

CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**April 16, 2024 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:** CedarPark2024

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

**Access Code:** 2550 217 6403

**Phone Password:** 23327728

**COMMISSION MEMBERS**

- |   |   |
|---|---|
| <input type="checkbox"/> T.J. DONNELL, Place 1    | <input type="checkbox"/> CYNTHIA SNEED, Place 5 (Vice Chair)          |
| <input type="checkbox"/> BOB INGRAHAM, Place 2    | <input type="checkbox"/> KIMBERLY BRADFORD-BROWN, Place 6 (Secretary) |
| <input type="checkbox"/> BRENDA REISS, Place 3    | <input type="checkbox"/> RANDY STRADER, Place 7 (Chair)               |
| <input type="checkbox"/> AUDREY WERNECKE, Place 4 |   |

**AGENDA**

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
- A.2 Pledges of Allegiance (U.S. and Texas)
- A.3 PUBLIC COMMUNICATIONS (Not for Items Listed on this Agenda. Three Minutes Each. No Deliberations with Commissioners. The Board May Respond Only With Factual Statements, Recitation of Existing Policy, and Request for an Item to Be Placed on a Future Agenda.)

**CONSENT AGENDA**

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

- B.1** (2022-6-PP) Consideration To Approve A Preliminary Plan For The CPSL Subdivision, A 2-Lot Subdivision Of Approximately 6.87 Acres Located At 400 West Park Street.
- B.2** (2022-14-FP) Consideration To Approve With Conditions A Final Plat For The CPSL Subdivision, A 2-Lot Subdivision Of Approximately 6.87 Acres Located At 400 West Park Street.
- B.3** (2023-4-FP) Consideration To Approve A Final Plat For The Juliette Way Subdivision, A 1-Lot Subdivision Of Approximately 5.86 Acres Located At The Southeast Corner of Juliette Way And Cypress Creek Road.

**PUBLIC HEARINGS**

- C.1** (2023-8-FLU) (Related To 2024-2-Z) Public Hearing And Recommendation Regarding A Request By CFT NV Developments, LLC For A Future Land Use Plan Amendment For Approximately 1.78 Acres

From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) Located At 401 W. Whitestone Blvd.

C.2 (2024-2-Z) (Related to 2023-8-FLU) Public Hearing And Recommendation Regarding A Request By CFT NV Development, LLC To Rezone Approximately 1.78 Acres From Local Business (LB) To General Business (GB) Located At 401 W. Whitestone Blvd.

### **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.





CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
March 19, 2024 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:** CedarPark2024

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

**Access Code:** 2558 064 0008

**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)

MINUTES

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

**Chair Strader called the meeting to order at 6:31 P.M. Six Commissioners were present with Commissioner Wernecke absent.**

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

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

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

**There was one registered speaker for this item, who asked a question regarding the vacant gas station property southwest of Park St and S Bell Blvd, as well as commented on the environmental conditions of one of the existing buildings on this site.**

CONSENT AGENDA

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

B.1 Approve Minutes From Regular Scheduled Meeting Of February 20, 2024.

B.2 (2023-2-FP) Consideration To Approve A Final Plat For The Cypress Creek Office Park Subdivision, A One-Lot 1 Subdivision Of Approximately 5.95 Acres Generally Located South Of The Intersection Of Cypress Creek Road And Cluck Creek Trail.



- B.3 (2023-9-FP) Consideration To Approve With Conditions A Final Plat For The Bleker Oaks Subdivision, A Five Lot Subdivision Of Approximately 18.31 Acres Generally Located Between 183A Toll Road And Scottsdale Drive, North of East New Hope Drive.

**MOTION: Vice Chair Sneed moved to approve Consent Agenda Item B.1 through B.3, as presented. Commissioner Donnell seconded the motion. The motion passed unanimously with Commissioner Wernecke absent.**

### **PUBLIC HEARINGS**

- C.1 (2024-1-Z) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park And RL Bell 1A, LLC To Rezone Approximately 6.24 Acres From General Business (GB) And Open Space Greenbelt (OG) To Planned Development-Mixed Use (PD-MU) And To Amend The 43-Acre Bell District Planned Development-Mixed Use (PD-MU) District Generally Located Southwest Of The Intersection Of Park Street And South Bell Boulevard.

**Assistant Director of Development Services Andreina Dávila-Quintero made the presentation for the rezoning (2024-1-Z) and was available for questions.**

**The applicant made a presentation and was available for questions.**

**There were three (3) speaker cards registered in opposition of the request, one (1) of whom spoke against the request. Main comments from the speakers were concerning the preservation of greenspace between the neighborhood and the Bell District.**

**There being no further public testimony, the public hearing was closed, and the regular session reopened.**

**Questions and comments from the Commission included the change in boundaries and how it affects the Brownstone tract and the development density, clarification on the total acreage of greenspace dedicated to the project and whether or not the 1.03 acres are city-owned or are part of the adjacent neighborhood, and clarification on the applicant's water quality control system.**

**MOTION: Commissioner Donnell moved to recommend approval to the City Council the rezoning (2024-1-Z) of approximately 6.24 acres from General Business (GB) and Open Space Greenbelt (OG) to Planned Development-Mixed Use (PD-MU) and to amend the 43-acre Bell District Planned Development-Mixed Use (PD-MU) District generally located southwest of the intersection of Park Street and South Bell Boulevard. Commissioner Ingraham seconded the motion. The motion passed unanimously with Commissioner Wernecke absent.**

- C.2 (2024-3-SUP) Public Hearing And Recommendation Regarding A Request By QT South, LLC, c/o Jarod Mendez, For A Special Use Permit (SUP) To Allow A Car Wash Use On Approximately 1.16 Acres Located At 915 South Bell Boulevard.

**Planner Brynn Haby made the presentation for the Special Use Permit (2024-3-SUP) and was available for questions.**

**The applicant was available for questions.**

**Questions from the Commission included whether the car was owned by the neighboring gas station, and the street the exit of the car wash will face.**

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

**MOTION: Commissioner Ingraham moved to recommend approval to the City Council the Special Use Permit (2024-3-SUP) to allow a car wash use on approximately 1.16 acres located at 915 South Bell Boulevard. Secretary Bradford-Brown seconded the motion. The motion passed unanimously with Commissioner Wernecke absent.**

### **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

**Planning Manager Dustin Henry updated the Commissioners on previous Council action items from the February 22, 2024 and March 7, 2024 meetings. He also informed the Commissioners of upcoming Council agenda items for the March 28, 2024 and April 11, 2024 meetings.**

**Commissioner Ingraham and Vice Chair Sneed volunteered to attend the March 28, 2024 Council meeting.**

**Chair Strader volunteered to attend the April 11, 2024 Council Meeting.**

E.2 Director And Staff Comments

**None.**

E.3 Closing Comments

**Commissioners thanked each other, staff for taking the Commission on a tour of the Bell District.**

E.4 Adjournment

**The meeting adjourned at 7:46 pm.**

**PASSED AND APPROVED THE 16<sup>TH</sup> DAY OF APRIL 2024.**

---

Randy Strader, Chair

ATTEST:

---

Kimberly Bradford-Brown, Secretary



**PLANNING AND ZONING COMMISSION AGENDA**

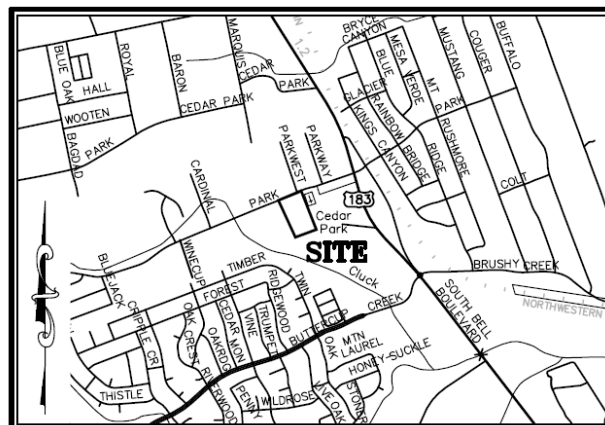
April 16, 2024

**Item/Subject:** (2022-6-PP) Consideration To Approve A Preliminary Plan For The CPSL Subdivision, A 2-Lot Subdivision Of Approximately 6.87 Acres Generally Located 400 West Park Street.

<b>Staff</b>	Brynn Haby, 512-401-5052, brynn.haby@cedarparktexas.gov
<b>Owner</b>	Verdot Senior at Cedar Park LLC
<b>Applicant</b>	Anna Ford, Kimley-Horn
<b>Current Zoning</b>	Planned Development-Mixed Use (PD-MU)
<b>Subdivision Description</b>	2 non-residential lots consisting of approximately 6.87 acres.

**STAFF RECOMMENDATION**

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





# PRELIMINARY PLANS FOR CEDAR PARK RANCHETTES

## 400 W PARK ST, CEDAR PARK, TX 78613

**GENERAL PLAN NOTES:**

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0464F, CITY OF CEDAR PARK, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
- THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
- NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
- ANY OBSTRUCTIONS IN A DRAINAGE EASEMENT ARE PROHIBITED.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
- SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
- THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE. DOC #Z36.22.03.10.H3
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF PARKWEST DR. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (CHAPTER 12, SEC. 12; CEDAR PARK CODE)

**OWNER/DEVELOPER NAME AND ADDRESS:**

VERDOT SENIOR AT CEDAR PARK LLC  
1101 W 34TH STREET #111  
AUSTIN, TX 78751  
CONTACT: ROBERT WALL  
PH: (310) 994-1610

**ACREAGE:**  
6.8687 ACRES

**TOTAL IMPERVIOUS COVER:**  
2.953 ACRES

**LAND USE SUMMARY:**

- COMMERCIAL
- RESIDENTIAL

**PROJECT DESCRIPTION AND ZONING:**

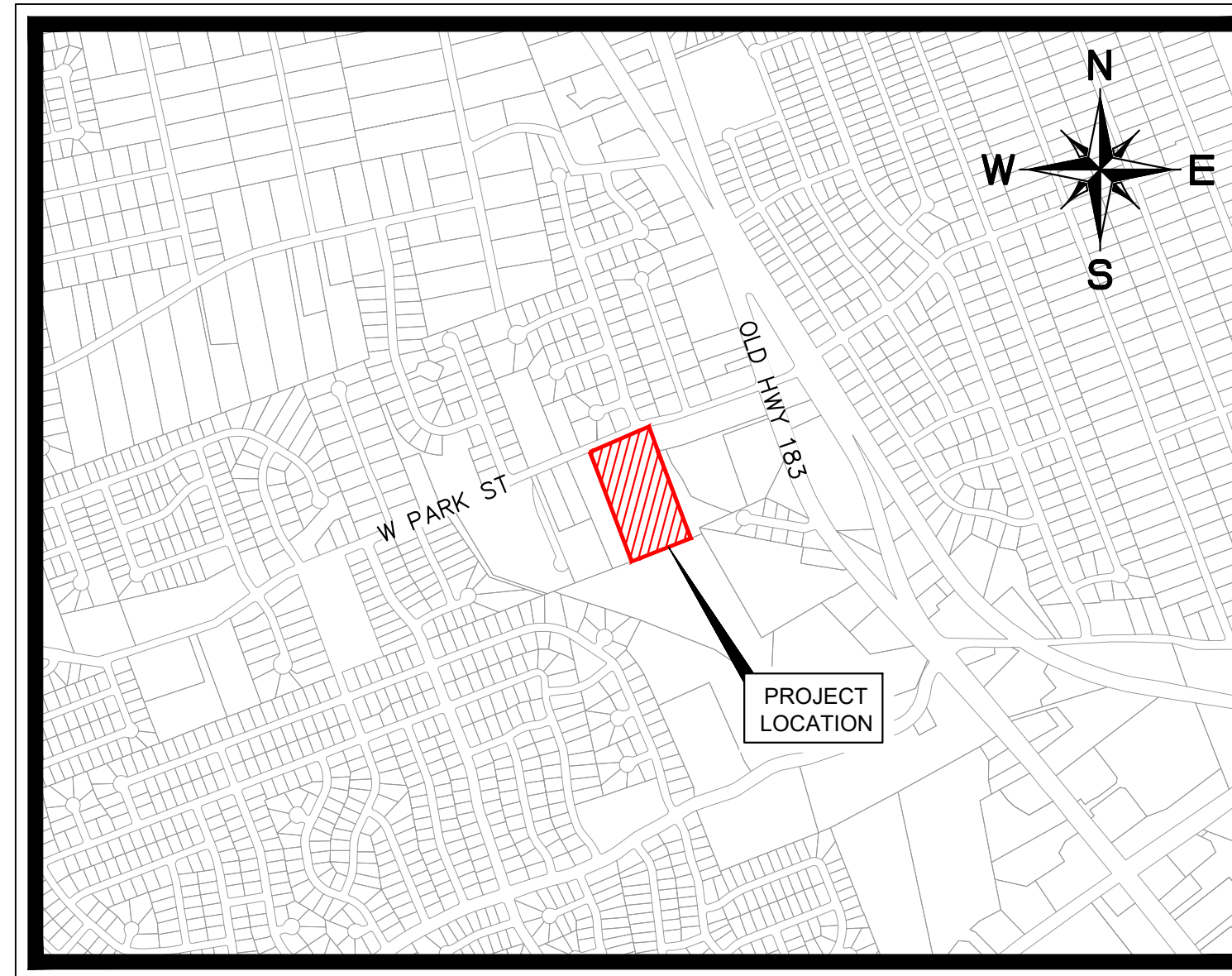
MIXED USE DEVELOPMENT CONSISTING OF SENIOR HOUSING AND COMMERCIAL PER THE ZONING (PD-MU) ORD. Z36.22.03.10.H3

**WATERSHED:**  
BRUSHY CREEK WATERSHED

**SUBMITTAL DATE:**  
SEPTEMBER 12, 2022

**TABC REGISTRATION NO.:**  
TABS2023001893

**ZONING:**  
PLANNED DEVELOPMENT - MIXED USE



VICINITY MAP

SCALE: 1" = 1,000'

# SEPTEMBER 2022

**LEGAL DESCRIPTION**

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.869 ACRES, MORE OR LESS, SITUATED IN THE M.P. ANDERSON SURVEY, ABSTRACT NO. 27, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 15, CEDAR PARK RANCHETTES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, SLIDE(S) 393 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

**DESIGNERS:**

ARCHITECT  
IN-SITE ARCHITECTS  
DAWN WIECZOREK AIA, NCARB  
1000 UNIVERSITY AVE WEST,  
SUITE 130  
SAINT PAUL, MN 55104  
PH. (612) 252-4824

LANDSCAPE ARCHITECT  
KIMLEY-HORN ASSOCIATES  
COURTNEY SMITH  
260 DAVIS ST #100  
MCKINNEY, TX 75069  
PH. (469) 452-2497

SURVEYOR  
4WARD LAND SURVEYING LLC  
STEVEN M. DUARTE  
PO BOX 90876  
AUSTIN, TX 78709  
PH. (512) 537-2384

**LISTS OF CONTACTS:**

**WATER & SANITARY SEWER**  
CITY OF CEDAR PARK  
450 CYPRESS CREEK RD  
CEDAR PARK, TX 78613  
PH. (512) 401-5300

**STORM SEWER**  
CITY OF CEDAR PARK  
PUBLIC WORKS DEPARTMENT  
2401 BRUSHY CREEK LP  
CEDAR PARK, TX 78613  
PH. (512) 401-5550

**FIRE**  
CEDAR PARK FIRE DEPARTMENT  
450 CYPRESS CREEK RD  
CEDAR PARK, TX 78613  
PH. (512) 401-5220

**GAS**  
TEXAS GAS SERVICE  
LINDA BARGAR  
5613 AVENUE F  
AUSTIN, TX 78751  
PH. (512) 465-1134  
LBARGAR@TXGAS.COM

**ELECTRIC**  
PEDERNALES ELECTRIC  
1949 W WHITESTONE BLVD,  
CEDAR PARK, TX 78613  
PH. (512)331-8883

**PREPARED BY:**

**Kimley»Horn**

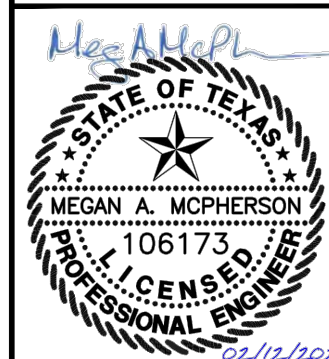
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 Tel. No. (512) 626-2237  
AUSTIN, TEXAS 78735  
CERTIFICATE OF REGISTRATION #928

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING DRAINAGE MAP
4	PROPOSED DRAINAGE MAP
5	UTILITY PLAN

**Kimley»Horn**

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TX 78735  
PHONE: 512-646-2237 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
TBE Firm No. 928



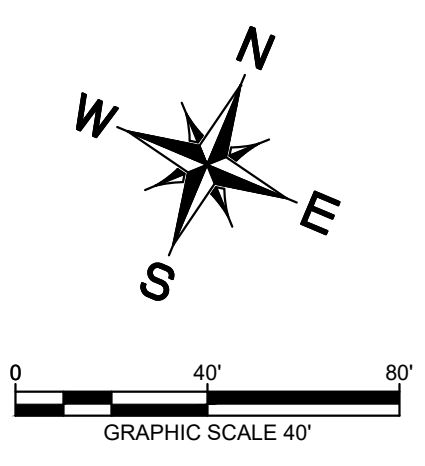
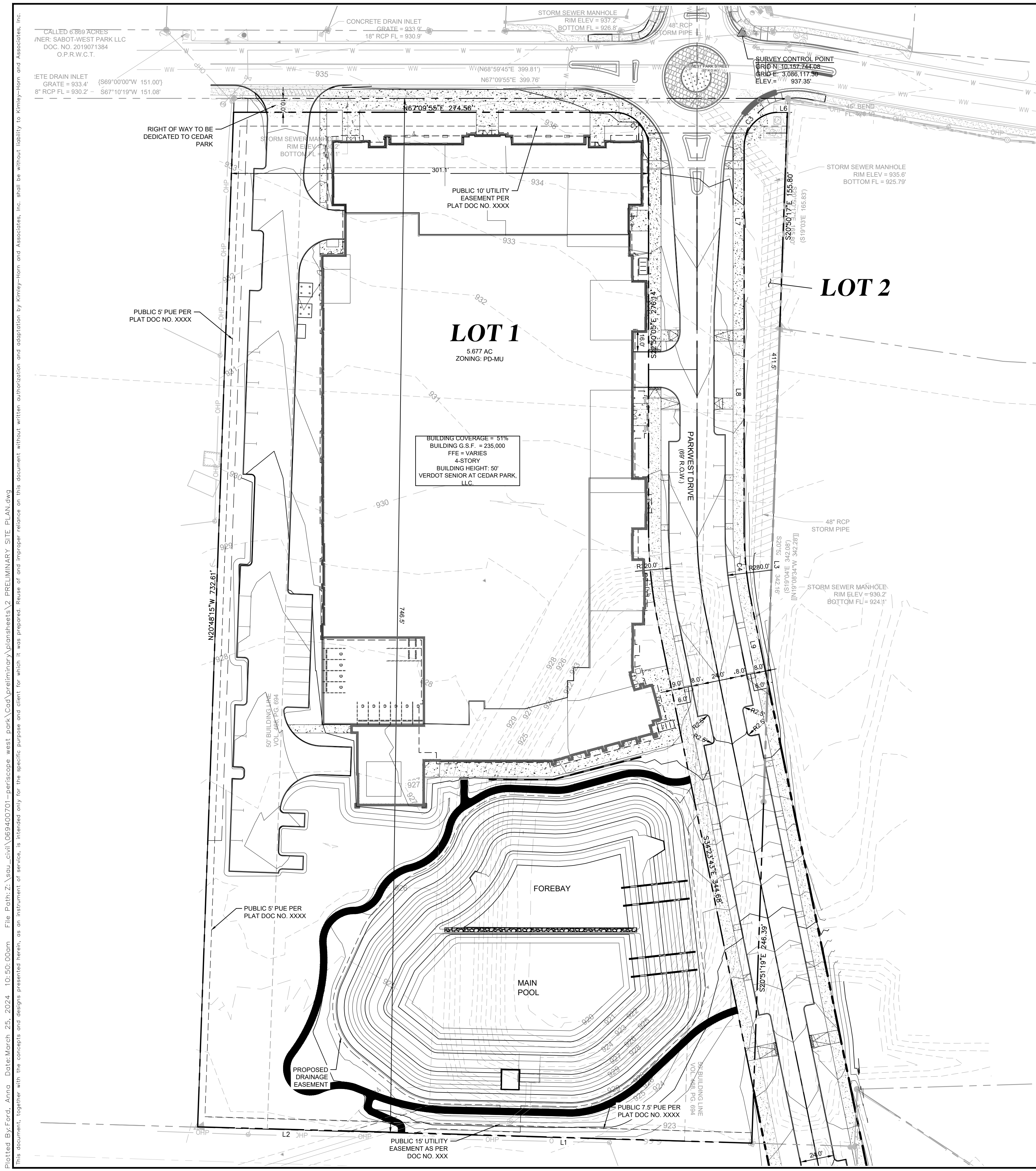
KHA PROJECT	069400701
DATE	SEPTEMBER 2022
SCALE:	AS SHOWN
DESIGNED BY:	ARF
DRAWN BY:	SHD
CHECKED BY:	MAM

COVER SHEET

PERISCOPE  
WEST PARK  
400 W PARK ST  
CITY OF CEDAR PARK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
1 OF 6





**LEGEND**

---	PROPERTY LINE
-X-	EXISTING PROPERTY LINE
-OHP-	EXISTING OVERHEAD POWER LINE
-W-	EXISTING WATER LINE
-WW-	EXISTING WASTEWATER LINE
-SS-	EXISTING STORM SEWER LINE
⊙	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING WATER VALVE
⊗	EXISTING WASTEWATER MANHOLE
-X-	EXISTING FENCE

- NOTES:**
- TREES AND TOPOGRAPHY BASED UPON SURVEY BY 4WARD PROFESSIONAL LAND SURVEYING, INC. ON AUGUST 18, 2020. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
  - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF PARKWEST DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
  - THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
  - SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

**BENCHMARKS**

TBM #1	SQUARE CUT IN CONCRETE RIBBON CURB ON THE NORTH SIDE OF WEST PARK STREET, ± 16' FROM THE CENTER LINE AND ± 50' EAST OF PARKWEST DRIVE	ELEVATION = 937.42'
TBM #2	SQUARE CUT IN CONCRETE RIBBON CURB ON THE NORTH SIDE OF WEST PARK STREET, ± 16' FROM THE CENTER LINE AND ± 350' WEST OF PARKWEST DRIVE	ELEVATION = 934.62'

**LOT TABLE:**

LOT 1	= 5.6753 ACRES	(247,217 SQ. FT.)
LOT 2	= 0.2106 ACRES	(9,173 SQ. FT.)
P.O.W.	= 0.9838 ACRES	(42,854 SQ. FT.)
TOTAL	= 6.8697 ACRES	(299,245 SQ. FT.)

K:\SAU\_Civil\069400701-Periscope West Park\Transfer-in\Cedar Park\20220616-Ball Blvd Design Book\TYP-X-CROSS.PNG

- PUBLIC WORKS DEPARTMENT STANDARD PLAT NOTES**  
REVISED NOVEMBER 2, 2021
- 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.
  - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
  - 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.
  - 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.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
  - 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.
  - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
  - 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.
  - 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.
  - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
  - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
  - 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.
  - 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.
  - COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
  - NO 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.
  - TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
  - ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
  - THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
  - THIS SUBDIVISION IS 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.
  - PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COC) 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).
  - 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.

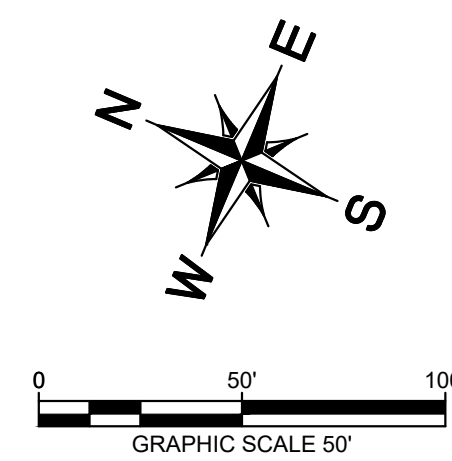
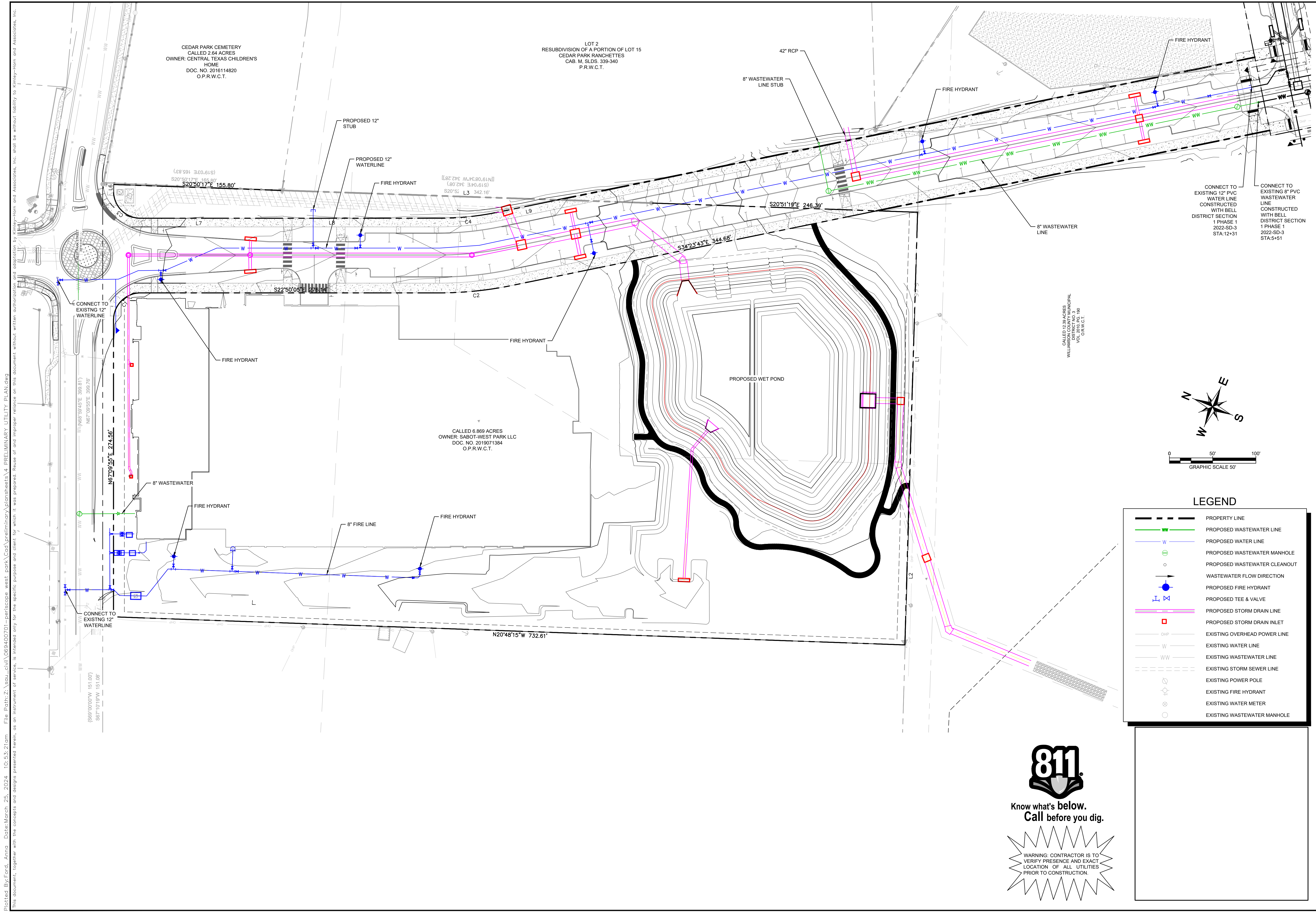
<b>Kimley</b>	<b>Horn</b>	5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TX 78735 PHONE: 512-646-2237 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TBE Firm No. 928					
KHA PROJECT 069400701	DATE SEPTEMBER 2022	SCALE: AS SHOWN	DESIGNED BY: ARF	DRAWN BY: SHD	CHECKED BY: MAM		
<b>PRELIMINARY SITE PLAN</b>							
<b>PERISCOPE WEST PARK</b> <b>400 W PARK ST</b> CITY OF CEDAR PARK WILLIAMSON COUNTY, TEXAS							
SHEET NUMBER <b>2 OF 6</b>							
2022-6-PP							

Plotted By: Ford, Anna Date: March 25, 2024 10:50:00am File Path: Z:\sau\_civil\069400701-periscope west park\Cad\preliminary\plansheets\2\_PRELIMINARY SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.









**LEGEND**

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TEE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

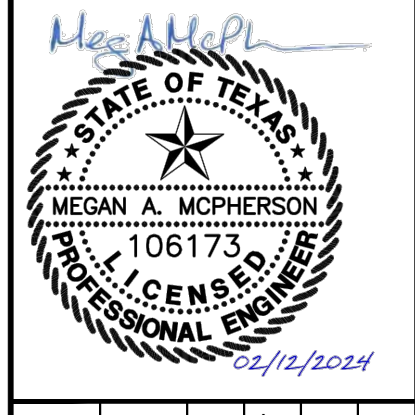
**811**  
Know what's below.  
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Ford, Anna Date: March 25, 2024 10:53:21am File Path: Z:\saw-civil\069400701-periscope west park\cad\preliminary\plansheets\4 - PRELIMINARY UTILITY PLAN.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

**Kimley & Horn**  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
PHONE: 512-446-2237 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928



KHA PROJECT	069400701
DATE	SEPTEMBER 2022
SCALE	AS SHOWN
DESIGNED BY:	ARF
DRAWN BY:	SHD
CHECKED BY:	MAM

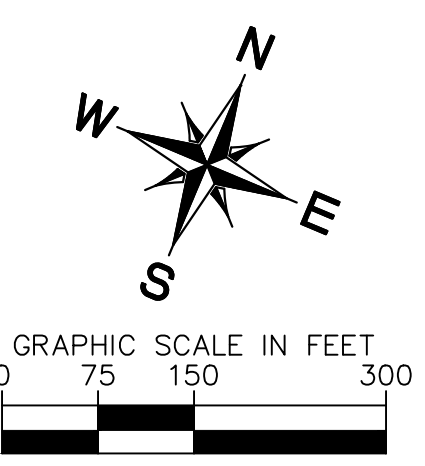
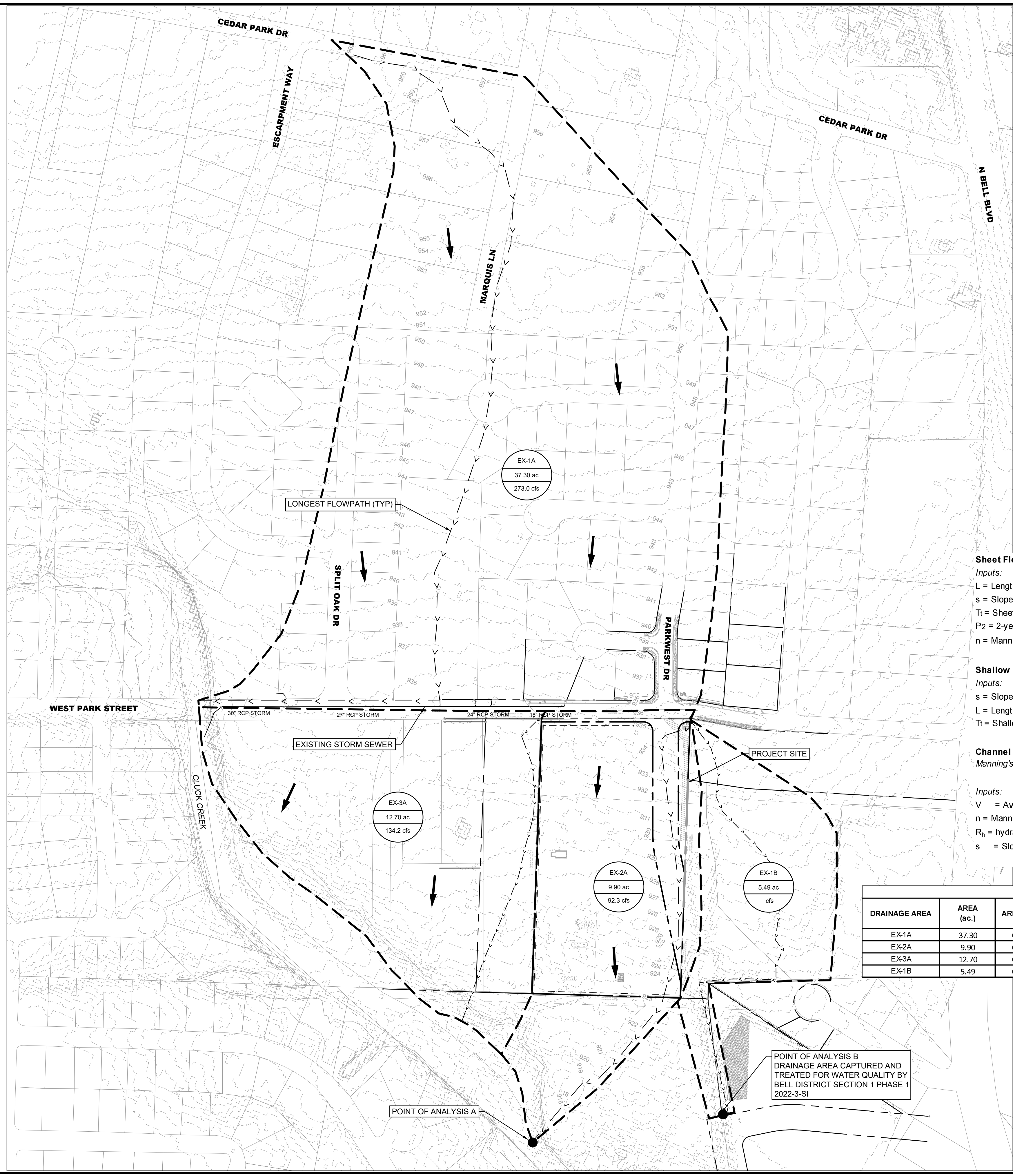
**PRELIMINARY UTILITY PLAN**

**PERISCOPE WEST PARK ST**  
400 W PARK ST  
CITY OF CEDAR PARK  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER	4 OF 6
--------------	--------



Plotted By: Ford, Anna Date: March 25, 2024 10:54:10am File Path: Z:\\_scu\_civil\069400701-periscope\_west\_park\Cad\preliminary\plan\sheet\PRELIMINARY EXISTING DRAINAGE MAP.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR (2007 LIDAR TNRS)

**TIME OF CONCENTRATION**

DRAINAGE ID	SHEET FLOW				SHALLOW CONCENTRATED FLOW			CHANNEL FLOW			TOTAL TC (MIN)	
	N	S (FT/FT)	L (FT)	T1 (MIN)	PAVED (Y/N)	S (FT/FT)	L (FT)	T2 (MIN)	V (FT/S)	L (FT)		T4 (MIN)
EX-1A	0.016	0.011	100.0	1.85	N	0.014	1984.0	17.53	5.00	646.00	2.15	21.54
EX-2	0.016	0.019	100.0	1.49	N	0.020	1266.0	9.30	0.00	0.00	0.00	10.79
EX-3	0.016	0.019	100.0	1.51	N	0.025	801.0	5.28	0.00	0.00	0.00	6.79
EX-1B	0.016	0.019	100.0	1.51	N	0.016	1252.0	10.32	0.00	0.00	0.00	11.83

**Sheet Flow**

Inputs:  
 L = Length of the reach (feet)  
 s = Slope (ft/ft)  
 T<sub>1</sub> = Sheet flow travel time (min)  
 P<sub>2</sub> = 2-year, 24-hour rainfall (in) 3.96  
 n = Manning's n

$$T_t = 0.42(nL)^{0.8} / ((P_2)^{0.5} s^{0.4})$$

**Shallow Concentrated Flow**

Inputs:  
 s = Slope (ft/ft)  
 L = Length of the reach (feet)  
 T<sub>1</sub> = Shallow Concentrated flow travel time (min)

$$\text{Unpaved } T_t = L / (60(16.1345)(s^{0.5}))$$

$$\text{Paved } T_t = L / (60(20.3282)(s^{0.5}))$$

**Channel Flow**

Manning's Equation  

$$V = (1.49/n)R_h^{2/3}S^{1/2}$$
 Inputs:  
 V = Average velocity, ft/s  
 n = Manning's n (see table below)  
 R<sub>h</sub> = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)  
 s = Slope of the ground in ft/ft

**EXISTING DRAINAGE AREA CALCULATIONS**

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)
EX-1A	37.30	0.05828	2.21	5.9%	98	94%	80	81.1	21.54	12.92	63.1	144.7	193.9	273.0
EX-2A	9.90	0.01547	0.19	1.9%	98	98%	80	80.3	10.79	6.47	21.9	49.5	65.9	92.3
EX-3A	12.70	0.01984	2.89	22.7%	98	77%	80	84.1	6.79	4.07	34.6	73.8	96.8	134.2
EX-1B	5.49	0.00858	0.00	0.0%	98	100%	80	80.0	11.83	7.10	10.9	25.5	34.5	49.5

- NOTES:
- Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).
  - Weighted CN impervious areas assumed 98 (Paved parking and roofs).
  - Time of Concentration (Tc) utilizes TR-55 Method.
  - Peak flowrates were calculated using HEC-HMS SCS Method.
  - Atlas 14 City of Cedar Park was used for the rainfall data.

- NOTES:
- EXISTING IMPERVIOUS COVER FOR EX-1A AND EX-2A DETERMINED FROM PREVIOUS PLANS PERMITTED UNDER THE PARKVEST ESTATES SECTION ONE PLANS (SI-12-010) PERMITTED IN CEDAR PARK, TEXAS

8.2

REVISIONS
DATE

No.

5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100  
 AUSTIN, TX 78735  
 PHONE: 512-646-2237 FAX: 512-418-1791  
 WWW.KIMLEY-HORN.COM  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928

KHA PROJECT 069400701  
 DATE SEPTEMBER 2022  
 SCALE: AS SHOWN  
 DESIGNED BY: ARF  
 DRAWN BY: SHD  
 CHECKED BY: MAM

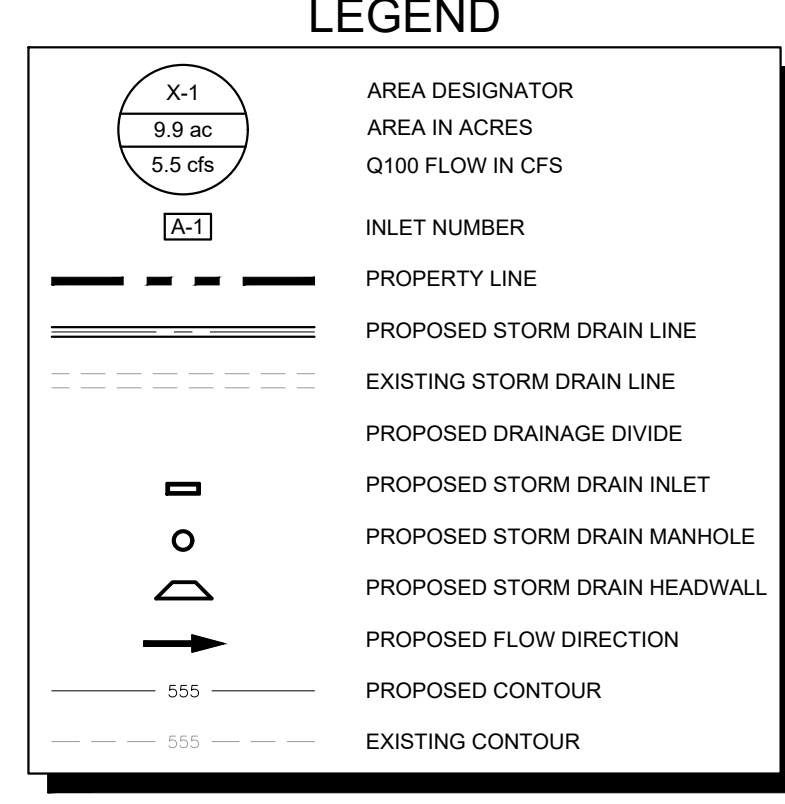
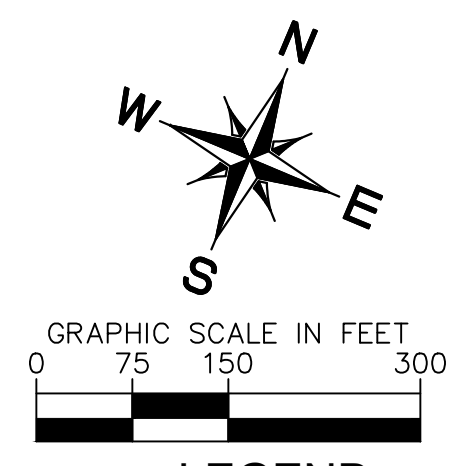
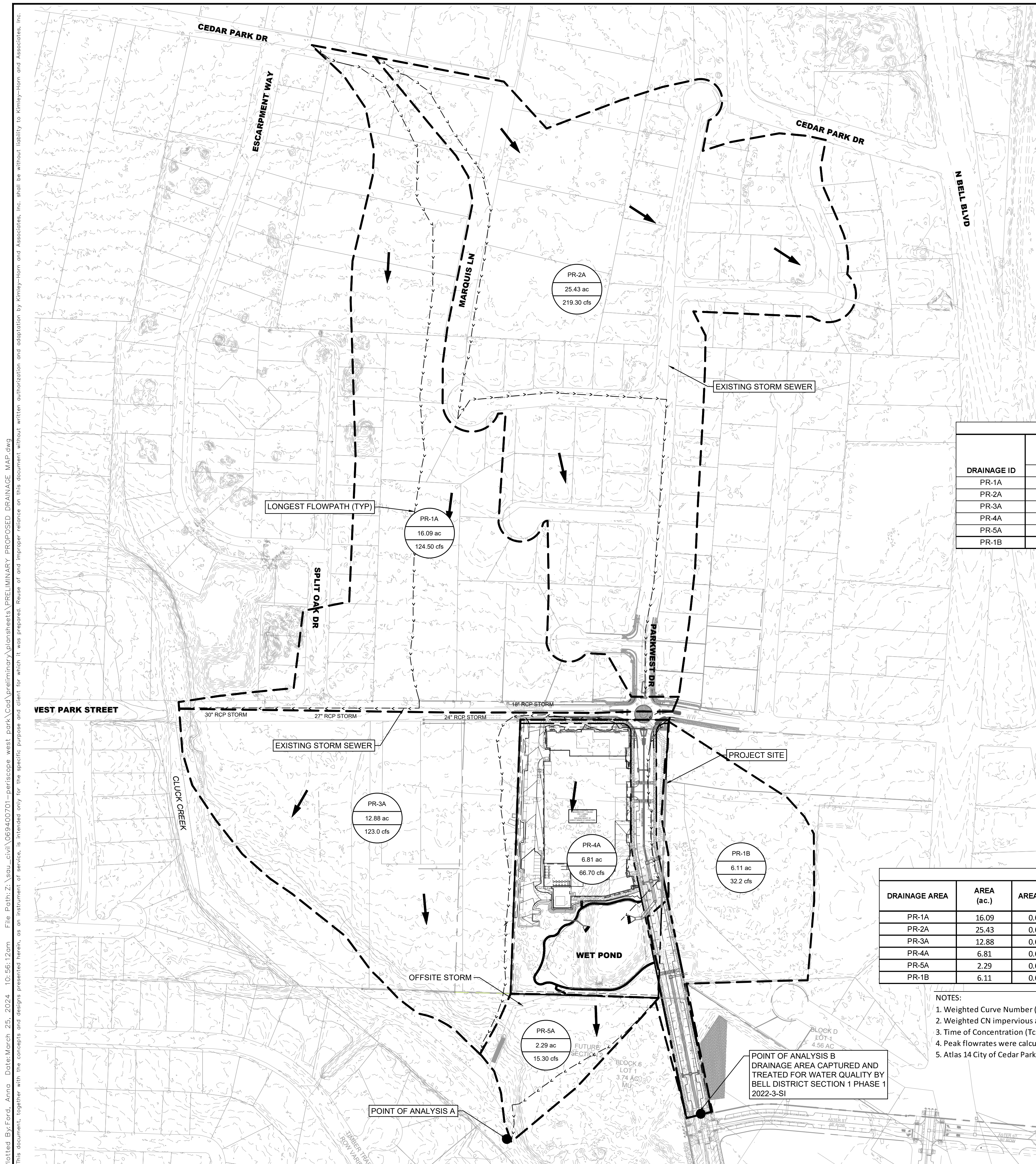
PERISCOPE WEST PARK ST  
 400 W PARK ST  
 CITY OF CEDAR PARK  
 WILLIAMSON COUNTY, TEXAS

EXISTING POND DRAINAGE AREA MAP

SHEET NUMBER 5 OF 6

2022-6-PP
12





DRAINAGE ID	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			TOTAL TC (MIN)
	N	S (FT/FT)	L (FT)	T1 (MIN)	PAVED (Y/N)	S (FT/FT)	L (FT)	T2 (MIN)	V (FT/S)	L (FT)	T4 (MIN)	
PR-1A	0.016	0.011	100.0	1.86	N	0.015	1,841.0	15.76	5.00	670.00	2.23	19.86
PR-2A	0.016	0.020	100.0	1.46	N	0.012	1,015.0	9.40	5.00	1403.00	4.68	15.53
PR-3A	0.016	0.016	100.0	1.59	Y	0.018	1,309.0	8.08	0.00	0.00	0.00	9.67
PR-4A	0.150	0.015	100.0	9.83	Y	0.024	144.0	0.76	5.00	363.00	1.21	11.80
PR-5A	0.400	0.013	100.0	23.15	N	0.026	395.0	2.55	5.00	101.00	0.34	26.04
PR-1B	0.015	0.013	100.0	1.67	Y	0.015	1,252.0	8.38	5.00	0.00	0.00	10.06

**Sheet Flow**  
 Inputs:  
 L = Length of the reach (feet)  
 s = Slope (ft/ft)  
 T<sub>t</sub> = Sheet flow travel time (min)  
 $T_t = 0.42(nL)^{0.8} / ((P_2)^{0.5} s^{0.4})$   
 P<sub>2</sub> = 2-year, 24-hour rainfall (in) 3.96  
 n = Manning's n

**Shallow Concentrated Flow**  
 Inputs:  
 s = Slope (ft/ft)  
 L = Length of the reach (feet)  
 T<sub>t</sub> = Shallow Concentrated flow travel time (min)  
 $Unpaved T_t = L / ((60(16.1345)(s^{0.5}))$   
 $Paved T_t = L / ((60(20.3282)(s^{0.5}))$

**Channel Flow**  
 Manning's Equation  
 $V = (1.49/n)R_h^{2/3} s^{1/2}$   
 Inputs:  
 V = Average velocity, ft/s  
 n = Manning's n (see table below)  
 R<sub>h</sub> = hydraulic radius, ft (cross sectional area of flow divided by wetted perimeter)  
 s = Slope of the ground in ft/ft

DRAINAGE AREA	AREA (ac.)	AREA (SQ M)	IMPERVIOUS COVER (ac.)	IMPERVIOUS COVER (%)	CN-VALUE (IMPERVIOUS)	PERVIOUS COVER (%)	CN-VALUE (PERVIOUS)	CN (COMPOSITE)	TC (MIN)	LAG (MIN)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)
PR-1A	16.09	0.02514	4.02	25%	98	75%	80	84.5	19.86	11.92	32.70	68.60	90.00	124.50
PR-2A	25.43	0.03973	12.71	50%	98	50%	80	89.0	15.53	9.32	65.10	125.70	161.50	219.40
PR-3A	12.88	0.02013	3.11	24%	98	76%	80	84.3	9.67	5.80	32.80	68.40	89.30	123.10
PR-4A	6.81	0.01064	4.77	70%	98	30%	80	92.6	11.80	7.08	21.80	39.60	49.90	66.70
PR-5A	2.29	0.00358	0.00	0%	98	100%	80	80.0	26.04	15.62	3.50	8.10	10.80	15.30
PR-1B	6.11	0.00955	5.50	90%	98	10%	80	96.2	10.06	6.03	21.60	37.20	46.50	62.10

- NOTES:  
 1. Weighted Curve Number (CN) pervious area assumed 80 (Soil Condition D, >75% grass cover, Good).  
 2. Weighted CN impervious areas assumed 98 (Paved parking and roofs).  
 3. Time of Concentration (Tc) utilizes TR-55 Method.  
 4. Peak flowrates were calculated using HEC-HMS SCS Method.  
 5. Atlas 14 City of Cedar Park was used for the rainfall data.

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed ≤ Existing?
A	2	100.9	100.2	YES
	10	229.6	225.8	YES
	25	309.1	305.9	YES
	100	441.6	437.8	YES

Results from HEC-HMS using the SCS Method

8.2
DATE

REVISIONS
No.

**Kimley-Horn**  
 5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100  
 AUSTIN, TX 78735  
 PHONE: 512-646-2237 FAX: 512-418-1791  
 WWW.KIMLEY-HORN.COM  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928

MEGAN A. MCPHERSON  
 1066173  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 02/12/2024

KHA PROJECT 069400701
DATE SEPTEMBER 2022
SCALE: AS SHOWN
DESIGNED BY: ARF
SHD
MAM

DRAWN BY:
CHECKED BY:

**PROPOSED DRAINAGE AREA MAP**

PERISCOPE WEST PARK ST 400 W PARK ST CITY OF CEDAR PARK WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
**6 OF 6**

2022-6-PP
13





### PLANNING AND ZONING COMMISSION AGENDA

April 16, 2024

---

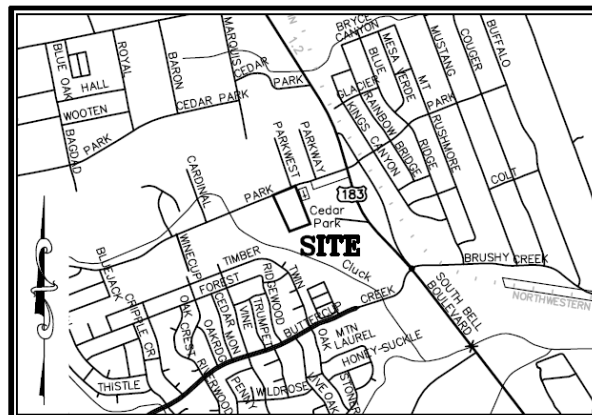
**Item/Subject:** (2022-14-FP) Consideration To Approve With Conditions A Final Plat For The CPSL Subdivision, A 2-Lot Subdivision Of Approximately 6.89 Acres Generally Located 400 West Park Street.

---

<b>Staff</b>	Brynn Haby, 512-401-5052, brynn.haby@cedarparktexas.gov
<b>Owner</b>	Verdot Senior at Cedar Park LLC
<b>Applicant</b>	Anna Ford, Kimley Horn
<b>Current Zoning</b>	Planned Development-Mixed Use (PD-MU)
<b>Subdivision Description</b>	2 non-residential lots consisting of approximately 6.87 acres.

### STAFF RECOMMENDATION

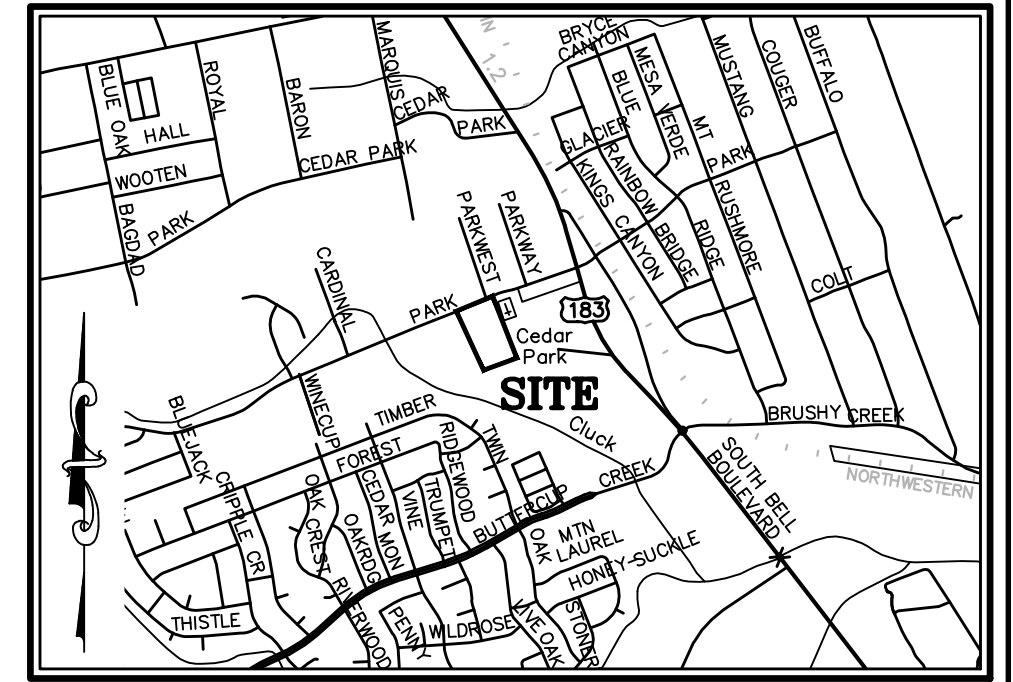
The submitted Final Plat was reviewed by the applicable City departments, and staff has determined that it meets all applicable subdivision regulations. Staff recommends approval of the Final Plat with the condition that fiscal surety is posted, and the drainage easement is recorded and noted on the plat prior to plat recordation.



# CPSL SUBDIVISION

## Replat of 6.8697 Acres out of the Mahala P. Anderson Survey, Abstract No. 27, Williamson, Texas, and being a Portion of Lot 15, Cedar Park Ranchettes

**MAHALA P. ANDERSON SURVEY ABSTRACT NO. 27**



**VICINITY MAP**

SCALE: 1" = 2000'

[B] PARKWEST ESTATES SECTION ONE  
DOC. NO. 2013048012  
O.P.R.W.C.T.

[C] LOT 1, BLOCK A POOLE BROTHERS SUBDIVISION  
CAB. P, SLD. 378  
P.R.W.C.T.

[D] COMMERCIAL PARK SUBDIVISION  
CAB. C, SLD. 13  
P.R.W.C.T.

[E] CALLED 2.57 ACRES  
OWNER: TAMMY KAY SPROUL  
DOC. NO. 2016111951  
O.P.R.W.C.T.  
(DESCRIBED IN VOL. 574, PG. 106 D.R.W.C.T.)

[F] DRAINAGE EASEMENT  
DOC. NO. 2012097228  
O.P.R.W.C.T.  
(SLANT HATCH)

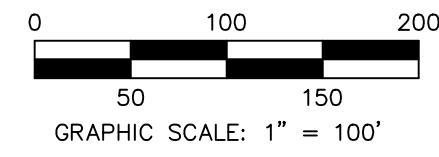
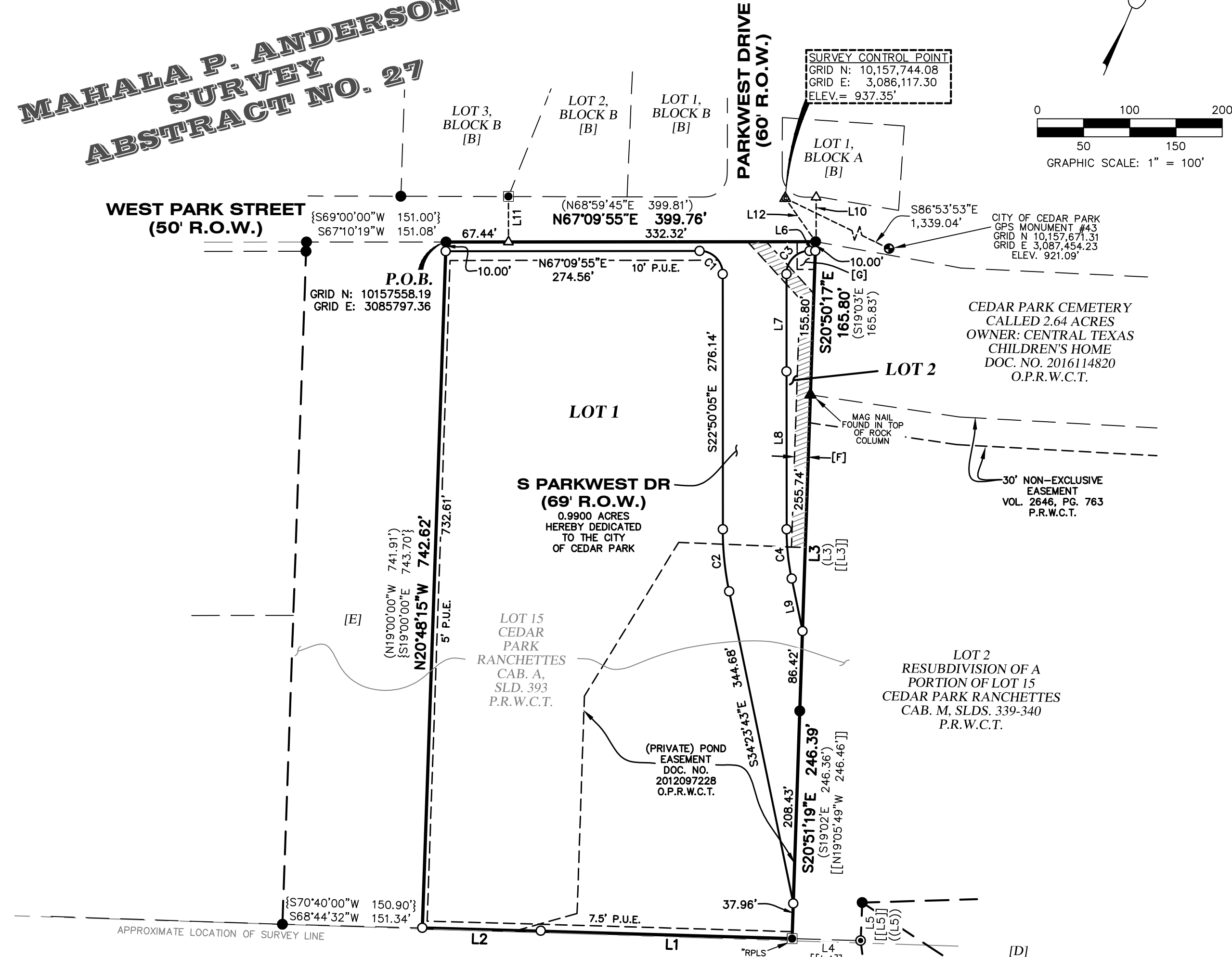
[G] EASEMENT FOR EQUIPMENT STATION  
DOC. NO. 9554634  
O.R.W.C.T.

**LOT TABLE:**

LOT 1	= 5.6722 ACRES	(247,081 SQ. FT.)
LOT 2	= 0.2075 ACRES	(9,038 SQ. FT.)
R.O.W.	= 0.9900 ACRES	(43,124 SQ. FT.)
TOTAL	= 6.8697 ACRES	(299,244 SQ. FT.)

**RICHARD DUTY SURVEY ABSTRACT NO. 138**

CALLED 12.39 ACRES  
WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 3  
VOL. 2010, PG. 190  
O.R.W.C.T.



**LEGEND**

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CBD SETSTONE" CAP FOUND (UNLESS NOTED)
	2" IRON PIPE FOUND (UNLESS NOTED)
	BENCHMARK
	NAIL FOUND (AS NOTED)
	CALCULATED POINT
	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2019071384
((.....))	RECORD INFORMATION PER PLAT CAB. P SLD. B
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2016111951
[[.....]]	RECORD INFORMATION PER PLAT CAB. M SLD. 339-340

OWNER: VERDOT SENIOR AT CEDAR PARK LLC  
ADDRESS: 1101 W. 34TH STREET #111 AUSTIN, TX 78751  
PHONE: 310-994-1610  
ACREAGE: 6.8697 ACRES  
SURVEY: MAHALA P. ANDERSON SURVEY NO. 27  
DATE: \_\_\_\_\_  
SURVEYOR: STEVEN M. DUARTE  
PHONE: 512-537-2384  
ENGINEER: MEGAN MCPHERSON  
PHONE: 737-787-7120  
4/12/2024

**PROPOSED LAND USE TABLE**

LOT 1	PROPOSED DEVELOPMENT-MIXED USE (PD-MU)
LOT 2	OPEN SPACE

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S68°53'48"W	272.01'
L2	S68°44'32"W	128.24'
L3	S20°52'28"E	342.16'
L4	N68°53'48"E	74.22'
L5	N20°27'13"W	41.21'
L6	N67°09'55"E	6.20'
L7	S22°50'05"E	105.31'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L8	S22°50'05"E	170.83'
L9	S34°23'43"E	58.03'
L10	S22°39'53"E	48.43'
L11	S22°50'05"E	49.08'
L12	S57°45'31"E	57.38'

**RECORD LINE TABLE**

LINE #	DIRECTION	LENGTH
(L3)	S19°04'E	342.08'
[[L3]]	N19°08'34"W	342.28'
[[L4]]	N70°46'51"E	74.11'
[[L5]]	N18°43'11"W	41.41'
((L5))	N17°56'00"W	41.38'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	39.27'	25.00'	90°00'00"	S67°50'05"E	35.36'
C2	67.59'	335.00'	11°33'38"	S28°36'54"E	67.48'
C3	39.27'	25.00'	90°00'00"	S22°09'55"W	35.36'
C4	53.67'	266.00'	11°33'38"	S28°36'54"E	53.58'

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 4/12/2024  
Project: 01055  
Scale: 1" = 100'  
Reviewer: SMD  
Tech: ABW  
Field Crew: TS/JC  
Survey Date: AUG. 2020  
Sheet: 1 OF 3

**METES AND BOUNDS DESCRIPTION**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.8697 ACRES (299,245 SQUARE FEET), BEING OUT OF THE MAHALA P. ANDERSON SURVEY, ABSTRACT NO. 27 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 15, CEDAR PARK RANCHETTES, A SUBDIVISION RECORDED IN CABINET A, SLIDE 393 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING ALL OF A CALLED 6.869 ACRES TRACT, CONVEYED TO SABOT-WEST PARK LLC, RECORDED IN DOCUMENT NO. 2019071384 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 6.8697 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WEST PARK STREET (50' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF A CALLED 2.57 ACRE TRACT CONVEYED TO TAMMY KAY SPROUL IN DOCUMENT NO. 2016111951 (O.P.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF SAID SABOT-WEST PARK TRACT, AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID WEST PARK STREET, BEING THE NORTHWEST CORNER OF SAID SPROUL TRACT BEARS, S67°10'19"E, A DISTANCE OF 151.08 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SPROUL TRACT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PARK STREET, BEING THE NORTH LINE OF SAID SABOT-WEST PARK TRACT, N67°09'55"E, A DISTANCE OF 399.76 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PARK STREET, AND BEING THE NORTHEAST CORNER OF SAID SABOT-WEST PARK TRACT, AND BEING THE NORTHWEST CORNER OF CEDAR PARK CEMETERY OF SAID CEDAR PARK RANCHETTES, CONVEYED AS A CALLED 2.64 ACRE TRACT TO CENTRAL TEXAS CHILDREN'S HOME IN DOCUMENT NO. 2016114820 (O.P.R.W.C.T.);

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PARK STREET, WITH THE EAST LINE OF SAID SABOT-WEST PARK TRACT, AND WITH THE WEST LINE OF SAID CEDAR PARK CEMETERY, S20°50'17"E, A DISTANCE OF 165.80 FEET TO A MAG NAIL FOUND IN THE TOP OF A ROCK COLUMN FOR AN ANGLE POINT IN THE EAST LINE OF SAID SABOT-WEST PARK TRACT, BEING THE SOUTHWEST CORNER OF SAID CEDAR PARK CEMETERY, AND BEING THE NORTHWEST CORNER OF LOT 2, RESUBDIVISION OF A PORTION OF LOT 15, CEDAR PARK RANCHETTES, A SUBDIVISION RECORDED IN CABINET M, SLIDES 339-340 (P.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF A 30' NON-EXCLUSIVE EASEMENT RECORDED IN VOLUME 2646, PAGE 763 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.);

THENCE, CONTINUING WITH THE EAST LINE OF SAID SABOT-WEST PARK TRACT, AND WITH THE EAST LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S20°52'28"E, A DISTANCE OF 342.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF SAID SABOT-WEST PARK TRACT, BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2,
- 2) S20°51'19"E, A DISTANCE OF 246.39 FEET TO AN IRON ROD WITH "RPLS 5784" CAP FOUND FOR THE SOUTHEAST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING IN THE CONFLICTING NORTH LINE OF A CALLED 12.396 ACRES TRACT CONVEYED TO WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 3 RECORDED IN VOLUME 2010, PAGE 190 OF THE (O.R.W.C.T.), FROM WHICH A 2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1, BEING IN THE WEST LINE OF LOT 1, BLOCK A, POOLE BROTHERS SUBDIVISION, A SUBDIVISION RECORDED IN CABINET P, SLIDE 378 (P.R.W.C.T.) BEARS, N68°53'48"E, A DISTANCE OF 74.22 FEET;

THENCE, WITH THE NORTH LINE OF SAID WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 3 TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S68°53'48"W, A DISTANCE OF 272.01 FEET TO IN 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 2) S68°44'32"W, A DISTANCE OF 128.24 FEET TO AN 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SPROUL TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SPROUL TRACT, BEING THE SOUTHEAST CORNER OF LOT 1, THE OAKS SUBDIVISION, A SUBDIVISION RECORDED IN CABINET K, SLIDE 174 (P.R.W.C.T.) BEARS, S68°44'32"W, A DISTANCE OF 151.34 FEET;

THENCE, WITH THE WEST LINE OF SAID SABOT-WEST PARK TRACT, BEING THE EAST LINE OF SAID SPROUL TRACT, N20°48'15"W, A DISTANCE OF 742.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.8697 ACRES (299,245 SQ. FT.), MORE OR LESS.

**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 1.000126416914.

**SURVEY CONTROL:**

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 08, 2020.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0464F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED 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.

**CPSL SUBDIVISION  
Replat of 6.8697 Acres out of the Mahala  
P. Anderson Survey, Abstract No. 27,  
Williamson, Texas, and being a Portion  
of Lot 15, Cedar Park Ranchettes**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	4/12/2024
Project:	01055
Scale:	1" = 100'
Reviewer:	SMD
Tech:	ABW
Field Crew:	TS/JC
Survey Date:	AUG. 2020
Sheet:	2 OF 3



STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, YARIV BENSIRA, REPRESENTATIVE OF VERDOT SENIOR AT CEDAR PARK, LLC. OF THE CERTAIN 6.8697 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022033394 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS

CPSL SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: YARIV BENSIRA
VERDOT SENIOR AT CEDAR PARK, LLC.
21 OAK AVENUE
TENAFLY, NEW JERSEY, 07670

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YARIV BENSIRA, 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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, SOUTHSIDE BANK, LIEN HOLDER OF THE CERTAIN 6.8697 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022033394 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

CPSL SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: XXX
SOUTHSIDE BANK
XXX
XXX, XX 00000

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXX, 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

ENGINEER'S CERTIFICATION:

I, MEGAN A. MCPHERSON, 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.

MEGAN A. MCPHERSON DATE
REGISTERED PROFESSIONAL ENGINEER NO. 106173
TEXAS BOARD OF PROFESSIONAL ENGINEERS
KIMLEY-HORN

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STEVEN M. DUARTE, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR NO. 5940

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES
REVISED NOVEMBER 2, 2021

- 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 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.
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. NO PUEs WILL BE DEDICATED ALONG THE NEW S. PARKWEST DRIVE ROW.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48491C0464F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH 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 NOT 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.
23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

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. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
3. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
4. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF WEST PARK ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
5. THIS PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NOS. 2022036679 AND 2022107380 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED.
6. NO BUILDING, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
7. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CEDAR PARK RANCHETTES, RECORDED IN CABINET A SLIDE 393 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
8. LOT 2 SHALL BE DEDICATED TO THE CITY OF CEDAR PARK.

THIS SUBDIVISION TO BE KNOWN AS CPSL SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE CEDAR PARK PLANNING AND ZONING COMMISSION ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

RALPH E. STRADER II, CHAIRMAN

DATE

KIMBERLY BRADFORD-BROWN, SECRETARY

DATE

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES

DATE

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

CPSL SUBDIVISION
Replat of 6.8697 Acres out of the Mahala
P. Anderson Survey, Abstract No. 27,
Williamson, Texas, and being a Portion
of Lot 15, Cedar Park Ranchettes

Kimley»Horn
4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300
Date: 4/12/2024
Project: 01055
Scale: 1" = 100'
Reviewer: SMD
Tech: ABW
Field Crew: TS/JC
Survey Date: AUG. 2020
Sheet: 3 OF 3



**PLANNING AND ZONING COMMISSION AGENDA**

April 16, 2024

---

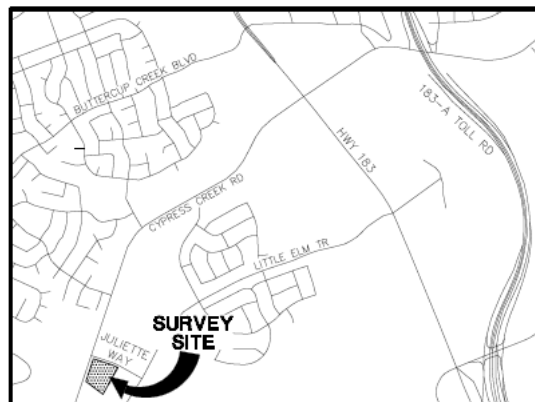
**Item/Subject:** (2023-4-FP) Consideration To Approve A Final Plat For The Juliette Way Subdivision, A 1-Lot Subdivision Of Approximately 5.86 Acres Located At The Southeast Corner of Julliette Way And Cypress Creek Road.

---

<b>Staff</b>	Brynn Haby, 512-401-5052, brynn.haby@cedarparktexas.gov
<b>Owners</b>	200 EASTERN BLVD ASSOCIATES, LLC; PARK AVE CEDAR PARK, LLC; and CHULA-SI, LLC
<b>Applicant</b>	Bryce Barr, Kimley Horn
<b>Current Zoning</b>	Planned Development-Local Business (PD-LB)
<b>Subdivision Description</b>	1 commercial lot consisting of approximately 5.86 acres.

**STAFF RECOMMENDATION**

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



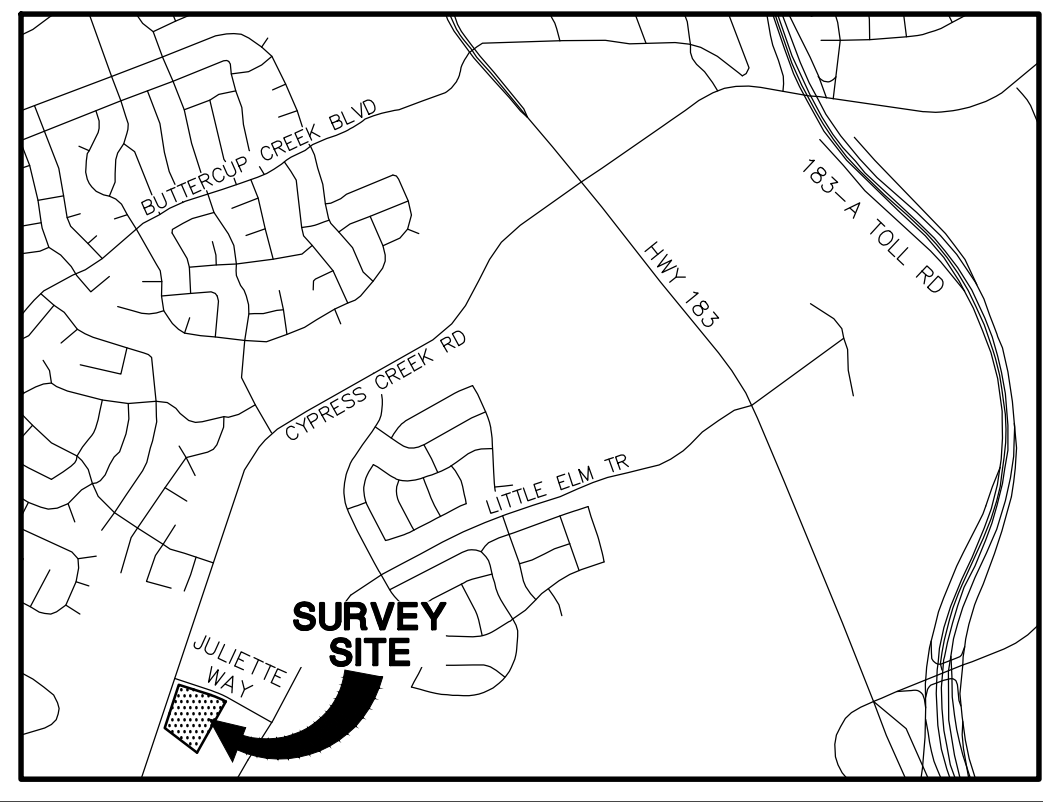


# FINAL PLAT OF JULIETTE WAY

5.858 ACRES OUT OF THE RICHARD DUTY SURVEY,  
ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS.

## LEGEND

- = FOUND 1/2-INCH IRON ROD
- ▲ = FOUND NAIL
- ⊗ = SET CUT "X"
- = PROPERTY LINE
- - - = EASEMENT LINE
- - - = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT



### LOCATION MAP

1" = 2,000'

### DESCRIPTION

5.858 ACRES, MORE OR LESS, OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.858 ACRE TRACT CONVEYED TO 200 EASTERN BLVD. ASSOCIATES, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2023003861, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.858 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A MAG NAIL FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD (90' R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF JULIETTE WAY (70' R.O.W.), FOR THE NORTHWESTERLY CORNER OF SAID 5.858 ACRE TRACT AND HEREOF;

**THENCE**, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID 5.858 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S71°53'50"E, A DISTANCE OF 352.35 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 10°04'12", AN ARC LENGTH OF 169.60 FEET, AND A CHORD WHICH BEARS S66°51'44"E, A DISTANCE OF 169.38 FEET TO A CUT "X" FOUND AT THE END OF SAID CURVE, BEING THE NORTHEAST CORNER OF SAID 5.858 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 1, FINAL PLAT OF JULIETTE SOUTH, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016068285, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER HEREOF;

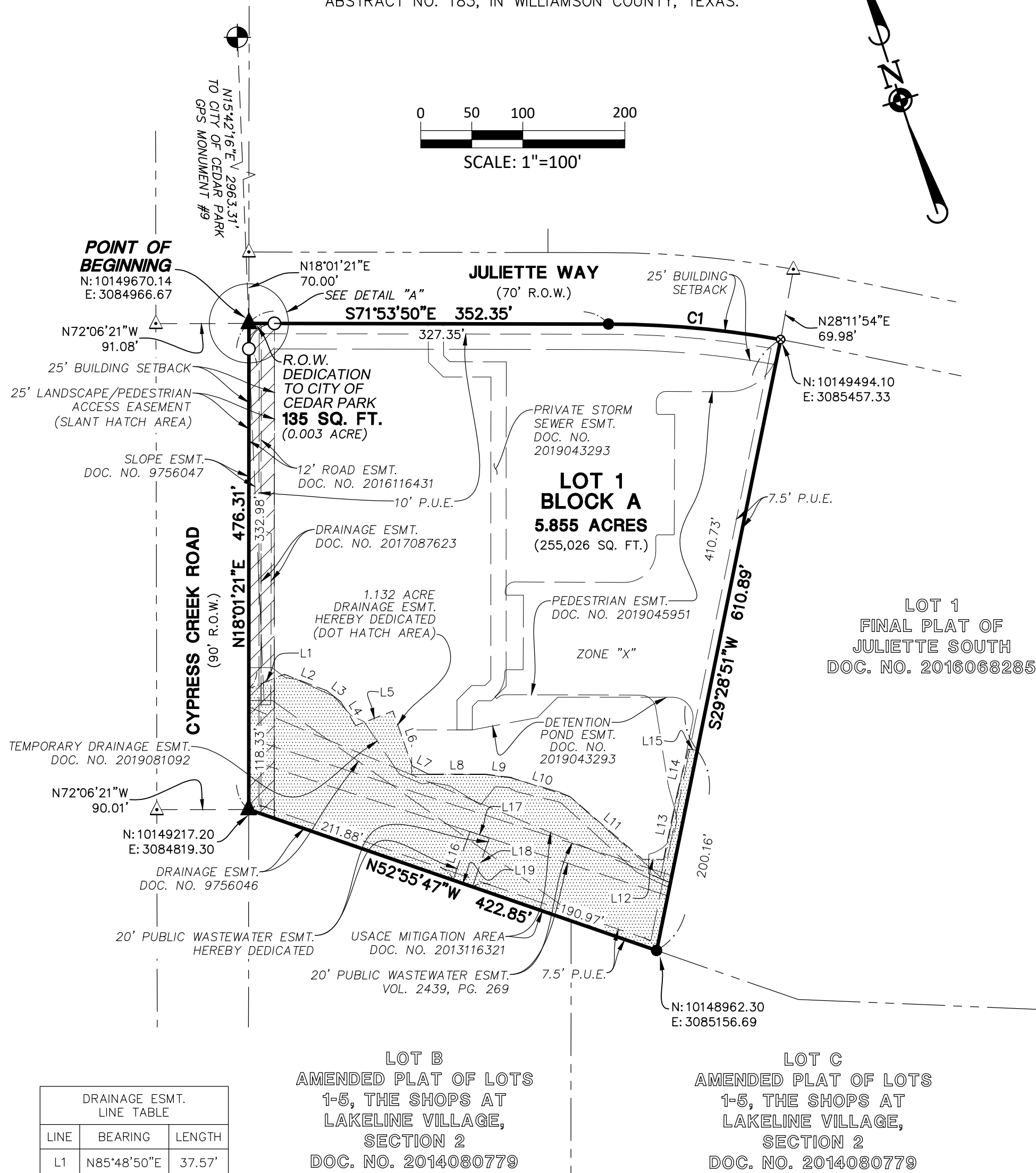
**THENCE**, S29°28'51"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID LOT 1, BEING THE EAST LINE OF SAID 5.858 ACRE TRACT, A DISTANCE OF 610.89 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE SOUTHEAST CORNER OF SAID 5.858 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF LOT C, AMENDED PLAT OF LOTS 1-5, THE SHOPS AT LAKELINE VILLAGE, SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014080779, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

**THENCE**, N52°55'47"W, IN PART ALONG THE NORTH LINE OF SAID LOT C AND IN PART ALONG THE NORTH LINE OF LOT B, OF SAID AMENDED PLAT OF LOTS 1-5, THE SHOPS AT LAKELINE VILLAGE, SECTION 2, BEING THE SOUTH LINE OF SAID 5.858 ACRE TRACT, A DISTANCE OF 422.85 FEET TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT B, BEING THE SOUTHWEST CORNER OF SAID 5.858 ACRE TRACT, ALSO BEING IN SAID EAST RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD, FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE**, N18°01'21"E, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID 5.858 ACRE TRACT, A DISTANCE OF 476.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.858 ACRES (255,161 SQUARE FEET) OF LAND, MORE OR LESS.

## SHEET INDEX

SHEET 1 OF 2:	PLAT, VICINITY MAP, METES & BOUNDS, & SURVEYOR'S CERT.
SHEET 2 OF 2:	SIGNATURE BLOCKS & NOTES

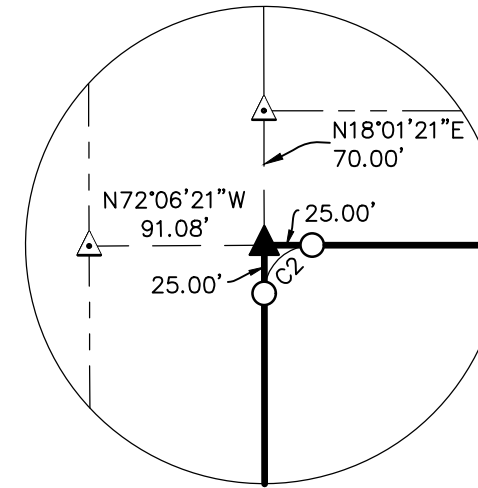


LINE	BEARING	LENGTH
L1	N85°48'50"E	37.57'
L2	S50°59'33"E	44.15'
L3	S34°31'06"E	17.66'
L4	S14°02'49"E	27.96'
L5	N86°38'28"E	39.06'
L6	S01°23'19"E	56.91'
L7	S45°13'55"E	17.82'
L8	S71°57'20"E	55.98'
L9	S64°41'59"E	24.08'
L10	S54°06'41"E	61.80'
L11	S31°11'07"E	94.14'
L12	S71°58'39"E	20.39'
L13	N29°44'50"E	66.23'
L14	N32°00'46"E	44.61'
L15	S63°49'11"E	8.90'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	965.00'	10°04'12"	169.60'	S66°51'44"E	169.38'
C2	25.00'	89°55'11"	39.23'	N63°03'45"E	35.33'

LINE	BEARING	LENGTH
L16	N37°04'13"E	50.40'
L17	S54°01'19"E	20.00'
L18	S37°04'13"W	50.78'
L19	N52°55'47"W	20.00'

### DETAIL "A"



### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

LOT 1  
FINAL PLAT OF  
JULIETTE SOUTH  
DOC. NO. 2016068285

OWNER: 200 EASTERN BLVD. ASSOCIATES, LLC  
C/O COSTANZA ENTERPRISES, INC.  
14 FRANKLIN ST., SUITE 800  
ROCHESTER, NY 14606  
(585) 232-3600  
ACREAGE: 5.858

PATENT SURVEY: RICHARD DUTY SURVEY, ABSTRACT NO. 183  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
ACREAGE BY USE: COMMERCIAL: 5.855  
NEW R.O.W.: 0.003  
NUMBER OF LOTS BY USE: COMMERCIAL - 1

SURVEYOR: ABRAM DASHNER, RPLS NO. 5901  
MANHARD CONSULTING  
6448 E. HWY 290 STE. B-105  
AUSTIN, TX 78723  
(512)244-3395

ENGINEER: BRYCE A. BARR, P.E. NO. 147739  
KIMLEY-HORN  
5301 SOUTHWEST PKWY, BLDG 2, STE. 100  
AUSTIN, TX 78735  
(512) 646-2237  
BRYCE.BARR@KIMLEY-HORN.COM

### SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN COMPLIANCE WITH CHAPTER 12, SEC. 12.06 OF THE CITY CODE OF CEDAR PARK, IN COMPLIANCE WITH ALL EASEMENTS OF RECORDS AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY.

ABRAM C. DASHNER  
RPLS NO. 5901  
MANHARD CONSULTING  
6448 E HWY 290, SUITE B-105  
AUSTIN, TEXAS 78723

**Manhard CONSULTING**  
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph: 512.244.3395 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)  
© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

**JULIETTE WAY**

JULIETTE WAY AND CYPRESS CREEK ROAD, CEDAR PARK, TX 78613

**FINAL PLAT**

REVISED:	04/12/24
PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	01/23/23
ISSUE DATE:	03/08/23
SCALE:	1"=100'

SHEET  
**1 OF 2**

# FINAL PLAT OF JULIETTE WAY

5.858 ACRES OUT OF THE RICHARD DUTY SURVEY,  
ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS.

### OWNERS' CERTIFICATION:

STATE OF NEW YORK §  
COUNTY OF MONROE §

THAT 200 EASTERN BLVD. ASSOCIATES, LLC, BEING THE OWNER OF A 5.858 ACRE TRACT OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.858 ACRE TRACT CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2023003861, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.858 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS JULIETTE WAY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. A.D.

BY: JAMES CONSTANZA, MANAGER

200 EASTERN BLVD. ASSOCIATES, LLC  
14 FRANKLIN ST., SUITE 800  
ROCHESTER, NY 14604  
585-232-3600

STATE OF NEW YORK §  
COUNTY OF MONROE §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF 2024, A.D. BY JAMES CONSTANZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF FORT BEND §

THAT PARK AVE CEDAR PARK, LLC, BEING THE OWNER OF A 5.858 ACRE TRACT OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.858 ACRE TRACT CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2023003861, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.858 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS JULIETTE WAY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. A.D.

BY: GEORGE W. KALEH, VICE PRESIDENT OF PAD STREAMSONG PARKSIDE, LLC, MANAGER OF PARK AVE CEDAR PARK, LLC

PARK AVE CEDAR PARK, LLC  
2600 CORDES DRIVE, SUITE A  
SUGAR LAND, TX 77479  
281-261-9009

STATE OF TEXAS §  
COUNTY OF FORT BEND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF 2024, A.D. BY GEORGE W. KALEH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF HARRIS §

THAT CHULA-SI LLC, BEING THE OWNER OF A 5.858 ACRE TRACT OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 5.858 ACRE TRACT CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2023003861, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.858 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS JULIETTE WAY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. A.D.

BY: JOSEPH SHAHDA, MANAGER

CHULA-SI LLC  
9251 GESSNER DRIVE  
HOUSTON, TX 77035

STATE OF TEXAS §  
COUNTY OF HARRIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF 2024, A.D. BY JOSEPH SHAHDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

### LIEN HOLDER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

THAT SIMMONS BANK, LIEN HOLDER OF THE CERTAIN 5.858 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2023003861, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS JULIETTE WAY

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: MATTHEW D. BAGZIS, REGIONAL COMMUNITY PRESIDENT

SIMMONS BANK  
6910 FM 1488, SUITE 1  
MAGNOLIA, TX 77354

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF 2024, A.D. BY MATTHEW D. BAGZIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

### CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT STANDARD PLAT NOTES (REVISED NOVEMBER 2, 2021):

- 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.
  - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
  - 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.
  - 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.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
  - 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.
  - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
  - 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.
  - 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.
  - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
  - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
  - 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.
  - IN ADDITION TO THE EASEMENTS 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 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
  - COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
  - THIS TRACT IS WITHIN ZONE "X", ZONE "X-SHADED" AND ZONE "AE" FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0605F FOR WILLIAMSON COUNTY, EFFECTIVE DECEMBER 20, 2019.
  - TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
  - ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
  - THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
  - 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 NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
  - PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCOP) 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).
  - ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHTS-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.
  - NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
- ADDITIONAL PLAT NOTES:**
- THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.
  - PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
  - THIS PLAT LIES WITHIN THE BOUNDARIES OF UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT.
  - THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS.
  - THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
  - SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.
  - THIS PLAT IS SUBJECT TO THE STANDARDS FOUND IN THE JULIETTE WAY PD, ORDINANCE NUMBER: Z39-16-04-28-C3.
  - THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDINGS ON THIS SITE SHALL BE 925.13'.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RALPH E STRADER, II, CHAIR  
PLANNING AND ZONING COMMISSION  
CITY OF CEDAR PARK, TEXAS

KIMBERLY BRADFORD-BROWN, SECRETARY  
PLANNING AND ZONING COMMISSION  
CITY OF CEDAR PARK, TEXAS

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

ATTEST: \_\_\_\_\_ DATE  
AMY LINK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY OF CEDAR PARK, TEXAS

### ENGINEER'S CERTIFICATION

I, BRYCE A. BARR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND THAT THIS TRACT IS LOCATED IN SPECIAL FLOOD HAZARD AREAS DESIGNATED AS ZONE "X", ZONE "X SHADED" AND ZONE "AE". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X SHADED" IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" IS DEFINED AS AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0605F FOR THE CITY OF CEDAR PARK, EFFECTIVE DECEMBER 20, 2019.

BRYCE A. BARR, P.E. NO. 147739  
KIMLEY-HORN  
5301 SOUTHWEST PKWY, BLDG 2, STE. 100  
AUSTIN, TX 78735  
(512) 646-2237  
BRYCE.BARR@KIMLEY-HORN.COM

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH 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 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.,


AT \_\_\_\_ O'CLOCK, \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY

IN INSTRUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: DEPUTY



**Manhard**  
CONSULTING

6448 E Highway 290, Ste. B-105, Austin, TX 78723, ph: 512.244.3395, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)  
© 2024 MANHARD CONSULTING. ALL RIGHTS RESERVED

JULIETTE WAY

JULIETTE WAY AND CYPRESS CREEK ROAD, CEDAR PARK, TX 78613

FINAL PLAT

REVISED:	04/12/24
PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	01/23/23
ISSUE DATE:	03/08/23
SCALE:	1"=100'

SHEET  
2 OF 2

April 11, 2024, 09:58 Dwg Name: E:\617.080 The Cornerbook Companion\001-1531-JULIETTE WAY.dwg Surv\Final Drawings\617.080001-FinalPlat.dwg Updated By: TSmith



**PLANNING AND ZONING COMMISSION AGENDA**

April 16, 2024

---

**Item/Subject:** (2023-8-FLU) (Related To 2024-2-Z) Public Hearing And Recommendation Regarding A Request By CFT NV Developments, LLC For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 1.78 Acres Located At 401 W. Whitestone Blvd.

---

Preliminary Report

<b>Staff</b>	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
<b>Owner</b>	CFT NV Developments, LLC
<b>Agent</b>	Jeremy Pettit, Ingenium Civil Engineering, Inc.
<b>City Limits</b>	Yes
<b>Current Zoning</b>	Local Business (LB)
<b>Proposed Zoning (2024-2-Z)</b>	General Business (GB)
<b>Existing Future Land Use Plan</b>	Local Office/Retail/Commercial (LOC)
<b>Proposed Future Land Use Plan</b>	Regional Office/Retail/Commercial (REG)
<b>Major Corridor</b>	W. Whitestone Blvd.
<b>Summary of Applicant's Request</b>	Accept a request to amend the FLUP designation to Regional Office/Retail/Commercial (REG) for approximately 1.78 acres. The City Council accepted the Future Land Use Plan Amendment Petition on February 22, 2024.



This request to amend the Future Land Use Plan (FLUP) comprises approximately 1.78 acres out of a larger 3.14-acre parent tract located at 401 W. Whitestone Blvd. The subject property is zoned Local Business (LB), and the remainder of the parent property is zoned General Business (GB). The property is fully developed and supports a mix of retail and restaurant uses.

The 2022 Comprehensive Plan includes a Future Land Use Plan (FLUP) that envisions the subject property as Local Office/Retail/Commercial (LOC) as shown on the attached map. The remainder of the parent tract, east of the subject property, is in the Bell Corridor Planning Area. The FLUP amendment, if approved, would change the future land use designation for the subject property to Regional Office/Retail/Commercial (REG). A summary of how the land use percentages will change if the requested amendment is approved is provided below.

FLUP DESIGNATION	CURRENT FLUP ACRES	PERCENT OF TOTAL ACRES	PROPOSED FLUP ACRES	PROPOSED PERCENT OF TOTAL ACRES
Local Office/Retail/Commercial (LOC)	1,437.66	6.73%	1,435.88	6.72%
Regional Office/Retail/Commercial (REG)	1,963.72	9.19%	1,965.50	9.20%

The subject property fronts W. Whitestone Blvd., a major corridor, and is located just west of the W. Whitestone Blvd and Discovery Blvd intersection. Development along this major corridor is envisioned to be a mix of commercial, civic, and business uses. The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Low Density Residential, Bell Corridor Planning Area	Suburban Residential (SR), General Business (GB)	Residential, retail
South	Local Office/Retail/Commercial	General Business (GB)	Retail, Restaurants
East	Bell Corridor Planning Area	General Business (GB)	Mixed Retail, Restaurants
West	Local Office/Retail/Commercial, Low Density Residential	Local Business (LB), Suburban Residential (SR)	Restaurant, Residential

The Applicant wishes to locate a Hertz Rental Car facility in a 2,017 sq ft suite (C-200) in an existing 14,000-square foot building on the subject property. Up to 20 cars are currently proposed to be stored behind the building as shown in the concept plan (see attached).

If the Future Land Use Plan is amended to Regional Office/Retail/Commercial (REG) as proposed, the Applicant intends to request a change in zoning for the subject property from Local Business (LB) to General Business (GB), in which a rental car facility is permitted subject to compliance with the conditional standards of the Zoning Ordinance. If approved, this Future Land Use Plan Amendment would support the requested General Business (GB) zoning district.

**History**

The following chart outlines the FLUP History for this property.

YEAR	FLUP DESIGNATION	FLUP DESCRIPTION
1998 Comprehensive Plan	Medium Intensity	Supports Commercial, Downtown district, High density residential.
2006 Comprehensive Plan	Regional Office/Retail/Commercial	Supports a broad range of land uses from small-scale offices for transitional areas bordering neighborhoods, to large scale corporate offices, retail, and mixed use developments.
2014 Comprehensive Plan	Local Office/Retail/Commercial	Supports light retail, service uses, and professional office for residents in the immediate vicinity.

**Future Land Use Description**

Descriptions of the existing and proposed FLUP designations are provided below:

**Local Office/ Retail/ Commercial (LOC)**

This land use is suitable for light retail, service uses and professional office activities that aim to meet the needs of residents in the immediate vicinity. Building designs should be small in scale, typically one or two story and require visibility from roadways. Development should orient towards local traffic, but also allow for a comfortable pedestrian environment. Developments should be compatible with adjacent residential and be pedestrian oriented. Additionally, landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses. Uses may include boutique retail shops, small sized restaurants, and services such as financial, legal, and insurance services.

**Regional Office/ Retail/ Commercial (REG)**

This land use is compatible on larger land parcels and is suitable for a broad range of retail, service uses and professional office activities that aim to meet the needs of residents within a three-to-five-mile radius or more. The developments in this category are typically larger in scale, more intense and are also high generators of traffic, generally more appropriate around employment centers, along 183A and RM 1431. This category is intended to incorporate a blend of nonresidential uses, such as retail shopping centers, mid-rise corporate office parks, medical campuses, and technology parks. They are characterized by large parking lots where buildings may be of multiple stories as they highly depend on visibility from major roadways. It is encouraged that building designs within this zone be coordinated when possible. Types of uses in this land use category include business parks, hotels, and “big box” retailers.

**FLUP Approval Considerations:**

The adopted Comprehensive Plan advises that a zoning map and zoning decisions should reflect the goals of the FLUP. The Comprehensive Plan acknowledges that, at times, the City will likely encounter development proposals for a rezoning that do not directly reflect the purpose and intent of the Future Land Use Map. A review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the necessary infrastructure already in place?
- Does the proposed change reflect the vision identified by the Future Land Use Plan?
- Is the location compliant with the requested zoning district’s purpose statement?
- Will the proposed use impact adjacent areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community?
- Would it contribute to the City’s long-term economic well-being?

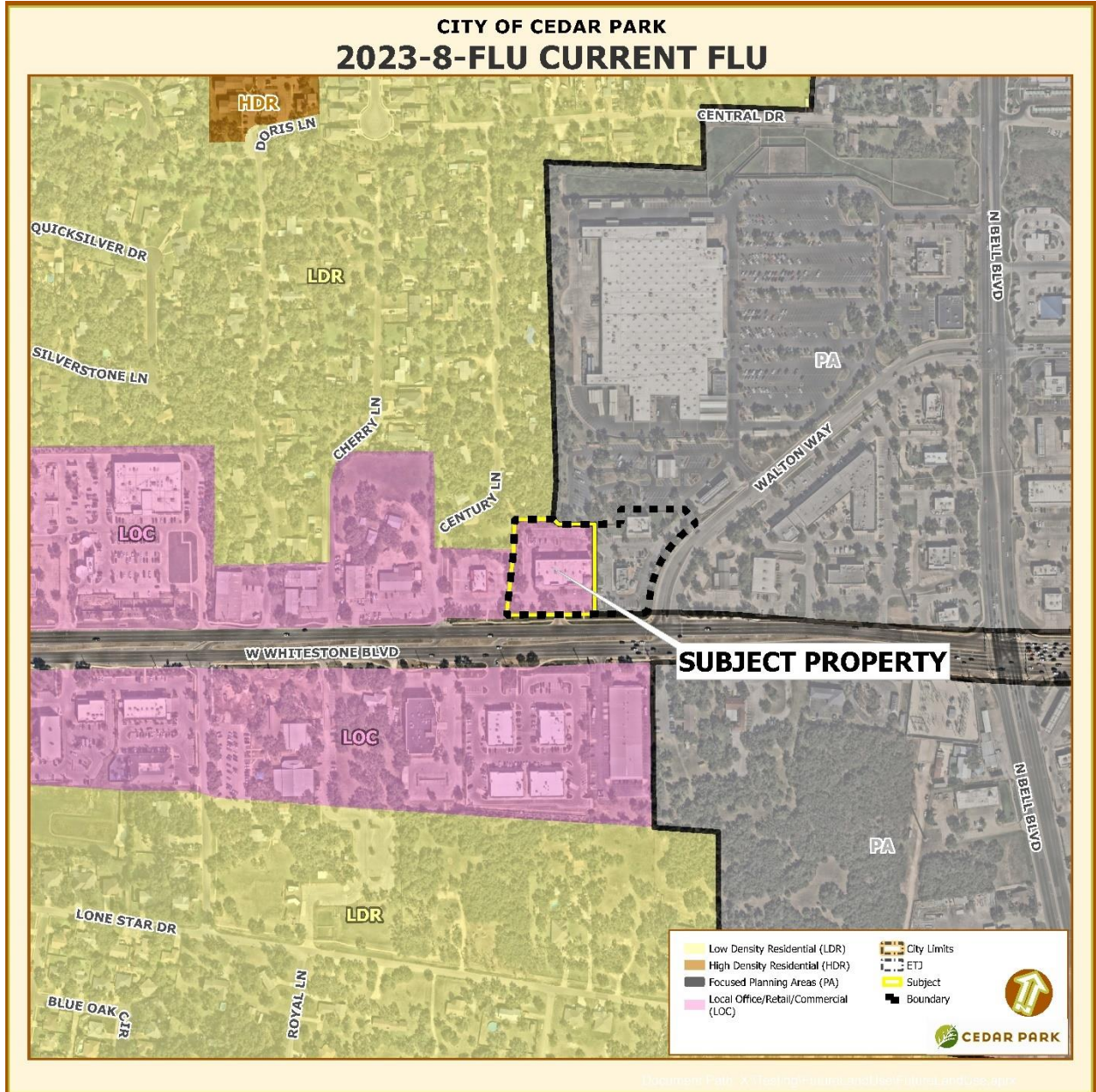
Development proposals that are inconsistent with the FLUP should be reviewed based upon the above questions and should be evaluated on their own merit. It is the responsibility of the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Plan.

The applicant provided evidence that the proposal meets these considerations and supports the goals and objectives of the Comprehensive Plan at the time the petition was submitted. The Commission may review these materials to help determine whether the proposal reflects the goals of the Plan, or otherwise offers an improvement over what is depicted in the Plan.

**Associated Information:**

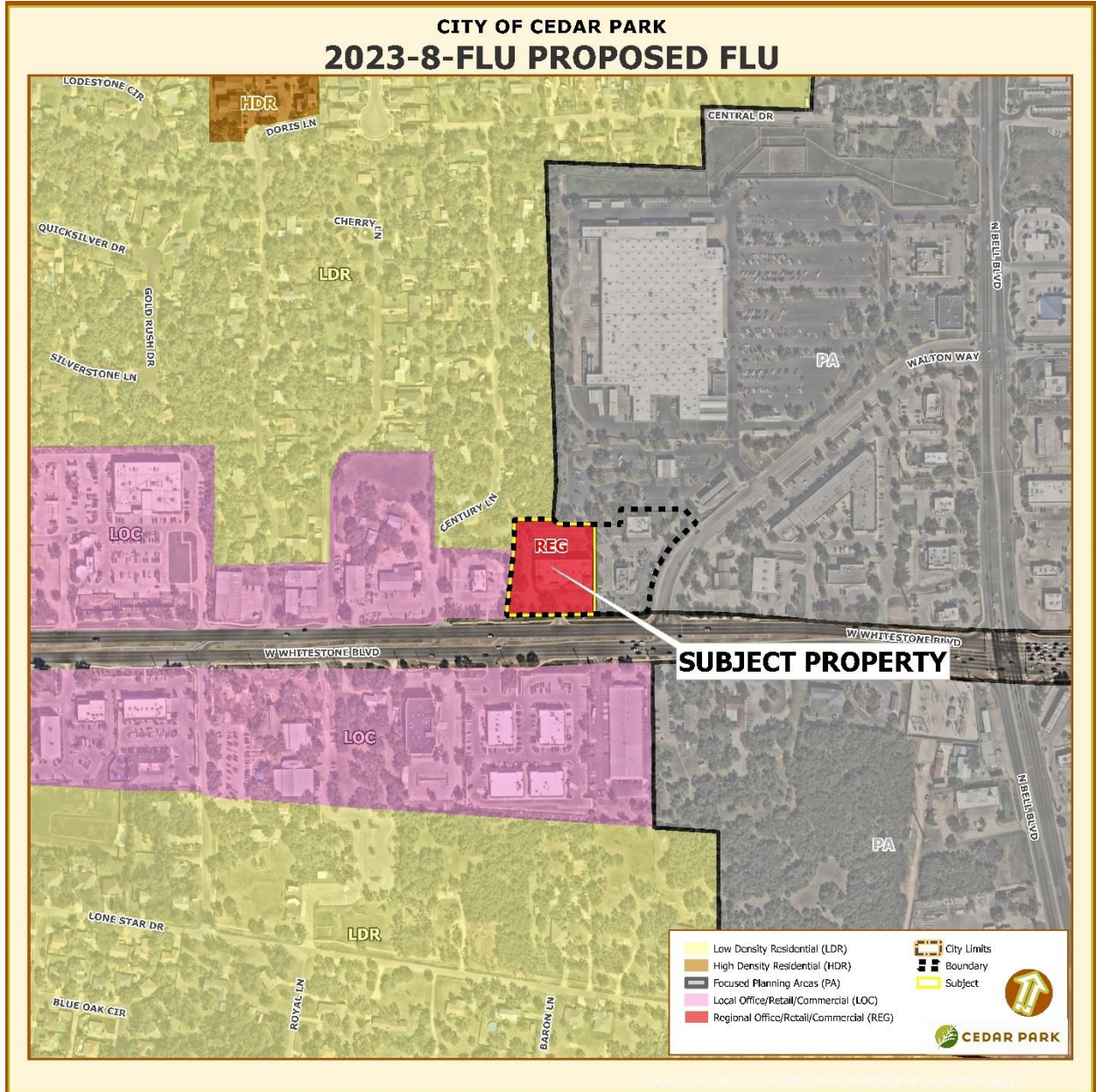
- Exhibit A: Current Future Land Use Plan
- Exhibit B: Proposed Future Land Use Plan
- Exhibit C: Applicant’s Materials in Support of FLUP Amendment Request

### Exhibit A Existing Future Land Use Plan





### Exhibit B Proposed Future Land Use Plan



### Exhibit C: Applicant's Materials

The following items are required as part of a complete Petition. Items in italics have been submitted but are not included in the attached.

1. *Proof of property ownership.*
2. An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUP designation and the designation of surrounding properties.
3. Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUP amendment. The Letter shall include:
  - a) How the proposed change will enhance the site and the surrounding area;
  - b) Whether the necessary infrastructure is already in place or how this will be provided;
  - c) How the proposed change reflects the vision identified by the Future Land Use Plan;
  - d) Whether or how the subject property is compliant with surrounding land uses and zoning;
  - e) How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and uses in a negative manner a compatible manner, or enhances adjacent areas;
  - f) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
  - g) How the proposed land use presents a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
  - h) How the proposed land use contributes to the City's long-term economic well-being.
4. Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
5. Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, etc.
6. Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
7. *Scan of completed Owner's Acknowledgement.*

**CEDAR PARK****Development Services Intake**

450 Cypress Creek Road, Building 2

Cedar Park, TX 78613

Office: 512-401-5100

Fax: 512-258-1471

Project Name: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

SFP Permit #: \_\_\_\_\_

C.1

(City will assign)

**FUTURE LAND USE PETITION**

APPLICATION &amp; CHECKLIST

**ABOUT FUTURE LAND USE PLAN AMENDMENT PETITIONS**

- » The Comprehensive Plan, which includes the Future Land Use Plan (FLUP), was adopted by the City Council in November 2014. At times, the City may encounter a development proposal that does not directly reflect the purpose and intent of the land use pattern shown on the FLUP. In order for the City Council to consider a development proposal that is inconsistent with the FLUP, a property owner must submit a FLUP Amendment Petition, which may be considered based upon the Letter of Request, Statement of Relevant Goals and Objectives, and other supporting materials, as described on Page 2. Each FLUP Amendment Petition will be evaluated by the City Council on its own merits. It is the responsibility of the property owner or applicant to provide evidence that the proposed FLUP amendment supports community goals and objectives as set forth within the Comprehensive Plan.
- » The adopted Comprehensive Plan provides that amendments to the FLUP should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The City Council will consider each proposed FLUP Amendment Petition carefully to determine whether it is consistent with the Comprehensive Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Cedar Park. Upon review of the Letter of Request, Statement of Relevant Goals and Objectives, and other supporting materials, a FLUP Amendment Petition may be accepted by a majority vote of the City Council. Acceptance of a FLUP Amendment Petition by the City Council indicates an applicant may proceed through the FLUP amendment process.
- » While city staff may review the petition for completeness and accuracy, city staff does not make a recommendation to the City Council as to whether a FLUP Amendment Petition should be accepted.
- » **ACCEPTANCE BY THE CITY COUNCIL OF A FLUP AMENDMENT PETITION SHALL NOT CONSTITUTE OR GUARANTEE APPROVAL OF THE PROPOSED FLUP AMENDMENT. ACCEPTANCE OF A FLUP AMENDMENT PETITION ONLY INDICATES AN APPLICANT MAY PROCEED THROUGH THE FLUP AMENDMENT PROCESS. IF THE CITY COUNCIL DOES NOT VOTE TO ACCEPT OR TABLE THE FLUP AMENDMENT PETITION, THE PETITION SHALL BE DEEMED DENIED. ACCEPTANCE OF A FLUP AMENDMENT PETITION SHALL BE VALID FOR A MAXIMUM OF 18 MONTHS FROM CITY COUNCIL CONSIDERATION UNLESS A PUBLIC HEARING FOR THE FLUP AMENDMENT HAS BEEN HELD BEFORE THE PLANNING AND ZONING COMMISSION. ANY SUBSTANTIVE CHANGES TO ORIGINAL FLUP AMENDMENT PETITION MUST BE SUBMITTED FOR RECONSIDERATION BY CITY COUNCIL.**

**INSTRUCTIONS**All required materials completed and uploaded to [www.mygovernmentonline.org](http://www.mygovernmentonline.org)

- Contact Planning Staff (450 Cypress Creek Road, Building 1 / Telephone: 512-401-5082) to discuss the proposed FLUP amendment prior to submission of a petition;
- Upload all required materials to [www.mygovernmentonline.org](http://www.mygovernmentonline.org)



## CEDAR PARK

### Development Services Intake

450 Cypress Creek Road, Building 2

Cedar Park, TX 78613

Office: 512-401-5100

Fax: 512-258-1471

### PROJECT INFORMATION

Project Name: Hertz Rental Cars

Proposed Amendment: From: LOC (Local Office/Commercial/Retail) To: REG (Regional Office/Commercial/Retail)

Project Location/Address: 401 W Whitestone

Project Legal Description: Final Plat of Whitestone Plaza, Amended Plat of Lots 7 and 8, Block 1 (FPD-06-012)

### REQUIRED ITEMS FOR CITY COUNCIL CONSIDERATION OF FLUP PETITION

- Proof of property ownership. Copy of deed or other documentation establishing ownership by and individual or entity. If owned by an entity, including a partnership, documentation that the person signing the Owner's Acknowledgment has the authority to do so.
- An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUP designation and the designation of surrounding properties.
- Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUP amendment. The Letter shall include:
  - How the proposed change will enhance the site and the surrounding area;
  - Whether the necessary infrastructure is already in place or how this will be provided;
  - How the proposed change reflects the vision identified by the Future Land Use Plan;
  - Whether or how the subject property is compliant with surrounding land uses and zoning;
  - How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and uses in a negative manner, or enhances adjacent areas;
  - Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
  - How the proposed land use presents a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
  - How the proposed land use contributes to the City's long-term economic well-being.
- Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
- Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, etc.
- Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
- Scan of completed Owner's Acknowledgment (following page).





Development Services Intake
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613
Office: 512-401-5100
Fax: 512-258-1471

OWNER'S ACKNOWLEDGMENT & DESIGNATION OF AGENT

The signature of the property owner or owners is required. If the property owner information does not match appraisal district records, documentation verifying the change in ownership must be provided.

By signing, the owner indicates consent to the submittal of this petition. If the owner designates an agent to facilitate the petition, both owner and agent must sign this acknowledgment. Signatures certify that the applicant and his agent, if so designated, has reviewed the requirements of this petition and acknowledges that the acceptance of the proposed amendment petition by the City Council does not grant the requested FLUP amendment or guarantee such approval by the Planning and Zoning Commission or City Council when the amendment is presented for consideration. Acceptance of a FLUP amendment petition shall be valid 18 months from City Council consideration unless a public hearing for the FLUP amendment has been held before the Planning and Zoning Commission and any substantive changes to original submission must be submitted for reconsideration by City Council.

Note: the agent is the official contact person for this petition and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

I will represent my petition before the City Council.

I hereby authorize the person named below to act as my agent/applicant in processing this petition before the City Council.

Approved as to Form: Ed Lodgen
AAZF407BAF65486...

Owner's Name (Printed): David Luo on behalf of CFT NV Developments, LLC
Owner's Address: 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144
Owner's Phone: 626-799-9898 Cell: Email: CFTRELegal@pandarg.com
Owner's Signature: By: David Luo, Manager Date: November 29, 2023

The signature of the owner authorizes City of Cedar Park staff to visit and inspect the property for which this application is being submitted and that all required documents are provided in this submittal. Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Agent's Name (Printed): Ingenium Civil Engineering, Inc.
Agent's Address: 19445 Shumard Oak Drive, Suite 102, Land O Lakes, FL 34638
Agent's Phone: 813-387-0084 Cell: - Email: permitting@ingeniumenterprises.com
Agent's Signature: Norbert Kovacs Date: 11/29/2023

The signature of the owner authorizes City of Cedar Park staff to visit and inspect the property for which this application is being submitted and that all required documents are provided in this submittal. Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.



**Request Summary**

This letter serves to explain the request to amend the Future Land Use (FLU) Designation of the property located at 401 W Whitestone Blvd, Cedar Park, TX 78613 from Local Office/Commercial/Retail (LOC) to Regional Office/Commercial/Retail (REG). The items required to be included with this submittal are below.

**Proposed Land Use and Development Information**

The subject property is approximately 3.41 acres in size and has three existing buildings. Building A is a Panda Express which is 2,448 SF, Building B is an approximately 3,500 SF retail building with a Wing Stop and an eyeglasses store, and Building C is an approximately 14,000 SF commercial strip retail building with available space for eight tenants. Each building is single-story.

The subject property is currently split down the middle in regard to its FLU status. The east side of the property is currently within the Planning Area Bell Corridor FLU while the west side of the property is currently within the LOC FLU.

**Statement of Relevant Goals and Objectives**

The City’s Comprehensive Plan states within the Bell Boulevard Corridor Planning Area Section on Page 32, that one of the primary goals of the Bell Boulevard Redevelopment Master Plan (Master Plan) is to ensure a mix of land uses to ensure that the private and public realms are active at all times of the day to generate more revenue for businesses and create a vibrant place that people want to visit. Considering the subject property is located directly west of the western boundary of the Planning Area Bell Corridor, the city supporting the requested FLU amendment will help to ensure this mix of land uses along the corridor, thus supporting that primary goal of the Master plan.

**Identification of Unique Characteristics**

The development on the subject property is existing and no new buildings are proposed. The adjacent future land use directly to the east is Planning Area Bell Corridor and just east of Bell Boulevard, the future land use is all REG (except for a small area that is listed as Public/Semi-Public). Please refer to the provided Future Land Use Map of the surrounding area for detail.

**Letter of Request for Hertz Rental Cars**

HOW THE PROPOSED CHANGE WILL ENHANCE THE SITE AND THE SURROUNDING AREA:

The proposed change in FLU from LOC to REG will have no noticeable impact on the site and the surrounding area as the subject property along with the adjacent properties are already developed.

WHETHER THE NECESSARY INFRASTRUCTURE IS ALREADY IN PLACE OR HOW THIS WILL BE PROVIDED:

The necessary infrastructure is already in place as the development on the subject property is existing. The proposed change in FLU will not require any additional infrastructure to be constructed. This includes, but is not limited to, water, sanitary sewer, roadways, etc.

HOW THE PROPOSED CHANGE REFLECTS THE VISION IDENTIFIED BY THE FUTURE LAND USE PLAN:

The proposed change in FLU from LOC to REG for the subject property will maintain the vision identified by the Future Land Use Plan as the requested change is from one commercial focused land use to another commercial focused land use. Furthermore, the adjacent future land use directly to the east is Planning Area Bell Corridor and just east of Bell Boulevard, the future land use is all REG (except for a small area that is listed as Public/Semi-Public). Therefore, the proposed amendment in future land use conforms to the future land uses designated for the adjacent properties.

Furthermore, the City’s Comprehensive Plan states within the Bell Boulevard Corridor Planning Area Section on Page 32, that one of the primary goals of the Bell Boulevard Redevelopment Master Plan (Master Plan) is to ensure a mix of land uses to ensure that the private and public realms are active at all times of the day to generate more revenue for businesses and create a vibrant place that people want to visit. Considering the subject property is located directly west of the western boundary of the Planning Area Bell Corridor, the city supporting the requested FLU amendment will help to ensure this mix of land uses along the corridor.

WHETHER OR HOW THE SUBJECT PROPERTY IS COMPLIANT WITH SURROUNDING LAND USES AND ZONING:

The subject property is compliant with surrounding land uses and zoning. The properties to the east (Walmart), west (Bush’s Chicken), and south (Commercial Strip Plaza) are all zoned General Business (GB). There are two properties to the north. The property to the northeast (Walmart) is zoned GB while the property to the northwest is zoned Suburban Residential (SR).

HOW THE PROPOSED LAND USE IMPACTS ADJACENT AREAS – WHETHER THE PROPOSED LAND USE IMPACTS EXISTING AREAS AND USES IN A NEGATIVE MANNER, OR ENHANCES ADJACENT AREAS:

The proposed future land use of REG does not negatively impact the adjacent areas. As previously mentioned, the adjacent uses are all commercial in nature except for the single-family home property located to the northwest and that property is screened from the subject property via existing landscaping.

HOW THE PROPOSED LAND USE PRESENTS A BETTER BENEFIT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY THAN THE CURRENT DESIGNATION OF FUTURE LAND USE:

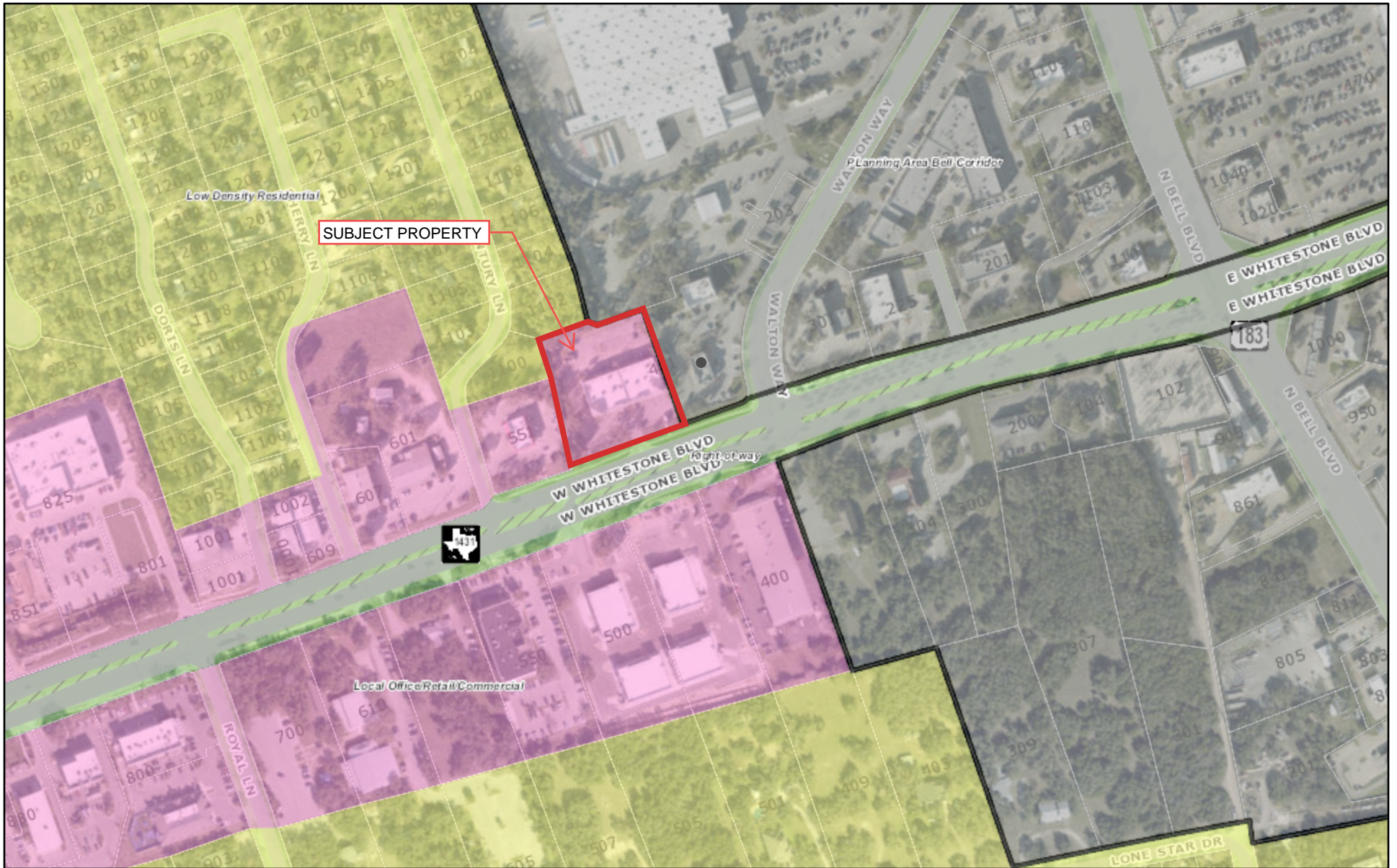
Because the requested amendment to the FLU is to switch from one commercial use to another commercial use, no benefit, but also no detriment, to the public’s health, safety, and welfare is anticipated. However, with the subject property being located less than a quarter mile west of the major



thoroughfare that is Bell Boulevard and being close to residential areas, the public will benefit from having a convenient location for commercial uses with more varied uses being allowed under the REG land use than the LOC land use.

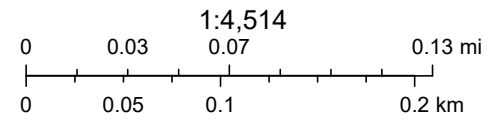
HOW THE PROPOSED LAND USE CONTRIBUTES TO THE CITY'S LONG-TERM ECONOMIC WELL-BEING:

Amending the FLU of the subject property from LOC to REG will allow for more varied tenants to occupy the existing strip retail building located on the subject property which will increase the likelihood that each space within the building will be occupied which will be beneficial to the city's long-term economic well-being as the more the building is occupied, the more tax revenue is generated for the city.



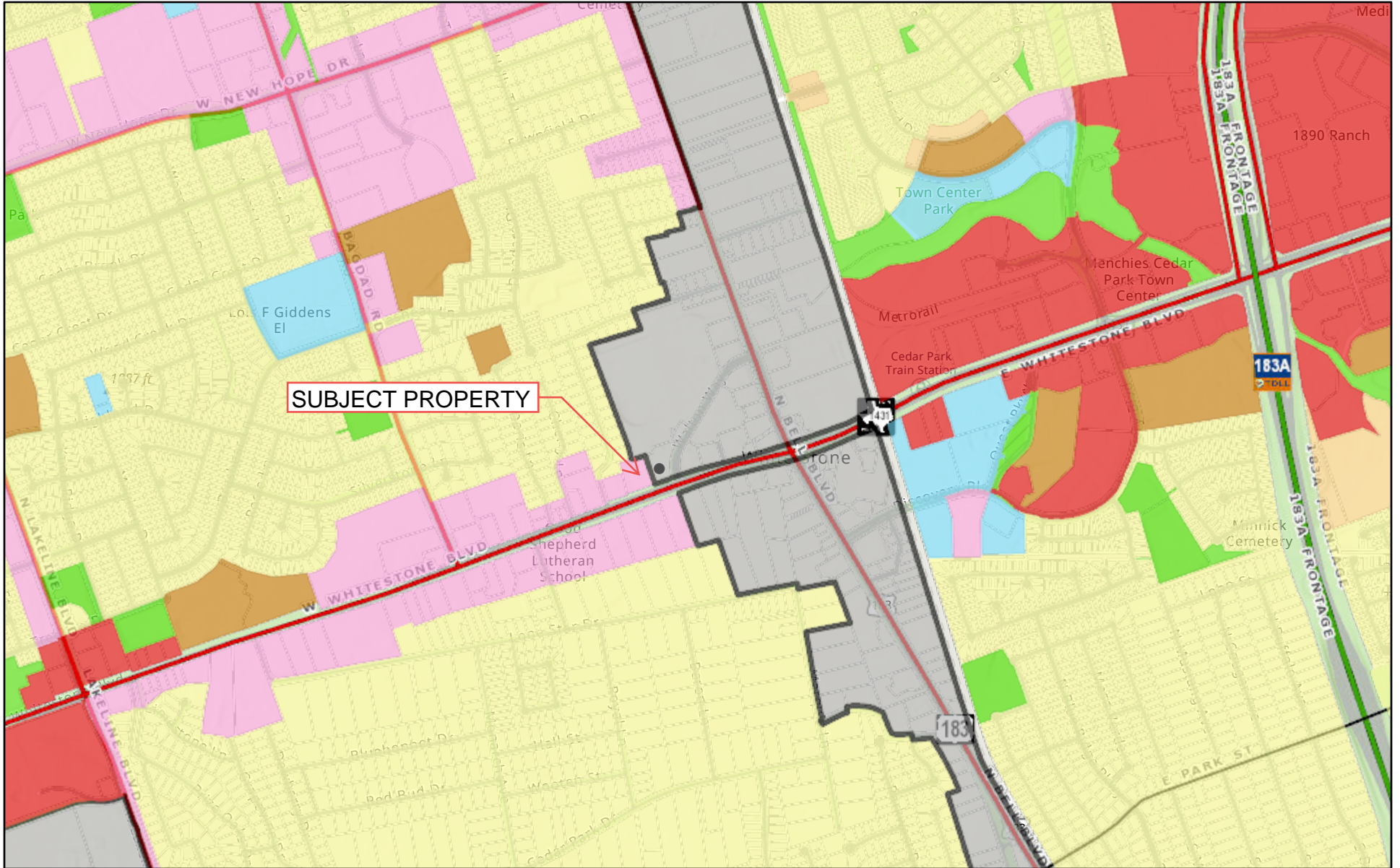
11/29/2023, 6:37:08 PM

- |  |   |   |   |  |
|--|---|---|---|--|
| <ul style="list-style-type: none"> <li>Future Land Use</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> </ul> | <ul style="list-style-type: none"> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Focused Planning Areas (PA)</li> <li>Low Density Residential (LDR)</li> <li>Medium Density Residential (MDR)</li> </ul> | <ul style="list-style-type: none"> <li>High Density Residential (HDR)</li> <li>Local Office/Retail/Commercial (LOC)</li> <li>Regional Office/ Retail/ Commercial (REG)</li> <li>Heavy Commercial (HC)</li> <li>Recreation/Open Space (REC)</li> <li>Public/Semi-Public (PUB)</li> </ul> | <ul style="list-style-type: none"> <li>City Limits</li> <li>City Limits</li> <li>ETJ</li> <li>Right of Way</li> <li>Median</li> <li>Right of Way</li> </ul> | <ul style="list-style-type: none"> <li>Parcels</li> <li>Roadways</li> <li>Street Lines</li> <li>Hwy Shields</li> </ul> |
|--|---|---|---|--|



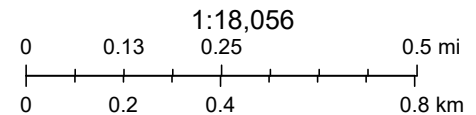
Williamson County TX, Maxar, Cedar Park Information Services





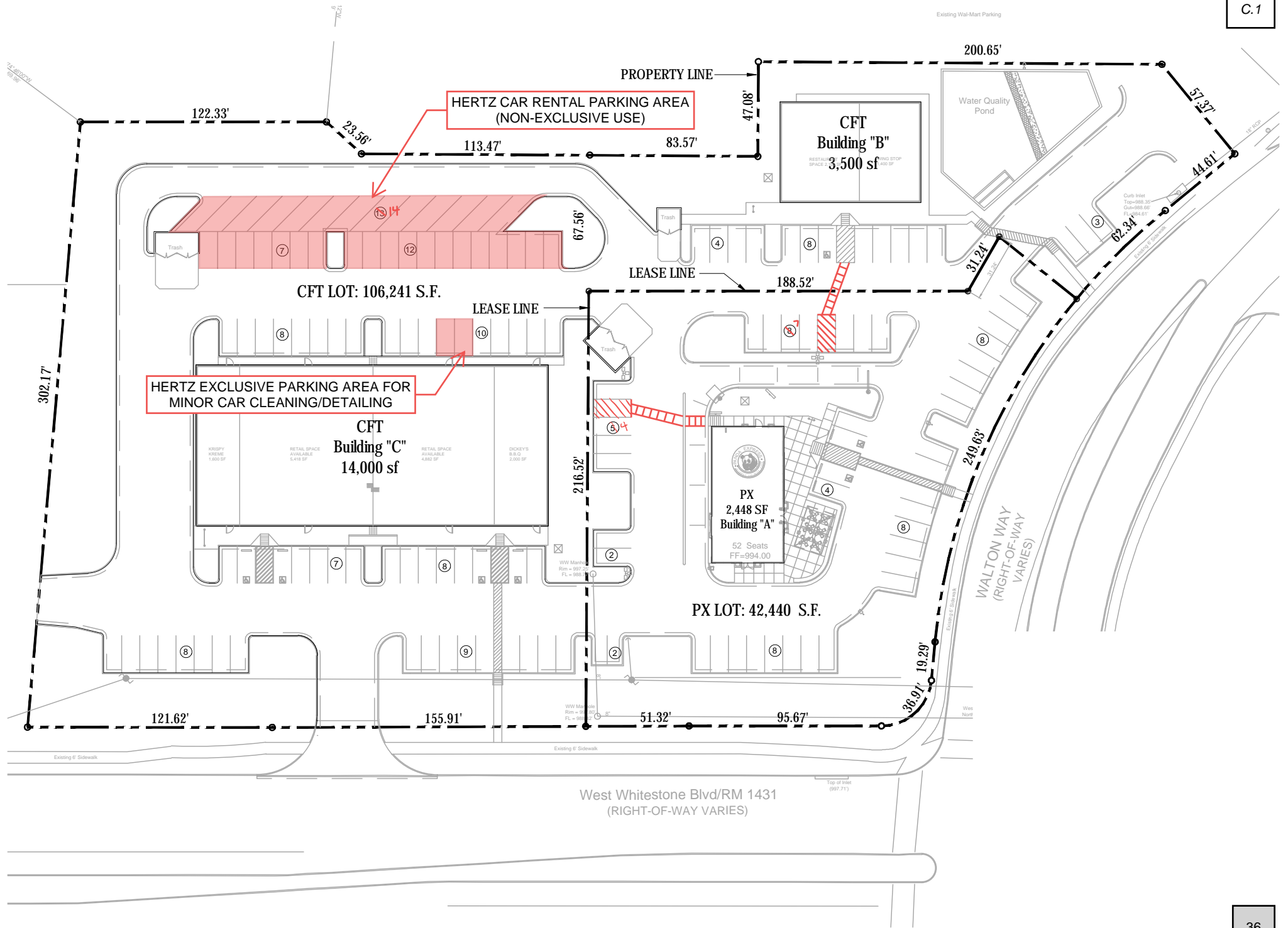
11/29/2023, 6:31:48 PM

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> Focused Planning Areas (PA)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f080f0; border: 1px solid #000; margin-right: 5px;"></span> Local Office/Retail/Commercial (LOC)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9534f; border: 1px solid #000; margin-right: 5px;"></span> Regional Office/ Retail/ Commercial (REG)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e44ad; border: 1px solid #000; margin-right: 5px;"></span> Heavy Commercial (HC)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2ecc71; border: 1px solid #000; margin-right: 5px;"></span> Recreation/Open Space (REC)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #3498db; border: 1px solid #000; margin-right: 5px;"></span> Public/Semi-Public (PUB)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid #000; margin-right: 5px;"></span> Medium Density Residential (MDR)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid #000; margin-right: 5px;"></span> High Density Residential (HDR)</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> City Limits</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> City Limits</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed #000; margin-right: 5px;"></span> ETJ</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> Right of Way</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> Median</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> Right of Way</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> Roadways</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; margin-right: 5px;"></span> City Limits</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid #a52a2a; margin-right: 5px;"></span> MAJOR ARTERIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid #008000; margin-right: 5px;"></span> MINOR ARTERIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid #000; margin-right: 5px;"></span> TOLLWAY</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid #000; margin-right: 5px;"></span> Street Lines</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid #000; margin-right: 5px;"></span> Hwy Shields</li> </ul>
--	--	---	---	--



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Austin Community College, City of Austin, County of Williamson, Texas Parks







**PLANNING AND ZONING COMMISSION AGENDA**

April 16, 2024

---

**Item/Subject:** (2024-2-Z) (Related To 2023-8-FLU) Public Hearing And Recommendation Regarding A Request By CFT NV Developments, LLC To Rezone Approximately 1.78 Acres From Local Business (LB) To General Business (GB) Located At 401 W. Whitestone Blvd.

---

Preliminary Report

<b>Staff</b>	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
<b>Owner</b>	CFT NV Developments, LLC
<b>Applicant</b>	Jeremy Pettit, Ingenium Civil Engineering, Inc.
<b>Existing Future Land Use Plan</b>	Local Office/Retail/Commercial (LOC)
<b>Proposed Future Land Use (2023-8-FLU)</b>	Regional Office/Retail/Commercial (REG)
<b>Current Zoning</b>	Local Business (LB)
<b>Proposed Zoning</b>	General Business (GB)
<b>Major Corridor</b>	W. Whitestone Blvd.
<b>Summary of Applicant’s Request</b>	Request to rezone approximately 1.78 acres to General Business (GB).
<b>Staff’s Recommendation</b>	Approve the zoning request for General Business (GB) zoning
<b>Case History</b>	On February 22, 2024, Council approved a petition to amend the FLUP from Local Office/Retail/Commercial (LOC) to Regional Office/Retail Commercial (REG)

**COMMENTARY**

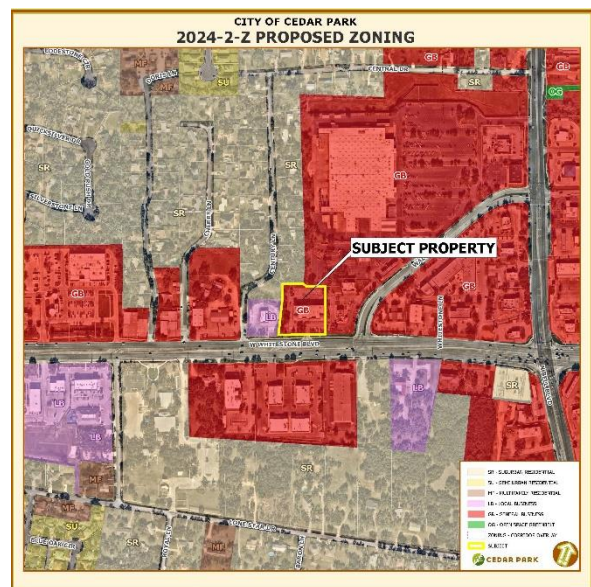
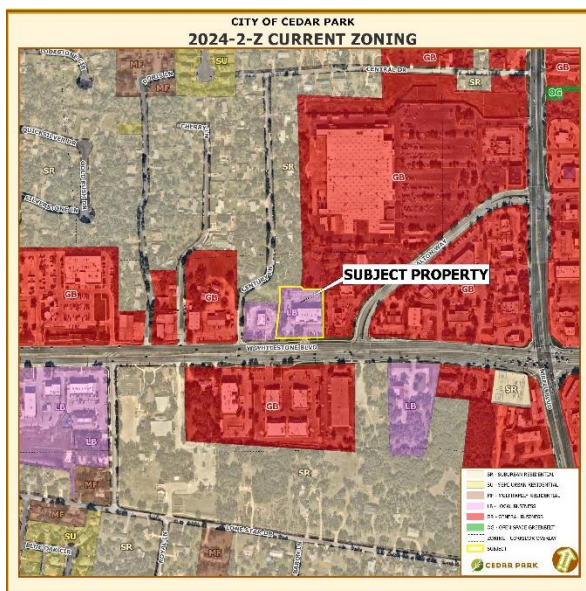
**Existing Site and Surrounding Land Uses:**

The 1.78-acre subject property is part of a larger, 3.14-acre parent property located at 401 W. Whitestone Blvd. Existing development on the subject property includes restaurant and retail uses, which are consistent with the mix of retail and commercial uses along W. Whitestone Blvd. The Applicant is requesting the zoning change to General Business (GB) to accommodate the relocation of an automobile rental use to Suite C-200 in Building “C” as shown on the attached concept plan.

The Comprehensive Plan envisions the area along the W. Whitestone major corridor as suitable for a mix of retail and professional offices as well as retail and commercial uses to the east. The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Low Density Residential, Bell Corridor Planning Area	Suburban Residential (SR), General Business (GB)	Residential, retail
South	Local Office/Retail/Commercial	General Business (GB)	Retail, Restaurants
East	Bell Corridor Planning Area	General Business (GB)	Mixed Retail, Restaurants
West	Local Office/Retail/Commercial Low Density Residential	Local Business (LB), Suburban Residential (SR)	Restaurant, Residential

The following maps depict the current and proposed zoning classifications.





**Purpose of Requested Zoning District:**

The General Business (GB) district is primarily intended for moderate and large retail centers, big-box stores, and malls that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development.

**Future Land Use Plan:**

The Future Land Use Plan (FLUP) identifies the subject property as Local Office/Retail/Commercial (LOC). In conjunction with this rezoning request, the Applicant has submitted a request to change the FLUP designation to Regional Office/Retail/Commercial (REG). The requested General Business (GB) zoning district is compatible with the requested Regional Office/Retail/Commercial (REG) FLUP designation.

**Comprehensive Plan:**

The request for a General Business (GB) district follows these goals of the Comprehensive Plan:

*Future Land Use*

- Ensure an appropriate mix of land use types within the City.

**Site Information:**

***Zoning Case History:***

The subject property was part of the original city limits that were established in 1973, at which time the property was designated with the Interim Single-Family Residential (R-1) zoning district. The table below includes a history of zoning changes on the property.

YEAR	CASE NUMBER	REQUEST	P&Z RECOMMENDATION	CITY COUNCIL ACTION
1984	Z-84-018 Ord 84-44	Local Business (LB)	Approve	Approve 09-25-1984

***Major Corridor:***

The subject property fronts W. Whitestone Blvd., a designated Major Corridor.

***Transportation:***

The subject property fronts and takes access from W. Whitestone Blvd, which is classified as a major arterial roadway per the City Roadway Master Plan.

***Subdivision:***

The subject property is a part of a larger parent tract that is approximately 3.413 acres of Lot 7A, Block One Final Plat of Whitestone Plaza, Amended Plat of Lots 7 and 8, Block 1 (FPD-06-012).

***Land uses:***

Permitted uses are all the uses permitted in the General Business (GB) zoning district as identified in Table 11.02.064 of the Zoning Ordinance and summarized in the attached exhibit for reference.

***Building Setback and Height Requirements:***

The setbacks, building height, and other zoning standards of the General Business (GB) zoning district are summarized in the attached exhibit, which has been included for reference.

**Staff Commentary:**

The Applicant wishes to rezone the 1.98-acre subject property to the General Business (GB) zoning district to allow a greater variety of commercial uses, such as Automobile Rental use. Located on W. Whitestone Blvd, a major arterial, the subject property is fully developed with retail and commercial tenants. The parent tract, save the subject property, is zoned General Business (GB).

The Future Land Use Plan envisions this corridor of W. Whitestone Blvd as an area with a range of retail and service uses, as well as professional office activities that aim to meet the needs of residents in the immediate vicinity. The requested General Business (GB) zoning district is primarily intended to accommodate large retail centers and other commercial uses that can serve both the community and broader region.

The requested zoning change to General Business (GB) zoning district is compatible with the existing conditions, the adjacent zoning district on the remainder of the parent tract, and the requested amendment to the Future Land Use Plan.

**Staff Recommendation:**

Should the associated Future Land Use Plan designation to Regional Office/Retail/Commercial (REG) be approved, Staff recommends approval of the applicant’s request to rezone the property to General Business (GB) and the acceptance of this preliminary report as the final report.

**Applicant’s Neighborhood Communication Summary and Public Input:**

The Applicant stated that thirteen (13) surrounding neighborhood and property owners were notified via certified mail with all deliveries occurring during the week of March 25. The letters notified residents of the zoning request and provided contact information for questions and comments. To date, there have not been any responses to the letter.

**Public Information Plan:**

- April 3, 2024*            Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
- April 5, 2024*            Nine (9) 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
- April 16, 2024*          Planning and Zoning Commission public hearing
- May 9, 2024*             City Council 1st reading and public hearing
- May 23, 2024*          City Council 2nd reading



**General Business (GB) Zoning Standards and Permitted Uses**

Minimum lot area	20,000 sf	<b>Building setbacks *</b>	Front *	25'	
Minimum lot width	100'		Interior side	12'	
Minimum lot depth	200'		Street side	25'	
Maximum building height *	100'		Rear to property line	5'	
<b>Outdoor uses</b>	Maximum display area *		10%	Rear to street right-of-way	25'
	Maximum storage area *		10%	ES, SR or SU residential district boundary	30'

\* Subject to additional requirements and standards outlined in Table 11.03.091

Permitted By Right	Permitted with Conditions**	Permitted with Special Use Permit**
Animal grooming	Adult day care	Car wash
Animal veterinary service, small animal	Alcoholic beverage establishment	Commercial parking lot
Art studio, gallery	Alcoholic beverage sales, off-site	Day-care center
Bank, credit union, and financial institution	Automobile, minor service	Event center
Civic club	Automobile, rental	Gasoline service station
College, university or vocational school	Craft brewing/ distillery/winery production with on-premise consumption	Kennel
Commissary		Mobile food establishment court
Data center	Day-care center, incidental	Outdoor arena, stadium or amphitheater
Drug store	Hotel	Outdoor commercial amusement, major
Funeral home or mortuary	Nursery/ greenhouse, retail	Outdoor commercial amusement, minor
Government office	Research, testing lab, or product	Private school (grades K-12)
Grocery	Restaurant, dine-in only	
Gym	Restaurant, drive-in or drive-through	
Indoor arena or theater	Retail sales	
Indoor commercial amusement	Utility services, major	
Laundromat	Vending kiosk	
Medical clinic	Wireless telecommunications facilities, building-mounted	
Medical office		
Museum		
Non-emergency transport service		
Office, general		
Office/ showroom/ warehouse		
Personal services		
Place of religious assembly		
Print shop		
Public school (grades K-12)		
Utility services, general		

\*\* Subject to additional conditions outlined in Sec 11.02.092

### 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?

The surrounding neighborhood and property owners were notified via certified mail with all deliveries occurring during the week of 03/25. The letter that was sent is attached to this summary. A direct phone number and email address were provided on the letter for the property owners to use to respond if they had any issues or concerns.

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

The 13 property owners listed on the attached document.

3. What concerns were raised during these communications?

As of 04/01, no responses were received from the notified parties.

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

As of 04/01, no responses were received from the notified parties; therefore, no specific conditions have been added to or modified within the zoning request.

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

Signature: \_\_\_\_\_

Date \_\_\_\_\_





### **Neighborhood Communication for Proposed Rezoning**

A rezoning request has been submitted to the Town of Cedar Park for the property at 401 W Whitestone Blvd, Cedar Park, TX 78613. The specific request is to rezone a portion of the property (1.78-acres) from LB (Local Business) zoning to GB (General Business) zoning. The reason for this request is to allow a rental car use to take up one of the open tenant spots within the multi-tenant retail building located on the aforementioned property. A map is being provided with this letter which shows the exact property being requested to be rezoned. As can be seen on the map, the portion of the property that is not part of the rezoning request is already zoned GB.

You will be receiving formal notice from the Town of Cedar Park regarding this request and the associated public hearing.

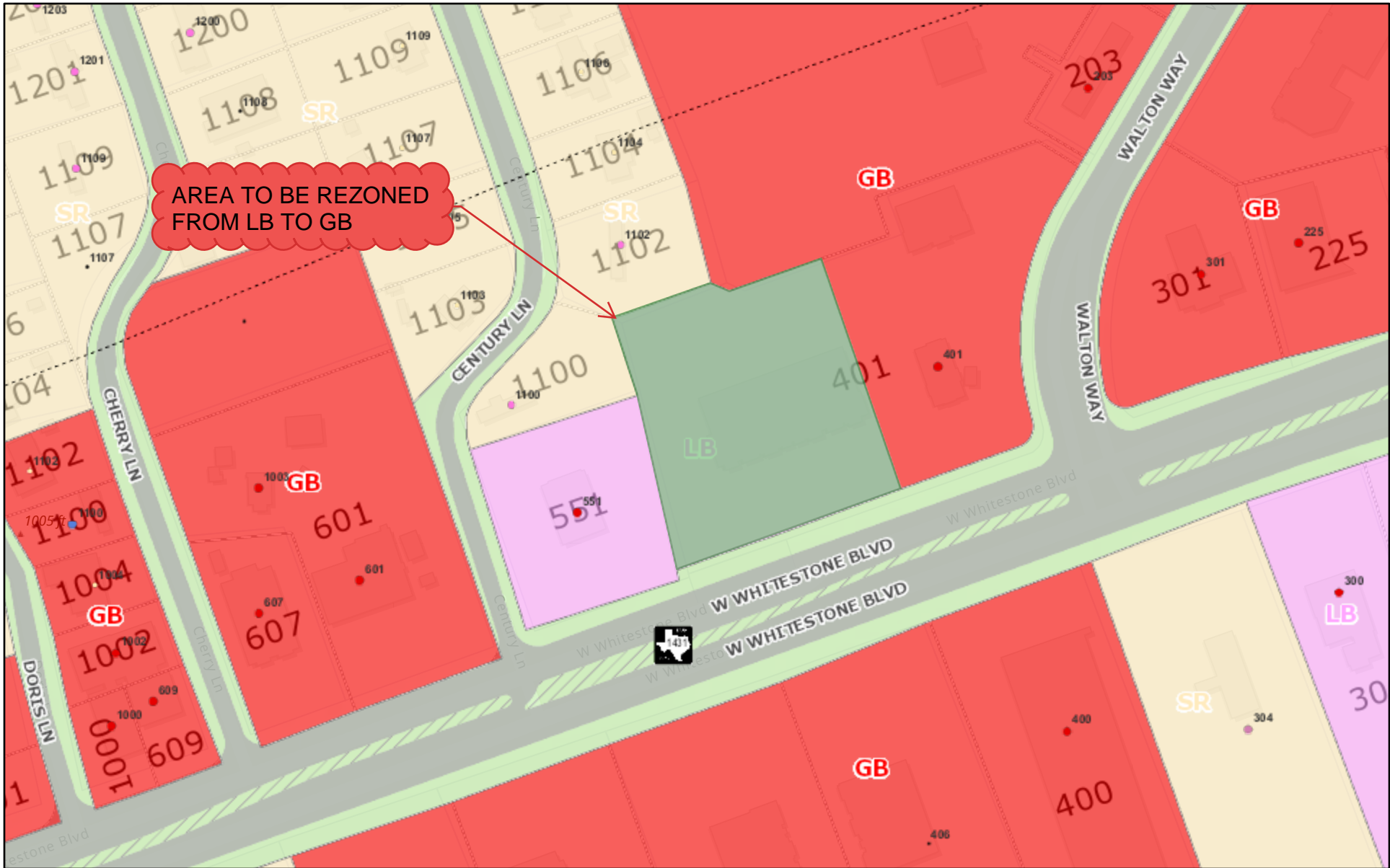
If you have any questions or concerns regarding this request, please contact us at the below email address and/or phone number.

Email Address: [permitting@ingeniumenterprises.com](mailto:permitting@ingeniumenterprises.com)

Phone Number: 813-387-0084 Extension 208

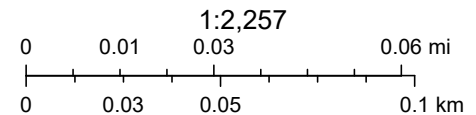
Regards,

Norbert Kovacs  
Associate  
Ingenium Civil Engineering, Inc.



3/14/2024, 2:59:33 PM

<b>ADDRESS POINTS</b>	<b>EDUCATION</b>	<b>MEDICAL</b>	<b>RELIGIOUS</b>	<b>Zoning - Zoning Districts</b>	<b>NB - NEIGHBORHOOD BUSINESS</b>	<b>H - HOSPITAL</b>
• AG	• EDUCATION	• MEDICAL	• RELIGIOUS	DR - DEVELOPMENT RESERVE	• NB - NEIGHBORHOOD BUSINESS	• H - HOSPITAL
• APT COMPLEX	• FOODSERVICE	• MULTI FAMILY HOUSE	• SIGN	ES - ESTATE RESIDENTIAL	• LB - LOCAL BUSINESS	• PS - PUBLIC SERVICES
• APT UNIT	• GOVERNMENT	• NONE	• SINGLE FAMILY	SR - SUBURBAN RESIDENTIAL	• GB - GENERAL BUSINESS	• OG - OPEN SPACE GREENBELT
• COMMERCIAL	• GROUP HOME	• OFFICE	• TOWNHOME COMPLEX	SU - SEMI URBAN RESIDENTIAL	• PO - PROFESSIONAL OFFICE	• OR - OPEN SPACE RECREATIONAL
• CONDO COMPLEX	• INDUSTRIAL	• OTHER	• TOWNHOME UNIT	UR - URBAN RESIDENTIAL	• HC - HEAVY COMMERCIAL	• MU - MIXED USE
• CONDO UNIT	• LODGING	• PARKING	• UTILITIES	MF - MULTIFAMILY RESIDENTIAL	• LI - LIGHT INDUSTRIAL	• TC - TOWN CENTER
	• MANUFACTURED HOME	• RECREATION	• WIRELESS TOWER		• HI - HEAVY INDUSTRIAL	• PA - PLANNING AREA



FEMA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geolan