CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
February 21, 2023 AT 6:30 PM
CEDAR PARK CITY HALL COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR,
CEDAR PARK, TEXAS 78613

Link For Meeting: https://mtg.cedarparktexas.gov/PnZ
Event Password: CedarPark2023
United States Toll Free: 1-844-992-4726
Access Code: 2559 669 1373
Phone Password: 23327727

COMMISSION MEMBERS

☐ BOBBI HUTCHINSON, Place 1 (Chair)
☐ BOB INGRAHAM, Place 2
☐ VACANT, Place 3
☐ AUDREY WERNECKE, Place 4 (Vice Chair)
☐ CYNTHIA SNEED, Place 5 (Secretary)
☐ KIMBERLY BRADFORD-BROWN, Place 6
☐ RANDY STRADER, Place 7

AGENDA

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

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

A.3 PUBLIC COMMUNICATIONS (Not for Items Listed on this Agenda. Three Minutes Each. No Deliberations with Commissioners. The Board May Respond Only With Factual Statements, Recitation of Existing Policy, and Request for an Item to Be Placed on a Future Agenda.)

CONSENT AGENDA

Pursuant to Planning and Zoning Rule 2.3, the City of Cedar Park Planning and Zoning Agenda Consists of Agenda Items B

B.1 Approve Minutes From The Regular Scheduled Meeting of January 17, 2023.

B.2 (2022-17-FP) Consideration To Approve A Final Plat For The Bell District Library Subdivision Consisting Of Approximately 1.897 Acres Generally Located West Of The Intersection Of S Bell Blvd And Pecan Wood Dr.

PUBLIC HEARINGS

C.1 (2023-2-Z) Public Hearing And Recommendation Regarding A Request By VStone, LLC, and VSTONE2 Properties, LLC To Rezone Approximately 6.161 Acres From Neighborhood Business (NB) and Local Business (LB) To General Business (GB) Located At 2500 and 2520 West Whitestone Boulevard.

C.2 (2022-10-FLU) (Related To 2023-1-Z) Public Hearing And Recommendation Regarding A Request By Volente MCS Holdings, LLC For A Future Land Use Plan Amendment For Approximately 4.29 Acres From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) Generally Located Within The 1200 Block Of Little Elm Trail.

C.3 (2023-1-Z) (Related To 2022-10-FLU) Public Hearing And Recommendation Regarding A Request By Volente MCS Holdings, LLC To Rezone Approximately 4.29 Acres From Heavy Industrial (HI) To General Business-Conditional Overlay (GB-CO) Generally Located Within The 1200 Block Of Little Elm Trail.

REGULAR AGENDA

D.1 No Items For Consideration.

ADMINISTRATIVE ITEMS

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

E.2 Director And Staff Comments

E.3 Closing Comments

E.4 Adjournment

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Planning and Zoning Commission. Separate agenda items may be combined and discussed together at the discretion of the Chair.

Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Certain information may be presented to and by the Planning and Zoning Commission, under the headings of "Citizen Communications", and "Planning and Zoning Commission Comments" however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

_____
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Campus Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.

_____
Development Services Department

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

CITY OF CEDAR PARK
2021-2023 Strategic Goals

Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

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

Economic Vitality

Cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

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

CEDAR PARK

Service & Fiscal Excellence

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

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce.
- **Technology:** Ensure technology systems and resources to support and enhance reliable 24/7 operations.

Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment and services.

- **Comprehensive Mobility Master Plan:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.

Infrastructure & Environment

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

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