CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
September 17, 2019 AT 6:30 PM
CEDAR PARK CITY HALL COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ MARK MCDONALD, Place 1
☐ BOB INGRAHAM, Place 2
☐ SARA GROFF, Place 3
Chair
☐ AUDREY WERNECKE, Place 4
☐ KEVIN HARRIS, Place 5
Secretary
☐ CANDACE LAMBERT, Place 6
☐ RANDY STRADER, Place 7
Vice Chair

AGENDA

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

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

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

A.4 PRELIMINARY PUBLIC COMMENT (Allows the Public to Speak on an Item Posted on the Agenda Prior to the Item Being Called. Three Minutes Each. No Deliberations with Commissioners. Commissioners May Respond with Factual Information.)

CONSENT AGENDA

B.1 Subdivision Approval: No Items for Consideration

C.1 Approve Minutes from the Regular Meeting of August 20, 2019

D.1 Postponement Request: No Items for Consideration

E.1 Acceptance of Preliminary Report, Bell and Little Elm PD, Z-19-002 (related to FLU-18-004) (related to item G.1)

E.2 Acceptance of Preliminary Report, Cedar Park Nissan Inventory Parking, Z-19-008 (related to FLU-19-007 and SUP-19-003) (related to item G.2)

E.3 Acceptance of Preliminary Report, Cedar Park Nissan Inventory Parking, SUP-19-003 (related to FLU-19-007 and Z-19-008) (related to item I.1)

COMPREHENSIVE PLAN AMENDMENTS

F.1 Consider a Future Land Use Plan Amendment for approximately 12.60 acres from Local Office/Retail/Commercial (LOC) and Medium Density Residential (MDR) to 10.09 acres of MDR and 2.51 acres of LOC for property located at 1501 South Bell Boulevard, being near the southwest corner of Bell Boulevard and Little Elm Trail in Williamson County, Texas. (FLU-18-004) (related to Z-19-002).
Owner: Cedar Park 20 Partners
Agent: Shea Kirkman
Project Name: Bell and Little Elm PD
Staff Resource: Melissa McCollum
Staff Proposal: Consider amendment to Local Office/Retail/Commercial (LOC) and Medium Density Residential (MDR)
1) Public Hearing
2) P&Z Recommendation to City Council

F.2 Consider a Future Land Use Plan Amendment for approximately 4.86 acres from Regional Office/Retail/Commercial (REG) to Heavy Commercial (HC) for property located at 2121 South Bell Boulevard in Williamson County, Texas. (FLU-19-007) (related to Z-19-008 and SUP-19-003).
Owner: Group 1 Realty, Inc.
Agent: Katherine Loayza
Project Name: Cedar Park Nissan Inventory Parking
Staff Resource: Brad Jackson
Staff Proposal: Consider amendment to Heavy Commercial (HC)
1) Public Hearing
2) P&Z Recommendation to City Council

ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

G.1 Consider a request by Cedar Park 20 Partners, Ltd. to rezone approximately 10.09 acres from General Business (GB) to Planned Development (PD), located at 1501 South Bell Boulevard, being near the southwest corner of Bell Boulevard and Little Elm Trail in Williamson County, Texas. (Z-19-002) (related to FLU-18-004)
Owner: Cedar Park 20 Partners, Ltd
Agent: Shea Kirkman
Project Name: Bell and Little Elm PD
Staff Resource: Melissa McCollum
Staff Proposal: Planned Development (PD)
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

G.2 Consider a request by Group 1 Realty, Inc. for a rezoning from Planned Development (PD) to Planned Development (PD) zoning district for 4.86 acres located at 2121 South Bell Boulevard in Williamson County, Texas. (Z-19-008) (related to FLU-19-007 and SUP-19-003)
Owner: Group 1 Realty, Inc.
Agent: Katherine Loayza
Project Name: Cedar Park Nissan Inventory Parking
Staff Resource: Brad Jackson
Staff Proposal: Approve rezoning to Planned Development (PD)

1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

SUBDIVISIONS (ACTION AND PUBLIC HEARING)

H.1 604 Lone Star, Replat of Lot 13, Block 2, Resubdivision of a Part of Cedar Park Ranchettes, Units Two and Three (SFP-19-007)
1.70 Acres, 2 Residential Lots
Located at 604 Lone Star Drive, Cedar Park in Williamson County, Texas
Owner: Jerre and Robert Atkinson
Staff Resource: Brad Jackson
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

SPECIAL USE PERMITS (ACTION AND PUBLIC HEARING)

I.1 Consider a request by Group 1 Realty, Inc. for a Special Use Permit to allow automobile sales in a Planned Development (PD) zoning district for 4.86 acres located at 2121 South Bell Boulevard in Williamson County, Texas. (SUP-19-003) (related to FLU-19-007 and Z-19-008)
Owner: Group 1 Realty, Inc.
Agent: Katherine Loayza
Project Name: Cedar Park Nissan Inventory Parking
Staff Resource: Brad Jackson
Staff Proposal: Approve Special Use Permit
1) Public Hearing
2) P&Z Recommendation
3) P&Z Adoption of Final Report

ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS

J.1 No items for consideration

DISCUSSION AND POSSIBLE ACTION

K.1 Discussion and Possible Action Regarding Zoning and Development Matters Related to Residential Accessory Buildings.

K.2 Discussion and Legislative Update Related to Development Services.

ADMINISTRATIVE ITEMS

L.1 Report on City Council Actions Pertaining to Zoning Matters from August 22 and September 12

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 September 26 and October 3

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