, screened by opaque fencing, landscaping, or painted to match the building facade.

d. Canopies. Gasoline canopies, car washes, and other accessory uses with canopies shall be constructed of the same materials as the principal structure. The design of the canopy shall complement the design of the principal structure.

e. Service entrances. All service entrances and other non-public building sides or areas shall be screened from public rights-of-way using vegetation or masonry fencing of the same materials as the principal structure.

f. Outdoor displays. In addition to the requirements stated in table 11.03.091, *Nonresidential and Mixed Use Standards*, permanent and seasonal outdoor sales areas shall be incorporated into the design of the building and site. Only designated and approved permanent or seasonal outdoor sales areas shall be permitted. Unenclosed areas for the sale and storage of seasonal inventories shall be permanently designated and separated with walls or fences, while keeping with the common design of the principal structure.

g. Outdoor storage, trash collection, and loading areas. In addition to the requirements stated in table 11.03.091, *Nonresidential and Mixed Use Standards*, as well as Cedar Park Code of Ordinances, Chapter 14, *Site Development*, these areas shall be screened, recessed, or enclosed as follows:

1. No area for outdoor storage, trash collection, compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian walkway.

2. Outdoor shopping-cart storage areas shall be provided in the parking lot, and adjacent to the buildings if they are not available at the entrance.

3. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other such service functions shall be incorporated into the overall design of the structure and landscaped so that they are visually screened from public view.

h. Parking and vehicular and pedestrian circulation. The parking lot design and pedestrian circulation routes shall provide safe, convenient, and efficient access for vehicles, pedestrians, and bicyclists. Pedestrian circulation via internal public sidewalks shall be required. The placement of structures shall enhance and promote pedestrian circulation on the site.

1. At a minimum, one (1) internal continuous sidewalk with at least five (5) feet of clearance shall be provided from the public street to the building entrance(s). Additionally, walkways at least four feet in width ~~foot wide walkways~~ shall connect focal points of pedestrian activity, ~~such as transit stops, street crossings or store entry points,~~ and shall feature adjoining landscaped areas to provide a separated and pedestrian-friendly access route.

2. All internal pedestrian walkways shall be physically separated from the drive lanes. Additionally, all sidewalks and crosswalks shall be visually distinct from the driving surface by use of striping, pavers, bricks, or scored concrete.

3. Sidewalks, at least six (6) feet in width, shall be provided along any facade featuring a customer entrance, and along any facade abutting public parking areas. At all times, such sidewalks shall maintain a clear pedestrian passage that extends the entire width of the sidewalk. Additionally, such sidewalks shall connect all customer entrances to other internal sidewalks, and shall be located an average of at least three (3) feet from the facade of the building to provide planting beds for living foundation landscaping, except where architectural features, such as covered walkways, arcades, or entryways, are part of the facade.

i. Roofs. In addition to the regulations stated in section 11.03.152, *General Standards for All Districts*, all roof designs must use at least one (1) of the following design features:

1. Three (3) or more roof slope planes;

2. Overhanging eaves or canopy projections, which extend no fewer than two (2) feet past the supporting walls; or

3. Flat roof with an architecturally articulated parapet or cornice.

j. Facade treatments. ~~All~~ Each building facade~~s~~ shall use no less than four (4) of the following design features, for which the Administrator may allow minor deviations to the full requirement of each chosen feature if the petitioner adequately demonstrates that the overall intent and spirit of this subsection adheres to the overall development design:

1. Colors, materials or textures. Facades shall have two (2) or more exterior contrasting colo

have more than three (3) exterior materials or texture changes.

2. Building wall offsets. Building facades ~~facing the front lot line~~ shall have minimum 12-inch offsets, such as pilasters, columns, and/or reveals, or other decorative elements.

3. ~~Covered walkways~~Awnings. Across ~~the entire~~at least 50% of the ~~front~~ facade of the structure, an awning ~~covered pedestrian walkway~~ with a minimum depth of six ~~eight~~ (~~6~~8) feet is provided.

4. Display windows. Clear glass window displays cover no less than 20 percent of ~~one (1) facade or 30 percent of two (2) facades.~~the façade.

5. Integral planters or walls. Planters or landscape walls constructed adjacent to the face of the building and incorporate living landscaped areas and/or places for sitting. Such areas shall be a minimum of two (2) feet wide and 19 inches high for sitting, and five (5) feet wide for a planter and cover at least 50 percent of the facade.

6. Open space pedestrian plaza. A plaza may be incorporated for gathering and sitting adjacent to the main entrance or on the front facade, which must be equivalent to two (2) percent of the gross square footage of the subject building. Such area shall include seating with benches and/or tables and chairs at a minimum rate of one (1) seat per 15,000 square feet of gross floor area, and may include any of the following features:

   a. Kiosk(s);

   b. Outdoor playground area;

   c. Water feature;

   d. Gazebo;

   e. Clock tower; or

   f. Other such focal feature and amenity that enhances the public space.

7. Atrium skylight(s), with a minimum depth of 20 feet that visually enhances the exterior architectural style and design of the front entrance, facade, and roof area.

8. Exterior lighting. Enhanced exterior lighting, such as wall sconces, are located at least every 20 linear feet along the ~~front~~ facade.

9. Prominent landmark. The front facade of the building contains a prominent three-dimensional landmark feature such as a tower, turret, arches, etc.

(Ordinance CO02-17-11-09-H1, exh. A, sec. 11.03.06.04, adopted 11/9/17)

Sec. 11.03.155 Mixed use development

C. Mixed use requirements.

1. Building area and density. Depending on whether a development includes horizontal or vertical mixed use, the residential and nonresidential building areas and residential densities vary.

   a. In horizontal mixed use developments, the maximum percentage of gross building area allowed for residential uses is 60 percent and the minimum percentage of gross building area allowed for nonresidential uses is 40 percent. Amenities associated directly with the residential component of the development including amenity centers, laundry, business and exercise facilities, shall not be included in the nonresidential building area. The minimum residential density shall be 60 dwelling units per acre, based upon the net acreage of the residential development.

   b. In vertical mixed use buildings, the maximum percentage of gross building area allowed for residential uses is 85 percent and the minimum percentage of gross building area allowed for nonresidential uses is 15 percent. Amenities associated directly with the residential component of the development including amenity centers, laundry, business and exercise facilities shall not be included in the nonresidential building area. The minimum residential density shall be 40 dwelling units per acre, based upon the net acreage of the site.

2. Building types.

   a. Vertically mixed use buildings require the ground floor to be devoted to retail, services, office or institutional uses, with residential uses on the upper floors.

   b. Single-use multifamily buildings are allowed provided they are of an urban character, using on-street or structured parking in lieu of surface parking.

   c. Single-use retail, office, services, and institutional buildings are allowed provided they are a minimum of two (2) stories.

The following provisions apply to both Article 11.04, division 2, *Residential Uses*, and Article 11.04, division 3, *Nonresidential and Mixed Uses*.

A. General regulations.

1. A manufactured or mobile home is not permitted as an accessory building or structure.

2. An accessory building or structure may not be rented, sublet, or sold separately from the sale of the entire property.

3. An accessory building or structure is not allowed without the presence of a principal building or principal use.

4. Accessory buildings or structures shall not be located in front of the principal building or use.

5. A use that is prohibited in a zoning district shall not be permitted as an accessory use in the district, with the exception of outdoor storage.

(Ordinance CO02-17-11-09-H1, exh. A, sec. 11.04.01.02, adopted 11/9/17)

B. Residential accessory building coverage.

1. The sum of all accessory uses (including home occupations) in a principal building shall not exceed 25 percent of the total gross floor area of the principal building.

2. The total of all accessory buildings cannot exceed 20 percent coverage of the back yard of a single-family residence, and each accessory building shall not to exceed the size of the principal building.

3. For any lot of five (5) acres or greater, the total square footage of accessory buildings shall not exceed 4,000 square feet, with the exception of a private airplane hangar as provided in this Article.

4. For property of any size located within 1,000 feet of an airport landing strip, a private airplane hangar for the sole purpose of airplane storage is permitted; however, the airplane hangar shall only for the owner or lessee of the principal building.

(Ordinance CO09-19-12-12-E2 adopted 12/12/19)

C. Attached accessory buildings or structures. Accessory buildings or structures that are structurally attached to a principal building shall conform to all standards that are applicable to the principal building; however, the attached accessory structure may encroach into the rear setback as long as a minimum rear setback of 10 feet is maintained.

D. Residential occupancy. No accessory building shall be used as a dwelling unit unless it is specifically permitted for such purpose.

E. Location, height and setbacks. Square footage, setback and height requirements for accessory structures and buildings are noted in table 11.04.002, Accessory Building and Structure Standards.

Sec. 11.05.032 Planning and Zzoning Ccommission

A. Generally. The Planning and Zoning Commission, established by Cedar Park Home Rule Charter, Article VIII [VII], Planning and Zoning, shall have the following powers and duties pursuant to Local Government Code chapter 211, Municipal Zoning Authority.

1. Zoning text amendment. The Planning and Zoning Commission shall recommend to the City Council approval or disapproval of proposed changes to this Chapter and the appropriate zoning regulations for each zoning district pursuant to section 11.06.086, Zoning Text Amendment.

2. Original zonings and rezonings. The Planning and Zoning Commission shall recommend boundaries for the original zoning districts and rezonings pursuant to section 11.06.082, Rezoning Request.

3. Other matters. The Planning and Zoning Commission shall hear, decide, and/or make recommendations as authorized by this Chapter, the Cedar Park Home Rule Charter, and Texas Local Government Code chapter 211, including recommendations related to master development plans, as stated in section 11.06.083, planned developments, as stated in section 11.06.084, and special use permits as stated in section 11.06.085.

B. Composition and rules. The Planning Commission shall also serve as a zoning commission and which shall be known as the Planning and Zoning Commission. The Planning and Zoning Commission shall consist of no fewer than five (5) or more than seven (7) residents of the City ~~who own real property within the City~~. The members of the commission shall be appointed by the Council for ~~to~~ staggered two (2) year terms, with seats 1, 3, and 5 running from August 1st through July 31st of odd-numbered years and seats 2, 4, 6 and 7 running from August 1st through July 31st of even-numbered years, or until their successors are appointed and qualified. Vacancies on the commission shall be filled for the unexpired term by the Council. The commission shall elect a chairperson, vice-chairperson and a Secretary from among its appointed members. Four (4) commission members shall constitute a quorum and a minimum of four (4) affirmative votes shall be required to take official action for the transaction of business. Each commission member shall be at least 18 years of age, a registered voter of the City and have resided within the City for 12 consecutive months before being appointed.

(Ordinance CO33-19-09-12-E2, sec. 4, adopted 9/12/19)

State law reference–Zoning commission, V.T.C.A., Local Government Code, sec. 211.007.

Sec. 11.05.034 Zoning Bboard of Aadjustment

A. Generally. The zoning board of adjustment, established by Cedar Park Home Rule Charter, Article VIII [VII] *Planning and Zoning*, shall have the following powers and duties pursuant to Local Government Code chapter 211, Municipal Zoning Authority.

1. Administrative appeals. The zoning board of adjustment shall hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Chapter.

2. Special exceptions. The zoning board of adjustment shall hear and decide special exceptions to the terms of this Chapter.

3. Variances. The zoning board of adjustment shall authorize in specific cases a variance from the terms of this Chapter if the variance is not contrary to the public interest, and due to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship, and so that the spirit of this Chapter is observed and substantial justice is done.

4. Other matters. The zoning board of adjustment shall hear and decide other matters, as authorized by this Chapter, the Cedar Park Home Rule Charter, and Texas Local Government Code Chapter 211.

B. Composition and rules. The zoning board of adjustment shall consist of seven (7) members and not more than four (4) alternates. All shall be residents of the City. ~~and shall own real property within the City.~~ The members and alternates of the board shall be appointed by the Council for staggered two (2) year terms, with seats 1, 3, and 5 running August 1st through July 31st of odd-numbered years and seats 2, 4, 6, and 7 running from August 1st through July 31st of even years, or until their successors are appointed and qualified. Vacancies on the board shall be filled for the unexpired term by the Council. The board shall elect a chairperson, vice-chairperson, and secretary from among its appointed members and adopt its own rules of procedure consistent with due process of law and in accordance with the laws of the State of Texas. Seventy-five percent of the members of the board shall constitute a quorum. Each member shall be at least 18 years of age, a registered voter of the City and have resided within the City for 12 consecutive months before being appointed. Where required by law, a concurring vote of 75 percent of the members of the board shall be necessary for action.

(Ordinance CO33-19-09-12-E2, sec. 5, adopted 9/12/19)

State law reference–Establishment and authority of zoning board of adjustment, V.T.C.A., Local Government Code, sec. 211.008 et seq.

B. Loss of nonconforming use status. The right to operate a nonconforming use ceases if: (1) such use is lost pursuant to section 11.07.005, *Amortization of Nonconforming Uses and Nonconforming Structures*; (2) the use is changed; or (3) the intent of the owner to discontinue the use is apparent, as determined by the Administrator. Factors to consider by the Administrator when determining apparent intent include:

1. Discontinuance of the use for a period of 180 days or more; and

2. Removal of the characteristic equipment and furnishings of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within 180 days or more.

(Ordinance CO02-17-11-09-H1, exh. A, sec. 11.07.03, adopted 11/9/17)

ARTICLE 11.09 DEFINITIONS

Sec. 11.09.001 Definitions

Restaurant, dine-in only. The use of a site for the preparation and retail sale of food and beverages for on-premises consumption, including the on-premises sale and consumption of alcoholic beverages as an accessory use (must be less than 501 ~~1~~ percent of gross sales). The use does not include drive-in or drive-through facilities.

Structure. Anything constructed or erected with a fixed location on the ground or attached or resting on something having a fixed location on the ground. ~~The following shall always be considered structures:~~

~~A. Buildings;~~

~~B. Billboards;~~

~~C. Fences;~~

~~D. Signs;~~

~~E. Storage tanks; and~~

~~F. Walls.~~

PLANNING AND ZONING COMMISSION
November 17, 2020

Item/Subject: (OA-20-002) Consideration of Amendments to the Hospital Services Use in Cedar Park Code of Ordinances Chapter 11 Zoning.

Staff	Amy Link, 512-401-5056, Amy.Link@cedarparktexas.gov
Summary of Request	Staff is proposing general amendments to the Hospital Services use within Chapter 11 Zoning of the Code of Ordinances. These amendments propose to impose additional conditions while removing site area requirements.

COMMENTARY

In July 2020, Vincent Huebinger and Dr. Henry Higgins of Cedar Park Family Hospital, approached the Planning and Zoning Commission and requested consideration of amendments to the Hospital Services use, specifically the conditional standard requiring a minimum site area of 10 acres. The Commission requested staff research this topic and on September 15, 2020, staff provided an overview of existing Hospital Services regulations and a summary of regulations applied in our benchmark cities. The Planning and Zoning Commission directed staff to draft an ordinance amendment that would allow Hospital Services on sites smaller than 10 acres.

Staff presents the following ordinance amendments for consideration. The amendments generally include additional conditions on the Hospital Services use while eliminating a minimum site area requirement.

Attached are the proposed amendments, with all changes shown in red. Only the language in red will be ~~removed~~ or added.

Hospital Zoning District History

The Hospital (H) zoning district was originally created in 2006 in conjunction with the development of the Cedar Park Regional Medical Center. The district was subsequently amended in 2007 to require a minimum 10 acre site area, reflecting the campus style environment envisioned for hospital services. In 2015, medical uses within the Zoning Code were consolidated into three main categories: hospital services, medical clinics and medical offices. Finally, when the Zoning Code was updated in 2017, conditional standards were established for several uses. A conditional standard requiring the 10 acre minimum site area was associated with the hospital services use to reflect the requirement that was originally established in 2007.

Benchmark Analysis

Staff conducted a benchmark analysis of zoning districts and hospital services uses and found that Cedar Park's Hospital district is unique. A majority of benchmark cities allow hospital services by right or via a special use permit within general commercial districts similar to our General Business (GB) and Local Business (LB) zoning districts.

Existing Hospital Services Regulations

Table 11.02.064 of the Zoning Code identifies Hospital Services as a conditional use within the Hospital zoning district.

Land Use	Standards Reference	Zoning Districts																			
		Interim	Residential					Nonresidential											Mixed Use District		Overlay District
		DR	ES	SR	SU	UR	MF	NB	LB	GB	PO	HC	LI	HI	H	PS	OG	OR	MU	PA	EC
	Legend: P = Permitted; C = Conditional; S = Special Use; – = Prohibited																				
Hospital Services		-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	–	-	-	-	–

Section 11.02.092 of the Zoning Code denotes the conditional standard requiring a minimum site area of 10 acres.

> 31. Hospital services, is permitted subject to the site area being a minimum of 10 acres.

Summary of Proposed Amendments:

Table 11.02.064, Nonresidential Uses by Zoning District, has been revised to consider Hospital Services via a Special Use Permit (SUP) rather than being permitted as a conditional use within the Hospital zoning district. Language has been added to exempt existing Hospital Services uses from the SUP requirement, which will allow existing facilities to retain a legal conforming use status. The 10 acre minimum site area requirement for Hospital Services is proposed for removal, while additional conditions have been added, requiring that information regarding the anticipated type of licensure and the proposed number of maximum beds be provided at the time of SUP application submittal.

Staff Recommendation:

Staff recommends adoption of the proposed amendments as presented and requests a recommendation of support from the Planning and Zoning Commission.

Public Information Plan:

November 4, 2020:	Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
November 17, 2020:	Planning and Zoning Commission public hearing and recommendation
December 17, 2020:	City Council 1st Reading and Public Hearing
January 14, 2021:	City Council 2nd Reading

Attachments:

Hospital Services, Chapter 11 Zoning Ordinance Redlines

Sec. 11.02.064 Nonresidential uses by zoning district

Table 11.02.064. Nonresidential Uses by Zoning District

Land Use	Standards Reference	Zoning Districts																				
		Interim	Residential					Nonresidential											Mixed Use District		Overlay District
		DR	ES	SR	SU	UR	MF	NB	LB	GB	PO	HC	LI	HI	H	PS	OG	OR	MU	PA	EC
	Legend: P = Permitted; C = Conditional; S = Special Use; – = Prohibited																				
Hospital services	11.02.092 (31)	–	–	–	–	–	–	–	–	–	–	–	–	–	S~~C~~	–	–	–	–	–	–

Sec. 11.02.092 Conditional and special use standards and conditions

In accordance with the land use designations noted in table 11.02.063, *Residential Uses by Zoning District*, table 11.02.064, *Nonresidential Uses by Zoning District* and table 11.02.065, *Temporary Uses by Zoning District*, the following uses are permitted as conditional uses or may be considered as special uses if the following requirements are met:

31. Hospital services, ~~is permitted subject to the site area being a minimum of 10 acres~~ may be considered subject to the following conditions:

a. With the exception of hospital services that exist on the effective date of this Chapter, including both principal and accessory uses or buildings, a Special Use Permit is required.

b. The hospital services are licensed by Department of State Health Services and the anticipated type of licensure is provided at the time of Special Use Permit application; and

c. The maximum number of beds is included in the Special Use Permit application.

PLANNING AND ZONING COMMISSION
November 17, 2020

Item/Subject: Consideration of a Report Regarding Potential Amendments to the Comprehensive Plan.

Staff	Amy Link, 512-401-5056, Amy.Link@cedarparktexas.gov
Summary of Request	Staff is proposing eight (8) amendments to the Future Land Use Plan and minor text amendments to the Future Land Use Chapter of the Comprehensive Plan.

COMMENTARY

In October 2020, staff initiated the third review of the Comprehensive Plan since adoption in November 2014. The Planning and Zoning Commission received an overview of the Plan and staff presented eight (8) amendments to the Future Land Use Plan.

Staff presents the following summary of potential amendments for consideration by the Planning and Zoning Commission. If recommended, this report will be presented to City Council for consideration.

To: Mayor Corbin Van Arsdale and Members of the City Council

From: Planning and Zoning Commission

RE: 2020 Update to the Comprehensive Plan

Date: November 17, 2020

The City is authorized by State law to establish a long-range plan for its development and the most recent Comprehensive Plan was adopted by the City Council in November 2014. This Plan is a tool for decision-makers to review proposed developments, yet is also a "living document", meaning it should be updated as needed to remain current.

Specifically, the Plan recommends that:

> *It would be appropriate to devote one annual meeting of the Planning & Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the City Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly.*

In 2016, the Planning and Zoning Commission initiated its first review of the Plan since adoption in November 2014. The Commission ultimately recommended 10 amendments to the Future Land Use Plan, and all recommended amendments were adopted by City Council in early 2017.

The Planning and Zoning Commission initiated its second review of the Comprehensive Plan in October 2018. The Commission recommended three (3) amendments to the Future Land Use Plan as well as significant updates to the Plan's text. The three (3) amendments and text amendments were adopted by City Council in August 2019.

The Planning and Zoning Commission initiated its third review of the Comprehensive Plan in October 2020 and has identified eight (8) amendments to the Future Land Use Plan, along with minor text edits to the Future Land Use Chapter.

The Planning and Zoning Commission submits this report summarizing recommended changes to the Comprehensive Plan for City Council's consideration.

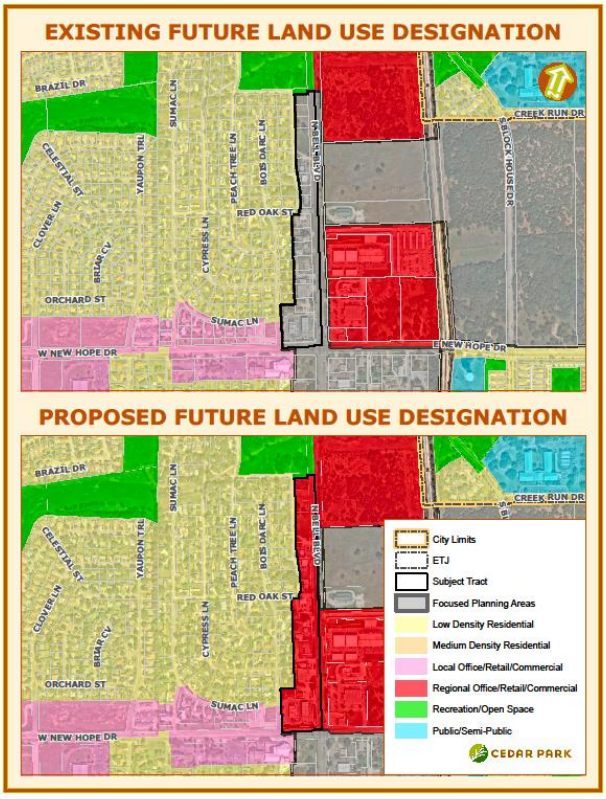
Chapter 2: Future Land Use

The Future Land Use Chapter provides the framework for making land use decisions in the City. This Chapter includes the Future Land Use Plan (FLUP) and establishes residential and nonresidential land use designations within the FLUP. Planning Areas, created in the 2014 Comprehensive Plan, are identified and described, including the Bell Boulevard redevelopment area. Population projections are also estimated based upon the land use assumptions of the FLUP.

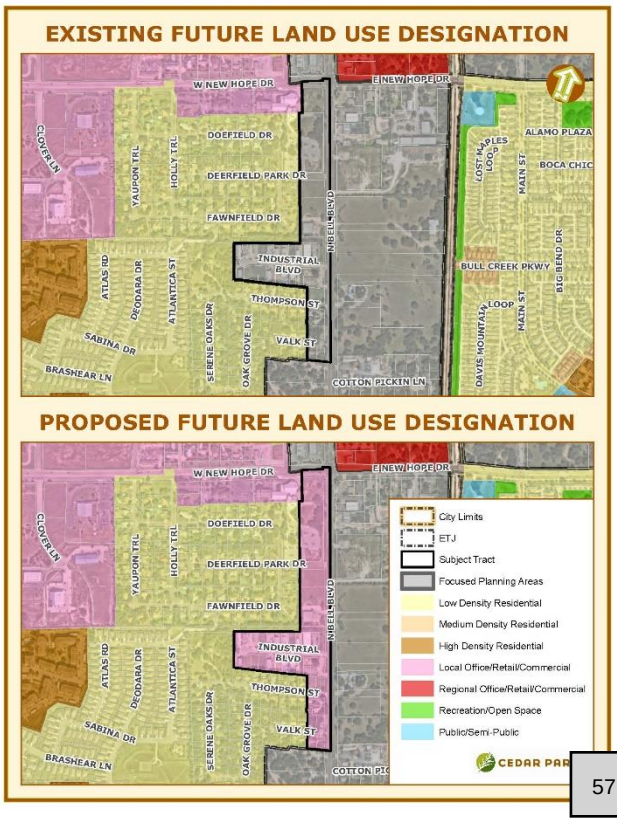
Eight (8) amendments to the FLUP map are proposed. In addition, minor edits to the Bell Planning Area section of the Chapter are suggested to reflect the proposed modifications to the Bell Planning Area boundary. A summary of proposed amendments follows.

Proposed FLUP Amendments

1) Bell Boulevard north of New Hope Drive
   - 8 acres located west of Bell Boulevard, north of New Hope Drive
   - Privately owned, mostly developed
   - Currently zoned General Business (GB) and Local Business (LB)
   - Proposed amendment from Bell Planning Area to Regional Office/Retail/Commercial (REG)

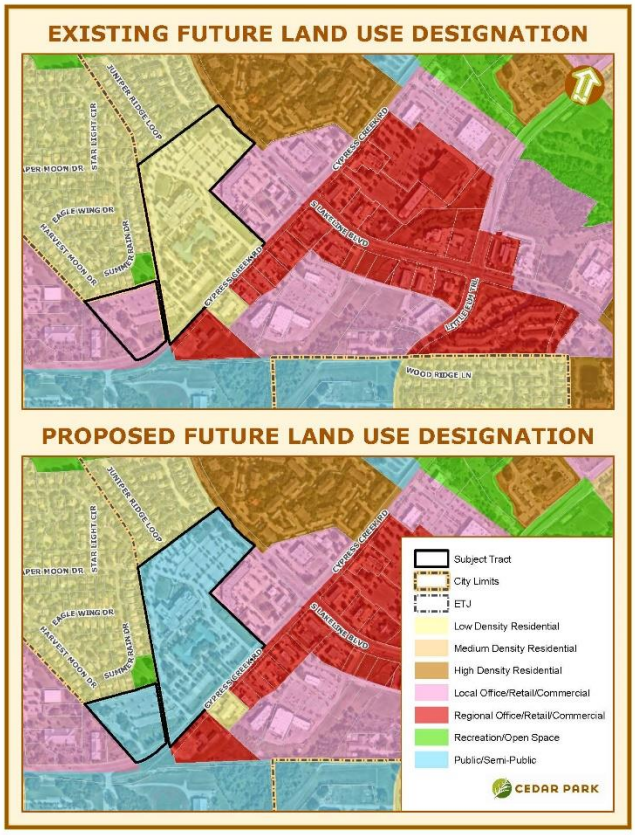


2) Bell Boulevard south of New Hope Drive
   - 15 acres located west of Bell Boulevard, south of New Hope Drive
   - Privately owned, mostly developed
   - Currently zoned Local Business (LB), Suburban Residential (SR) and General Business (GB)
   - Proposed amendment from Bell Planning Area to Local Office/Retail/Commercial (LOC)



3) ACC Campus

- 25 acres located at 1555 Cypress Creek Road
- Owned by Austin Community College
- Currently zoned Professional Office (PO)
- Proposed amendment from Low Density Residential (LDR) and Local Office/Retail/Commercial (LOC) to Public/Semi Public (PUB)
- Reflects existing campus use



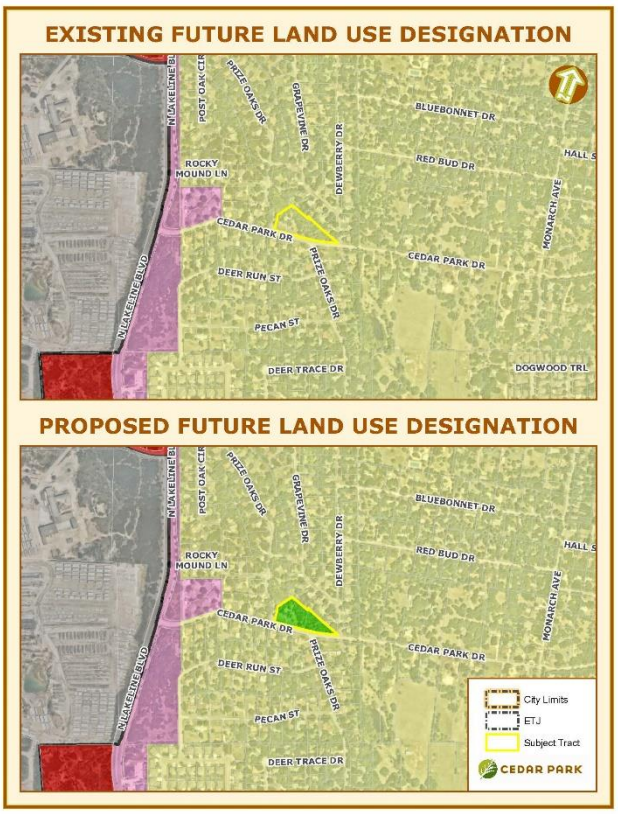
4) Fire Station 2

- 1.0 acre located at 1570 Cypress Creek Road
- City-owned
- Currently zoned Public Service (PS)
- Proposed amendment from Low Density Residential (LDR) to Public/Semi Public (PUB)
- Reflects the existing fire station use



5) Prize Oaks Park

- 2 acres located at the northeast corner of Prize Oaks and Cedar Park Drive
- City-owned existing park
- Currently zoned Suburban Residential (SR)
- Proposed amendment from Low Density Residential (LDR) to Recreation/Open Space (REC)



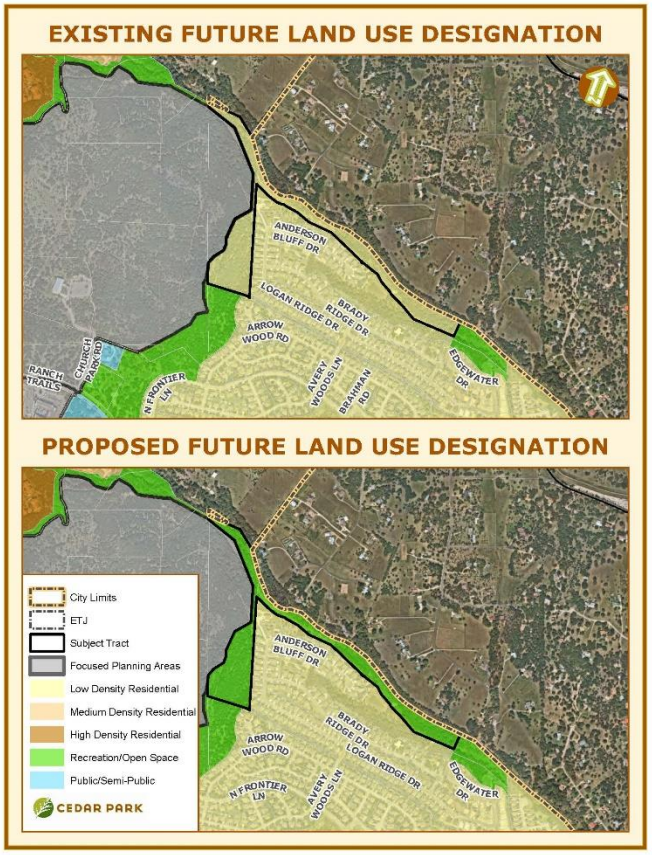
6) Silverado Open Space

- 11 acres located at the southeast corner of Vista Ridge Boulevard and Colonial Parkway
- City-owned existing open space
- Currently zoned Open Space Greenbelt (OG)
- Proposed amendment from Low Density Residential (LDR) to Recreation/Open Space (REC)



7) Brushy Creek Open Space

- 23 acres located north and west of the Ranch at Brushy Creek North subdivision
- City-owned existing open space
- Currently zoned Open Space Greenbelt (OG) and Semi-Urban Residential-Conditional Overlay (SU-CO)
- Proposed amendment from Low Density Residential (LDR) to Recreation/Open Space (REC)



8) Walsh Trails Open Space

- 5.5 acres located east of the Walsh Trails Subdivision
- City-owned existing open space
- Currently zoned Semi Urban Residential (SU)
- Proposed amendment from Low Density Residential (LDR) to Recreation/Open Space (REC)

