

CITY OF CEDAR PARK  
REGULAR CALLED MEETING OF THE  
PLANNING & ZONING COMMISSION  
**December 18, 2018 AT 6:30 PM**  
CEDAR PARK CITY HALL COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> MARK MCDONALD, Place 1<br>Secretary | <input type="checkbox"/> AUDREY WERNECKE, Place 4 | <input type="checkbox"/> CANDACE LAMBERT, Place 6        |
| <input type="checkbox"/> BOB INGRAHAM, Place 2<br>Vice Chair | <input type="checkbox"/> KEVIN HARRIS, Place 5    | <input type="checkbox"/> RANDY STRADER, Place 7<br>Chair |
| <input type="checkbox"/> SARA GROFF, Place 3                 |   |  |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
- A.2 Pledges of Allegiance (U.S. and Texas)
- A.3 CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)

CONSENT AGENDA

- B.1 Wilson Subdivision (FP-18-001)  
71.56 Acres, 4 residential lots, 2 commercial lots and 1 open space lot  
Located south of the intersection of Brushy Creek Road and Arrowhead Trail.  
Owner: Wilson Land and Cattle Company  
Staff Resource: Mark Bombek  
Staff Proposal to P&Z: Approve
- B.2 Three Points Phase 2 (FP-18-005)  
15.27 Acres, 58 residential lots, 1 landscape/pedestrian lot, 1 private street lot and 1 drainage lot  
Located on the northwest corner of West Farmer Lane and Brushy Creek Road.  
Owner: Milestone Community Builders, LLC.  
Staff Resource: Mark Bombek  
Staff Proposal to P&Z: Approve
- B.3 Abrantes Subdivision, Phase 2 and 3 (FP-14-003 and FP-14-004)  
Consideration of dedication and construction of a trail in lieu of parkland dedication requirements for Abrantes Subdivision Phase 2 and 3.  
Owner: Abrantes Development LLC  
Staff Resource: Curt Randa  
Staff Proposal to P&Z: Approve

- C.1 Approve Minutes from Regular Meeting Date of November 14, 2018.
- D.1 Postponement Request: No items for consideration.
- E.1 Acceptance of Preliminary Report, 601 Cypress Creek Rezoning, Z-18-015 (related to item G.1)
- E.2 Acceptance of Preliminary Report, Woodall Drive Rezoning, Z-18-016 (related to item G.2)

### **COMPREHENSIVE PLAN AMENDMENTS**

- F.1 No items for consideration.

### **ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS**

- G.1 Consider a request by MJC MEC Management II, LLC to rezone approximately 0.91 acres from Light Industrial (LI) to Local Business (LB), located at 601 Cypress Creek Road in Williamson County, Texas. (Z-18-015)  
Owner: MJC MEC Management II, LLC  
Agent: Sid Bassari  
Staff Resource: Brad Jackson  
Staff Proposal: Local Business (LB)  
Project Name: 601 Cypress Creek Rezoning
  - 1) Public Hearing
  - 2) P&Z Recommendation
  - 3) P&Z Adoption of Final Report
- G.2 Consider a request by JBRJ Holdings, LLC to rezone approximately 1.35 acres from Development Reserve (DR) to Heavy Commercial - Conditional Overlay (HC-CO), located at 3001 Woodall Drive in Travis County, Texas. (Z-18-016)  
Owner: JBRJ Holdings, LLC  
Agent: Dennis Jerke  
Staff Resource: Brad Jackson  
Staff Proposal: Heavy Commercial - Conditional Overlay (HC-CO)  
Project Name: Woodall Drive Rezoning
  - 1) Public Hearing
  - 2) P&Z Recommendation
  - 3) P&Z Adoption of Final Report

### **SUBDIVISIONS (ACTION AND PUBLIC HEARING)**

- H.1 Ranch at Brushy Creek North Phase 3 (FP-18-004)  
19.89 Acres, 41 residential lots, 1 drainage lot and 1 parkland lot  
Located at the end of Walsh Hill Trail, east of Ranch at Brushy Creek North in the J.H. Dillard Survey, Abstract No. 179  
Owner: Calatlantic Homes of Texas Inc.  
Staff Resource: Mark Bombek  
Staff Proposal to P&Z: Approve
  - 1) Public Hearing
  - 2) P&Z Action

**SPECIAL USE PERMITS (ACTION AND PUBLIC HEARING)**

I.1 No items for consideration.

**ORDINANCE AMENDMENT PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS**

- J.1 Consider proposed amendments to the Code of Ordinances, specifically to Chapter 11 Zoning related to notification requirements. (OA-18-006)
- 1) Public Hearing
  - 2) P&Z Recommendation to City Council

**DISCUSSION AND POSSIBLE ACTION**

K.1 Consideration of a report regarding potential amendments to the Comprehensive Plan.

**ADMINISTRATIVE ITEMS**

- L.1 Report on City Council Actions Pertaining to Zoning Matters from November 15th, December 6th, and December 13th
- L.2 Director and Staff Comments
- L.3 Commissioners Comments
- L.4 Request for Future Agenda Items
- L.5 Designate Delegate to Attend Next Council Meeting on January 10th
- L.6 Adjournment

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.*

*All agenda items are subject to final action by the Planning and Zoning Commission.*

*Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

*An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.*

*At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; 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.*

*The City Attorney has approved the Executive Session Items on this agenda, if any.*

CERTIFICATE

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

\_\_\_\_\_  
*Date Stamped (Month, Day, Year, AM/PM, Time)*

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

\_\_\_\_\_  
Development Services Department

Notice Removed: \_\_\_\_\_  
*Date Stamped (Month, Day, Year, AM/PM, Time)*

## CITY OF CEDAR PARK 2018-2020 STRATEGIC GOALS



### DISTINCTLY CEDAR PARK

#### PURPOSE

Cedar Park is a unique location with a distinct identity shaped by its distinguishing projects and programs.

#### OBJECTIVES

- Encourage unique and distinctive developments
- Revitalize Bell Boulevard area
- Create gathering places, including parks and library
- Design special events that attract people to Cedar Park
- Leverage the value of aesthetics on community culture



### OPEN HERE, GROW HERE

#### PURPOSE

Use economic development resources to expand and diversify our tax base by actively recruiting new employers and supporting existing businesses.

#### OBJECTIVES

- Identify markets and actively recruit targeted industries and employers
- Evaluate economic development tool box
- Protect areas already designated for business
- Develop and launch business retention program



### SAFETY IS TOP-OF-MIND

#### PURPOSE

Our community feels safe, secure and comfortable.

#### OBJECTIVES

- Ensure timely and appropriate response for calls for service
- Provide resources necessary to meet community expectations
- Enhance citizen safety level



### OPERATIONAL & FISCAL EXCELLENCE

#### PURPOSE

Deliver high-quality services in a fiscally-responsible manner.

#### OBJECTIVES

- Provide high-value services to our community
- Demonstrate fiscal responsibility
- Improve and ensure a well-maintained infrastructure, including storm water
- Attract and retain a qualified workforce



### LINK PEOPLE, PLACES & THINGS

#### PURPOSE

Improve mobility through multi-modal transportation options that best serve the community's needs.

#### OBJECTIVES

- Continue implementing Roadway Master Plan
- Expand pedestrian and bike networks
- Complete Transit Study
- Use technology to improve traffic/mobility
- Advance 183A frontage road project



### STRONG COMMUNITY CONNECTIONS

#### PURPOSE

Encourage and expand civic engagement and understanding of government to inspire trust and confidence.

#### OBJECTIVES

- Develop and leverage innovative ways to engage the community
- Evaluate and enhance current engagement programs
- Support development and recognition of board and commission members



### SUSTAINABLE FUTURE

#### PURPOSE

Demonstrate responsible stewardship of community and natural resources.

#### OBJECTIVES

- Use our resources wisely
- Explore environmental programs
- Update Comprehensive Plan
- Support neighborhood maintenance