CITY OF CEDAR PARK
REGULAR CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
February 18, 2025 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: CedarPark2025
United States Toll Free: 1-844-992-4726
Access Code: 2556 123 3635
Phone Password: 23327728

COMMISSION MEMBERS

☐ T.J. DONNELL, Place 1
☐ BOB INGRAHAM, Place 2
☐ BRENDA REISS, Place 3
☐ AUDREY WERNECKE, Place 4
☐ CYNTHIA SNEED, Place 5 (Vice Chair)
☐ KIMBERLY BRADFORD-BROWN, Place 6 (Secretary)
☐ RANDY STRADER, Place 7 (Chair)

AGENDA

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

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

A.3 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 December 17, 2024.

B.2 (2022-2-DP) Consideration To Approve A Development Plat For The Downing Industrial Park Subdivision, A One-Lot Subdivision Of Approximately 5.16 Acres Located At 2125 Downing Lane.

B.3 (2024-7-FP) Consideration To Approve With Conditions A Final Plat For The Walsh Trails Section 5 And 6 Subdivision, A 153-Lot Subdivision Of Approximately 73.28 Acres Located At 4001 Brushy Creek Road.

PUBLIC HEARINGS

C.1 (2024-1-FLU) (Related to 2024-15-Z) Public Hearing And Recommendation Regarding A Request By Craig Collins For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 0.76 Acres Located At 918 West Whitestone Boulevard.

C.2 (2024-15-Z) (Related to 2024-1-FLU) Public Hearing And Recommendation Regarding A Request By Craig Collins To Rezone Approximately 0.76 Acres From Suburban Residential (SR) To General Business (GB) Located At 918 West Whitestone Boulevard.

C.3 (2024-7-FLU) (Related to 2024-16-Z) Public Hearing And Recommendation Regarding A Request By First Cedar Park Capital Funding, LLC, For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 7.79 Acres Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive.

C.4 (2024-16-Z) (Related To 2024-7-FLU) Public Hearing And Recommendation Regarding A Request By First Cedar Park Capital Funding, LLC To Rezone Approximately 7.79 Acres From Professional Office (PO) To General Business-Conditional Overlay (GB-CO) Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive.

C.5 (2024-8-FLU) (Related To 2025-1-Z) Public Hearing And Recommendation Regarding A Request By The Offices At Scottsdale, LLC For A Future Land Use Plan Amendment From Regional Office/Retail/Commercial (REG) To Industrial/Manufacturing (I/M) For Approximately 9.17 Acres Located At 6400 183A Toll Road.

C.6 (2025-1-Z) (Related to 2024-8-FLU) Public Hearing And Recommendation Regarding A Request By The Offices At Scottsdale, LLC To Rezone Approximately 9.17 Acres From General Business-Conditional Overlay (GB-CO) To Light Industrial-Conditional Overlay (LI-CO) Located At 6400 183A Toll Road.

C.7 (2024-5-Z) Public Hearing And Recommendation Regarding A Request By RiversideCA 58, LTD., RR Cleo Bay, LP, And RR Whitestone, LP To Rezone Approximately 233.55 Acres From Development Reserve (DR), Planned Development-General Business (PD-GB), Planned Development-Mixed-Use (PD-MU), And Professional Office (PO) To Planned Development-General Business (PD-GB) Generally Located East Of West Parmer Lane, North Of Ranch Trails, And South Of East Whitestone Boulevard.

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
2024-2026 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 sense of community and engage residents on matters that impact them most.
- **Bell District:** Advance the City's most significant redevelopment project through successful implementation of the development plan.
- **Recreation and Cultural Opportunities:** Strengthen portfolio of recreation and learning programs, events and facilities, ensuring services align with community expectations.
- **Capital Projects:** Dedicate resources to design and construct the capital projects necessary to advance Cedar Park and meet future needs.
- **Redevelopment Initiatives:** Create redevelopment strategies that align with community's long-term vision and add value to surrounding area.
- **Placemaking:** Focus on aesthetics and public art within public spaces to create a positive aesthetic experience, instilling pride and creating unique identity.
- **Comprehensive Plan:** Adhere to City's Comprehensive Plan, and ensure it is updated regularly to reflect community's attitudes and needs.

Safe Community

Prioritize, enhance and support efforts related to community safety so our residents, businesses and visitors feel safe in their neighborhood and City.

- **Public Safety:** Prioritize and support public safety programs so our community feels safe.
- **Neighborhoods**: Invest in programs that improve neighborhood safety.
- **City Utilities:** Safeguard resiliency and security of water and wastewater utility system for reliability.
- **Communications & Reporting:** Use effective methods of providing safety-related information to residents and businesses.

Economic Vitality

Utilizing Strategic Plan as a guide, 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.

- **Business Recruitment Strategic Initiatives:** Attract targeted industries to diversify and grow tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Retention & Expansion:** Actively support existing business community.
- **Small Business & Entrepreneurship:** Encourage business growth and development stemming from entrepreneurial endeavors.
- **Workforce Development:** Work with education partners to grow training options that align with identified target industries.
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.

Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community and enhance the quality of life.

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **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 for the delivery of excellent services.
- **Technology:** Ensure sound 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 (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.

Infrastructure & Environment

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

- **Infrastructure:** Continue to prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure & Assets:** Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.

CEDAR PARK