



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
JUNE 10, 2021 AT 6:00 PM**

**Link For Meeting:** <https://councilmtg.cedarparktexas.gov/>

**Event Password:** CedarPark2021

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

**Access Code:** 182 720 6537

Corbin Van Arsdale, Mayor  
Jim Penniman-Morin, Council Place One  
Mel Kirkland, Council Place Two  
Anne Duffy, Council Place Three

Heather Jefts, Mayor Pro Tem  
Eric Boyce, Council Place Four  
Kevin Harris, Council Place Five  
Brenda Eivens, City Manager

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*All electronic and printed materials to be presented at the Council Meeting must be submitted for cybersecurity and legal obscenity screening in accordance with City Policy. **Electronic material must be submitted by 12:00 p.m., day of meeting, and printed material must be submitted prior to the Call To Order.** Any electronic or printed material not submitted in accordance with the Policy, that poses a cybersecurity risk, or is legally obscene, will not be allowed. You may email the entire Council on any issue at [Council@cedarparktexas.gov](mailto:Council@cedarparktexas.gov).*

**AGENDA**

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

**I. EXECUTIVE SESSION**  
**To Commence At 6:00 p.m.**

*In accordance with Chapter 551, Government Code, the City Council will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:*

*An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

- B.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:
  - a. Legal Issues Concerning The Lease Agreement Between The City Of Cedar Park And The Texas Stars.
- B.2 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.
  - a. Acquisition Of Property For The New Hope Drive Extension Project.
- B.3 Section § 551.087 Deliberation Regarding Economic Development Negotiations.
  - a. Update Regarding Negotiations With Economic Development Prospects.

The Council Reconvenes into Open Meeting.

## **II. OPEN MEETING**

**To Commence At 7:00 p.m.**

- C.1 Invocation. (Harris)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. No deliberations with the Council. The Council may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future Agenda.)

### **Consent Agenda**

*Pursuant to Council Rule 2.3, the City Council Consent Agenda consists of Agenda Items D and E.*

- D.1 Approval Of Minutes From The Special Called City Council Meeting Of May 11, 2021.
- E.1 (SUP-21-001) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Self-Storage Use On Approximately 4.76 Acres Located At 2100 North Bell Boulevard. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of the Special Use Permit For A Self Storage Facility.***
- E.2 (FLU-20-004) (Related To Z-20-013) Second Reading And Approval Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 10.65 Acres From Regional Office/Retail/Commercial (REG) To Medium Density Residential (MDR) Located At The Northwest Corner Of Woodall Drive And West New Hope Drive. ***The Planning And Zoning Commission Voted 4-2 To Recommend Medium Density Residential (MDR).***
- E.3 (Z-20-013) (Related To FLU-20-004) Second Reading And Approval Of An Ordinance To Rezone Approximately 10.65 Acres From Development Reserve (DR) And General Business (GB) To

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Planned Development - Urban Residential (PD-UR) Located At The Northwest Corner Of Woodall Drive And West New Hope Drive. ***The Planning And Zoning Commission Vote 4-2 To Recommend Approval Of Planned Development-Urban Residential (PD-UR).***

- E.4 (Z-21-006) Second Reading And Consideration Of Approval Of An Ordinance To Rezone Approximately 3.73 Acres From General Business - Conditional Overlay (GB-CO) To General Business (GB) Located At 2820 And 2840 Woodall Drive. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of General Business (GB).***

- F.1 Resolutions: No Item For Consideration.

### **Public Hearings**

- G.1 (Z-21-007) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 5.02 Acres From Development Reserve (DR) And Suburban Residential (SR) To General Business (GB) And Open Space Greenbelt (OG), Located South Of East Whitestone Boulevard And East Of Arrow Point Drive. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of General Business (GB) And Open Space Greenbelt (OG).***
- G.2 (FLU-21-006) (Related To Z-21-010) First Reading And Public Hearing Of An Ordinance Amending The Future Land Use Plan (FLUP) For Approximately 11.18 Acres From Regional Office/Retail/Commercial (REG) To Heavy Commercial (HC) Located At 1619, 1621, 1631 And 1641 Scottsdale Drive. ***The Planning And Zoning Commission Voted 5-0 To Recommend The Future Land Use Plan Amendment To HC.***
- G.3 (Z-21-010) (Related To FLU-21-006) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 9.11 Acres From General Business – Conditional Overlay (GB-CO) To Light Industrial – Conditional Overlay (LI-CO) Located At 1619, 1621 And 1631 Scottsdale Drive. ***The Planning And Zoning Commission Vote 5-0 To Recommend Approval Of Light Industrial - Conditional Overlay (LI-CO).***

### **Regular Agenda (Non-Consent)**

- H.1 Consideration Of A Resolution Authorizing Proceeding With Issuance Of Certificates Of Obligation For Construction Related Costs Of The Public Library And Further Directing The Publication Of Notice Of Intention To Issue City Of Cedar Park, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2021.
- H.2 Consideration Of A Resolution Authorizing An Agreement For Construction Of The 2015 GO Bond Intersection Improvement Project With Austin Underground Incorporated In An Amount Not To Exceed \$1,422,597.
- H.3 Discussion Regarding The COVID-19 Declaration Of Local State Of Disaster For The City Of Cedar Park.
- H.4 Consider Action, If Any, On Items Discussed In Executive Session.

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## H.5 Mayor And Council Closing Comments.

## H.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 City Council. 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 City Council, under the headings of "Citizen Communications", and "Council Comments" however, by law, the Council 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.*

### **CERTIFICATION**

I certify that the above notice of the Regular Scheduled City Council 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 Posted: \_\_\_\_\_  
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Council Chambers 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.

\_\_\_\_\_  
LeAnn M. Quinn, TRMC  
City Secretary

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

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# CITY OF CEDAR PARK

## 2018-2020 STRATEGIC GOALS



### DISTINCTLY CEDAR PARK

#### PURPOSE

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

#### OBJECTIVES

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



### OPEN HERE, GROW HERE

#### PURPOSE

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

#### OBJECTIVES

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



### SAFETY IS TOP-OF-MIND

#### PURPOSE

Our community feels safe, secure and comfortable.

#### OBJECTIVES

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



**CEDAR PARK**



### OPERATIONAL & FISCAL EXCELLENCE

#### PURPOSE

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

#### OBJECTIVES

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



### LINK PEOPLE, PLACES & THINGS

#### PURPOSE

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

#### OBJECTIVES

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



### STRONG COMMUNITY CONNECTIONS

#### PURPOSE

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

#### OBJECTIVES

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



### SUSTAINABLE FUTURE

#### PURPOSE

Demonstrate responsible stewardship of community and natural resources.

#### OBJECTIVES

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

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