



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
NOVEMBER 18, 2021 AT 6:00 PM
THIS MEETING IS A HYBRID IN-PERSON/VIDEOCONFERENCING FORMAT***

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

Event Password: CedarPark2021

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

Access Code: 255 185 74777

Phone Password: 23327727

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

**This meeting is a hybrid in-person/videoconferencing format. While some City staff and some City Council Members will attend in-person, other City Council Members, outside consultants and some presenters will join remotely. Seating will be socially distanced in Council Chambers and there will be an overflow viewing room should additional seating be necessary. The public is encouraged to take advantage of the option to attend the meeting remotely. For the virtual meeting link and phone number, see near the top of the agenda. This hybrid in-person/videoconference public meetings format will continue until further notice. For more information on how to participate remotely.*

*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.*

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.

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:

B.1 Section § 551.071 (1) Consultation With City Attorney Concerning Pending Or Contemplated Litigation Or Settlement Offer.

a. Lease Agreement With Ward, Ventures, LLC/CraCo, Inc. For 200 S. Bell Boulevard, Suite A.

b. *312 314 Old Hwy. 183 LP, v. City Of Cedar Park, et. al., Cause No. 21-1832-C395; Pending In The 395th Judicial District Court Of Williamson County, Texas; City Of Cedar Park v. 312 314 Old Hwy. 183 LP, et. al., Cause No. 20-0466-CC2; Pending In County Court At Law No. 2 (As Transferred To Williamson County District Court).*

B.2 Section § 551.074 Deliberate The Appointment, Employment, Evaluation, And Duties Of A Public Officer Or Employee.

a. Brenda Eivens, City Manager.

b. J.P. LeCompte, City Attorney.

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. (Kirkland)

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.)

C.4 City Manager Report: Update On The Parks And Recreation Upcoming Special Events - Curt Randa, Parks And Recreation Director.

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.

- C.5 City Manager Report/Consideration Of: The COVID-19 Declaration Of Local State Of Disaster And Impact To The City Of Cedar Park - John Cummins, Emergency Management Coordinator.

Consent Agenda

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

- D.1** Approval Of Minutes From The Regular Scheduled City Council Meeting Of October 14, 2021.
- E.1** (Z-21-016) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.10 Acres From Suburban Residential (SR) To Semi-Urban Residential (SU), Located At 1002 Red Bud Drive And 513 Monarch Avenue. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of Semi-Urban Residential (SU).***
- E.2** (OA-21-002) Second Reading And Approval Of An Ordinance Amending The Comprehensive Plan, Specifically The Vision Statement And Text Within The Future Land Use Chapter And Other Associated Sections. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of the Amendments.***
- F.1** A Resolution Authorizing Issuance Of A Parks Special Use Permit To The Ladders For Leaders Organization For A 5K Charity Run At Brushy Creek Lake Park On January 30, 2022.
- F.2** A Resolution Authorizing An Amendment To The Economic Development Performance Agreement With Wexco International, LLC.
- F.3** Consideration Of A Resolution Approving An Annual Rate Adjustment Pursuant To The Residential Services And City Services Agreement Between The City Of Cedar Park And Central Texas Refuse, Inc.
- F.4** A Resolution Authorizing The City of Cedar Park's Participation In The Texas Settlement Agreement With Mckesson, Cardinal Health, AmerisourceBergen, And Johnson & Johnson Related To The Opioid Epidemic.

Public Hearings

- G.1** First Reading And Public Hearing Of An Ordinance Amending Cedar Park Code Of Ordinances Appendix A, Fee Schedule, Article 8.1000, Residential Monthly Rates And Charges For Residential Refuse, To State The Monthly Disposal Fee Shall Be The Contracted Rate As Approved By City Council.

Regular Agenda (Non-Consent)

- H.1** Update On The Design of the New Library.
- H.2** Consideration Of A Resolution Authorizing An Economic Development Performance Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Shop LC Global, Inc.

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.

- [H.3](#) (FLU-21-022) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) And Low Density Residential (LDR) To Regional Office/Retail/Commercial (REG) For Approximately 2.56 Acres Located At 911 Lone Star Dr.
- [H.4](#) Consideration Of A Resolution Authorizing The Official Ballot And Casting Of Votes For The 2021 Board Of Directors Of The Williamson Central Appraisal District Election.
- H.5 Announcement Of Mayor Pro Tem In Accordance With Council Rules Of Procedure Rule 4.2. (Van Arsdale)
- H.6 Consider Action, If Any, On Items Discussed In Executive Session.
- H.7 Mayor And Council Closing Comments.
- H.8 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)

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.

CITY OF CEDAR PARK

2021-2023 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 a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.



Economic Vitality

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.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.



Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **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.
- **Technology:** Ensure 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:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.



Infrastructure & Environment

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

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.

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.

File Attachments for Item:

D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting Of October 14, 2021.

MINUTES

**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR**

OCTOBER 14, 2021 AT 6:00 PM

THIS MEETING IS A HYBRID IN-PERSON/VIDEOCONFERENCING FORMAT*

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

Event Password: CedarPark2021

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Access Code: 2558 813 4486

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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

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

Mayor Van Arsdale called the meeting to order at 6:00 p.m.

All Council present.

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:

Council convened into Executive Session in Building Three, Multi-Purpose Room, at 6:00 p.m.

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 Anderson Mill Road Right-Of-Way.
- b. Legal Issues Concerning The City Council Rules Of Procedure Section 3.20 Executive Session.
- c. Legal Issues Concerning The City Council Rules Of Procedure Section 4.3 City Boards, Commissions, And Committees.

- B.2 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.
- a. Lease Agreement With Ward Ventures, LLC dba Moonie's Burger House Located At 200 S Bell Boulevard, Suite A-1.
- 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.

Council reconvened from Executive Session into Open Meeting at 7:04 p.m.

- C.1 Invocation. (Jefts)

Given by Mayor Pro Tem Jefts.

- C.2 Pledges Of Allegiance (U.S. and Texas).

Council led the audience in the Pledges of Allegiance.

- 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.)

Christine Muat, Cedar Park, commented on correspondence by elected officials.

Claudia Chavez, Cedar Park, commented on alleged conflicts of interest of elected officials.

Collin Klein, Cedar Park, commented on COVID-19 actions by the City.

- C.4 Presentation: A Proclamation Recognizing October 18-22, 2021 As Chamber Of Commerce Week.

Public Comment:

Travis Fell, Cedar Park, spoke in opposition to the Proclamation.

Mayor Van Arsdale read and presented a Proclamation to Tony Moline, Chamber of Commerce, in recognition of Chamber of Commerce Week.

- C.5 City Manager Report: City Of Cedar Park And Chamber Of Commerce Partnership Programs - Ben White, Economic Development Director. (Boyce)

Ben White, Economic Dvlp. Dir., and Tony Moline, Cedar Park Chamber of Commerce, addressed Council on the current collaborations and new collaborations that include a

business attraction landing page, networking meetings with business and local leaders, business data collection tool, and wage and salary survey information.

- C.6 City Manager Report/Consideration Of: The COVID-19 Declaration Of Local State Of Disaster And Impact To The City Of Cedar Park - John Cummins, Emergency Management Coordinator.

John Cummins, Emergency Mgmt. Coordinator, addressed COVID-19 and the current situation in Williamson and Travis Counties.

Consent Agenda

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

Agenda Item F.3 removed from the Consent Agenda by Councilmember Kirkland.

Motion to approve all items on the Consent Agenda consisting of Agenda Items D and F, excluding F.3.

Movant: Mayor Pro Tem Jefts

Second: Councilmember Kirkland

Vote: 7-0

- D.1 Approval Of Minutes From The Special Called City Council Meeting Of September 8, 2021.

Approved under the Consent Agenda.

- D.2 Approval Of Minutes From The Regular Scheduled City Council Meeting Of September 9, 2021.

Approved under the Consent Agenda.

- D.3 Receipt Of Minutes From The Economic Development (Type A) Sales Tax Corporation Meeting Of July 19, 2021.

Received under the Consent Agenda.

- D.4 Receipt Of Minutes From The Community Development (Type B) Corporation Meeting Of July 28, 2021.

Received under the Consent Agenda.

- E.1 Second Reading Of Ordinances - No Items For Consideration.

- F.1 A Resolution Authorizing An Agreement With Marathon Fitness, Inc. For The Purchase And Installation Of Cardio Equipment For The Cedar Park Recreation Center As Approved In The FY22 Vehicle And Equipment Services Fund (VES) In An Amount Not To Exceed \$140,000.

Approved under the Consent Agenda.

Resolution Number R001.21.10.14.F1

- F.2 A Resolution Authorizing Issuance Of A Parks Special Use Permit To The Art Beat Foundation For A Holiday Dance Concert At Veterans Memorial Park Amphitheater On December 11, 2021.

Approved under the Consent Agenda.

Resolution Number R002.21.10.14.F2

- F.3 A Resolution Authorizing Issuance Of A Parks Special Use Permit To Endurace LLC For A Mountain Bike Race At Brushy Creek Lake Park On January 8, 2022 And July 9, 2022.

Agenda Item F.3 removed from Consent Agenda by Councilmember Kirkland.

Councilmember Kirkland inquired about mitigation for any damages caused to the trail by the event.

Motion to approve Agenda Item F.3 as presented.

“A Resolution Authorizing Issuance Of A Parks Special Use Permit To Endurace LLC For A Mountain Bike Race At Brushy Creek Lake Park On January 8, 2022 And July 9, 2022”.

Movant: Councilmember Kirkland

Second: Councilmember Duffy

Vote: 7-0

Resolution Number R003.21.10.14.F3

- F.4 A Resolution Authorizing A Service Agreement With US Digital Designs, Inc. For Software Maintenance And Hardware Repair Services For The G2 Fire Station Alerting System In An Amount Not To Exceed \$61,481.59 Over Three (3) Years.

Approved under the Consent Agenda.

Resolution Number R004.21.10.14.F4

- F.5 A Resolution Authorizing A Second Amendment To The Lease Agreement With Gracie Barra Cedar Park, LLC In The Galleria At Red Oaks Shopping Center, Renewing The Lease With The Tenant Through September 30, 2022.

Approved under the Consent Agenda.

Resolution Number R005.21.10.14.F5

Public Hearings

- G.1 (SUP-21-003) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use, On Approximately 4.32 Acres Located At 1801 Clover Lane. *The Planning And Zoning Commission Voted (5-1) To Recommend Approval Of The SUP For An Outdoor Commercial Amusement, Minor Use.*

Andreina Dávila, Asst. Director Dvlp. Services, reviewed the request for a Special Use Permit on 4.32 acres located at 1801 Clover Lane. The use is to allow for a mini-golf facility.

Tom Davis, Applicant, addressed the Council regarding the proposed use and development.

General discussion followed regarding parking, fence height adjacent to multi-family development, lighting, hours of operation, and if alcohol sales were being proposed.

Mayor Van Arsdale opened the Public Hearing.

No Public Comment.

Mayor Van Arsdale closed the Public Hearing.

- G.2 (FLU-21-008) (Related To Z-21-015 And SUP-21-005) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 4.6 Acres From Medium Density Residential (MDR) To Regional Office/Retail/Commercial (REG) Located At 580 Spanish Oak Estates Drive. *The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of Regional Office/Retail/Commercial.*

Agenda Items G.2, G.3, and G.4 called together.

Andreina Dávila, Asst. Director Dvlp. Services, reviewed the three (3) items related to the future development of 580 Spanish Oaks Estates Drive:

- 1. FLUP Amendment from MDR to Regional Office/Retail/Commercial (REG)**
- 2. Rezoning from DR to General Business-Conditional Overlay (GB-CO)**
- 3. Special Use Permit (SUP) to allow for Outdoor Commercial Amusement, Minor with conditions**

The Applicant addressed Council regarding the requests.

Discussion included the future widening of the frontage road for the 183A re-design and no access to frontage from property.

Mayor Van Arsdale opened the Public Hearings.

No Public Comment.

Mayor Van Arsdale closed the Public Hearings.

- G.3 (Z-21-015) (Related To FLU-21-008 And SUP-21-005) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 4.6 Acres From Development Reserve (DR) to General Business (GB) Located At 580 Spanish Oak Estates Drive. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of General Business – Conditional Overlay (GB-CO).***

Agenda Items G.2, G.3, and G.4 called together.

Refer to Agenda Item G.2 for discussion and Public Hearings.

- G.4 (SUP-21-005) (Related To FLU-21-008 And Z-21-015) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use, On Approximately 4.6 Acres Located At 580 Spanish Oak Estates Drive. ***The Planning And Zoning Commission Voted (6-0) To Recommend Approval With Conditions Of The SUP For An Outdoor Commercial Amusement, Minor Use.***

Agenda Items G.2, G.3, and G.4 called together.

Refer to Agenda Item G.2 for discussion and Public Hearings.

- G.5 (Z-21-011) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 13.49 Acres From Urban Residential (UR) To Planned Development-Urban Residential (PD-UR) Located At The Terminus Of Old Mill Road, North Of The Intersection Of South Lakeline Boulevard And Old Mill Road. ***The Planning And Zoning Commission Voted 4-2 To Recommend Denial Of Planned Development-Urban Residential (PD-UR).***

Andreina Dávila, Asst. Director Dvlp. Services, reviewed the request to rezone 13.49 acres from Urban Residential to a Planned Development-Urban Residential. The proposed townhome development deviates from the UR requirements and was denied by the Planning and Zoning Commission. The Applicant has amended the request since it was presented to the Commission.

Discussion followed regarding the amendments and if the item should be sent back to the Commission for consideration.

Nasruddin Mahesania, Applicant, reviewed the request for the proposed development and the amendments made to the request.

Mayor Van Arsdale opened the Public Hearing.

No Public Comment.

Mayor Van Arsdale closed the Public Hearing.

General discussion continued regarding the amendments made to the original request, process for approval by Council with a supermajority, extension of Old Mill Road, drainage concerns, proximity to Lakeline Park, and Commission's opportunity to review with amendments.

Motion to send the project, Agenda Item G.5, back to the Planning and Zoning Commission for additional consideration.

Movant Councilmember Boyce

Second: Councilmember Kirkland

Vote: 5-1-1 with Mayor Pro Tem Jefts voting against and Councilmember Penniman-Morin abstaining.

Regular Agenda (Non-Consent)

- H.1 Consideration Of An Ordinance Authorizing The Issuance Of City Of Cedar Park, Texas General Obligation Refunding Bonds; Levying An Ad Valorem Tax In Support Of The Bonds; Approving A Paying Agent/Registrar Agreement, An Official Statement, A Purchase Agreement And An Escrow Agreement; Establishing Procedures For Selling And Delivery Of One Or More Series Of The Bonds; And Authorizing Other Matters Relating To The Bonds.

Agenda Items H.1 and H.2 called together.

Kevin Klosterboer, Asst. Finance Director, addressed the Council regarding the issuance of General Obligation Refunding Bonds and the issuance by the Type B Board for Senior Lien Sales Tax Revenue Bonds

Motion to approve Agenda Items H.1 and H.2 as presented.

(H.1) An Ordinance Authorizing The Issuance Of City Of Cedar Park, Texas General Obligation Refunding Bonds; Levying An Ad Valorem Tax In Support Of The Bonds; Approving A Paying Agent/Registrar Agreement, An Official Statement, A Purchase Agreement And An Escrow Agreement; Establishing Procedures For Selling And Delivery Of One Or More Series Of The Bonds; And Authorizing Other Matters Relating To The Bonds.

(H.2) A Resolution Approving A Resolution Of The City Of Cedar Park Community Development Corporation Authorizing The Issuance Of The City Of Cedar Park Community Development Corporation Senior Lien Sales Tax Revenue Bonds, Series 2021; Approving A Paying Agent/Registrar Agreement, An Escrow Agreement And A Bond Purchase Agreement; Approving An Official Statement And Approving Other Matters Related Thereto.

Movant: Councilmember Boyce

Second: Councilmember Penniman-Morin

Vote: 7-0

Ordinance Number I01.21.10.14.H1

- H.2 Consideration Of A Resolution Approving A Resolution Of The City Of Cedar Park Community Development Corporation Authorizing The Issuance Of The City Of Cedar Park Community Development Corporation Senior Lien Sales Tax Revenue Bonds, Series 2021; Approving A Paying Agent/Registrar Agreement, An Escrow Agreement And A Bond Purchase Agreement; Approving An Official Statement And Approving Other Matters Related Thereto.

Agenda Items H.1 and H.2 called together.

Refer to Agenda Item H.1 for discussion and action taken.

Resolution Number R006.21.10.14.H2

- H.3 Consideration Of A Resolution Approving And Adopting The Library Master Plan.

Maureen Arndt, 720 Designs, reviewed the 2021-2026 Cedar Park Library Master Plan.

Motion to approve the 2021-2026 Library Master Plan.

Movant: Mayor Pro Tem Jefts

Second: Councilmember Penniman-Morin

Vote: 7-0

Resolution Number R007.21.10.14.H3

- H.4 Consideration Of A Resolution Authorizing Supplemental #2 To Agreement For Professional Engineering Services Between The City of Cedar Park And Jones & Carter, Inc. For Services In Connection With The Ranchettes 2 And 3 Central Drainage Project In An Amount Not To Exceed \$168,000.

Emily Truman, Engr. Svcs. Manager, reviewed the Cedar Park Ranchettes 2 & 3 Central Drainage Project.

Motion to approve Agenda Item H.4 as presented.

“A Resolution Authorizing Supplemental #2 To Agreement For Professional Engineering Services Between The City of Cedar Park And Jones & Carter, Inc. For Services In Connection With The Ranchettes 2 And 3 Central Drainage Project In An Amount Not To Exceed \$168,000”.

Movant: Councilmember Kirkland

Second: Councilmember Harris

Vote: 7-0

Resolution Number R008.21.10.14.H4

- H.5 Discussion For Appointment Of Tom Spano To Place Five On The Tourism Advisory Board.
(Harris)

Agenda Item H.5 called after Agenda Items H.1/H.2.

Tom Spano addressed the Council regarding his interest in serving on the Tourism Advisory Board.

- H.6 Consideration Of A Resolution To Nominate A Candidate For The Williamson Central Appraisal District Board Of Directors And Approval For Submission Of Nomination.

Kevin Klosterboer, Asst. Finance Director, reviewed the process to nominate a candidate for the WCAD Board of Directors.

Discussion followed on nominations.

No action taken.

- H.7 Consider Action, If Any, On Items Discussed In Executive Session.

No action taken on any item discussed in Executive Session.

- H.8 Mayor And Council Closing Comments.

Councilmember Kirkland commented on National Breast Cancer Awareness Month and National Anti-Bullying Month.

Council commented on the Chamber of Commerce and their work.

- H.9 Adjournment.

Mayor Van Arsdale adjourned the meeting at 9:47 p.m.

PASSED AND APPROVED THIS 18th DAY OF NOVEMBER, 2021.

Corbin Van Arsdale, Mayor

ATTEST:

**LeAnn M. Quinn, TRMC
City Secretary**

File Attachments for Item:

E.1 (Z-21-016) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.10 Acres From Suburban Residential (SR) To Semi-Urban Residential (SU), Located At 1002 Red Bud Drive And 513 Monarch Avenue. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of Semi-Urban Residential (SU).***



CITY COUNCIL AGENDA
November 18, 2021

Item/Subject: (Z-21-016) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.10 Acres From Suburban Residential (SR) To Semi-Urban Residential (SU), Located At 1002 Red Bud Drive And 513 Monarch Avenue. *The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of Semi-Urban Residential (SU).*

Final Report

Staff	Ellen Nelson, 512-401-5082, Ellen.Nelson@cedarparktexas.gov
Owner	Guy Denson
Agent	Guy Denson
Current Zoning	Suburban Residential (SR)
Proposed Zoning	Semi-Urban Residential (SU)
City Limits	Yes
Future Land Use Plan	Low Density Residential (LDR)
Major Corridor	None
Summary of Applicant's Request	The applicant's request is to rezone approximately 1.10 acres from Suburban Residential (SR) to Semi-Urban Residential (SU). The proposed zoning of SU is supported by the current Future Land Use Plan.
Staff Recommendation	Staff recommends approval of the SU as requested

Staff Recommendation:

Staff recommends approval of the applicant's request to rezone the property to Semi-Urban Residential (SU).

Reason for Staff Recommendation:

The proposed zoning change will provide an appropriate zoning designation that is compliant with the FLUP and compatible with surrounding land uses.

Planning & Zoning Commission Recommendation to the City Council:

On October 19, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval of the request for Semi-Urban Residential (SU).

In favor: Bobbi Hutchinson, Bob Ingraham, Kimberly Bradford-Brown, Cindy Sneed, and Sara Groff

Opposed: None

Absent: Randy Strader, Audrey Wernecke

Stated Reasons for P&Z Recommendation:

The Commission supported staff's recommendation.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on October 19, 2021. No public testimony was presented.

City Council Public Hearing:

The City Council held a public hearing on November 4, 2021. No public testimony was provided.

Applicant's Neighborhood Communication Summary and Public Input:

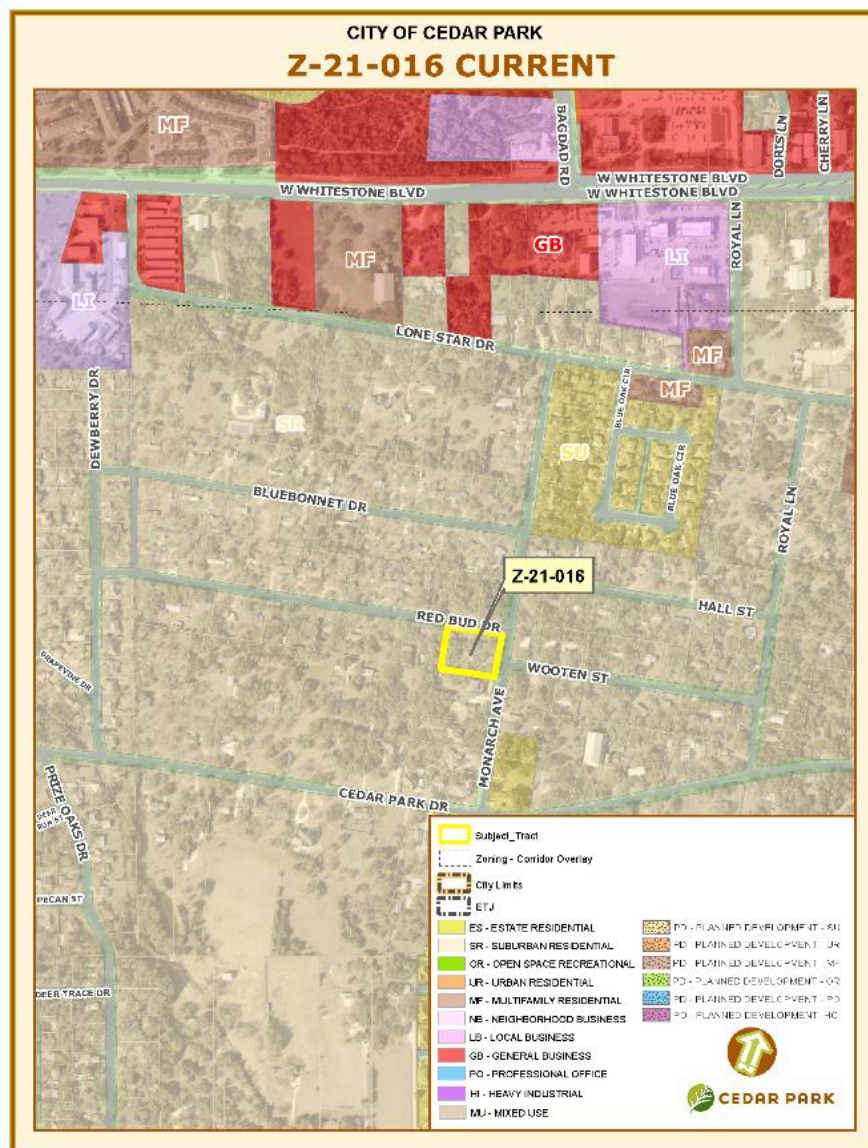
The owner reached out via mailed letters to surrounding property owners within 500 feet. No concerns were brought forward to the owner at the time that he submitted his communication summary to the City. There have been four inquiries received by staff. Three were neutral and one was against the request.

COMMENTARY

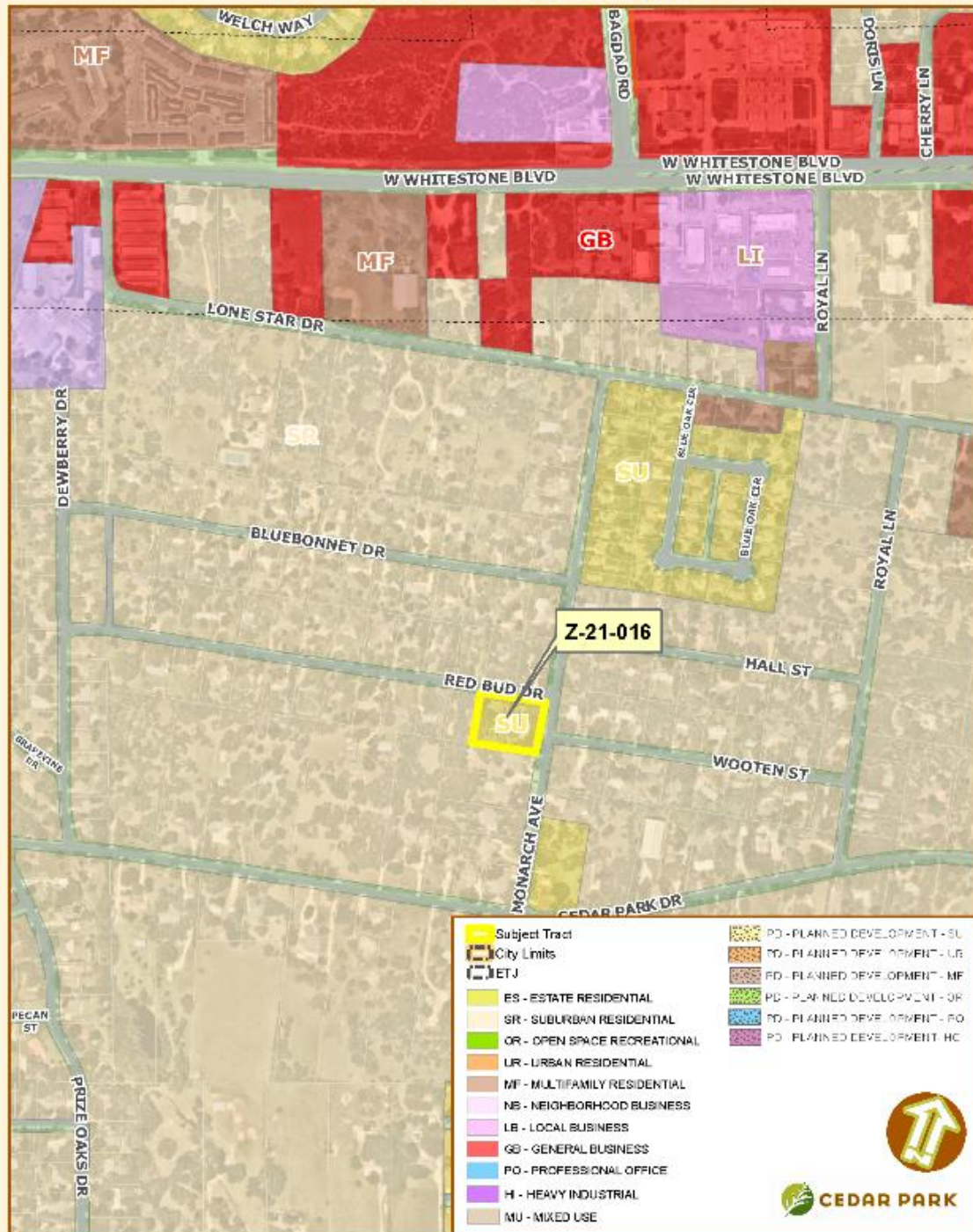
Existing Site and Surrounding Land Uses:

The subject property consists of two, 24,000-square foot lots located at the southwest corner of Monarch Avenue and Red Bud Drive. They are currently developed with one single family home. The subject tracts are located in an established single-family residential subdivision known as Cedar Park Ranchettes Unit 3. This neighborhood was primarily established in the late 1960s with residential lots ranging from approximately 0.5 to 3.75 acres in size. A smaller residential subdivision (Blue Oak Estates) also exists to the north in close proximity of the subject property with 65 to 70-foot wide lots.

The following maps depict the current and proposed zoning classifications.



CITY OF CEDAR PARK Z-21-016 PROPOSED



Purpose of Requested Zoning District:

The Semi-Urban Residential (SU) district is intended to allow for smaller, single-family housing for undeveloped and infill tracts.

Future Land Use Plan:

The Future Land Use Plan (FLUP) currently identifies the subject lots as Low Density Residential (LDR), which is compatible with the SU zoning request.

Future Land Use:

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

Site Information:***Zoning Case History:***

This parcel was included in the Original City Incorporation in 1973.

Year	Case Number	Request	City Council Action
1975	Original Zoning Ordinance (75-2)	Assigned original zoning of interim R-1 Single-family Residential	Council approved 03/24/1975

Major Corridor:

The subject properties are not located along a designated Major Corridor.

Transportation:

Red Bud Drive and Monarch Avenue are classified as residential roads. The Residential Collector of Cedar Park Drive is located to the south of the tracts and intersects with Monarch Avenue.

Subdivision:

The subject tracts are currently platted as Lots 27 and 28, Block 8, Cedar Park Ranchettes, Unit 3 (FP-66-003).

Land uses:

Land uses shall comply with those listed for SU in Table 11.02.061A of the Zoning Code.

Building Setback and Height Requirements:

	<u>SU</u>
Front Setback	25'
Interior Side Setback	10'
Rear Setback	20'
Maximum Height	35'

Staff Commentary:

The applicant proposes to resubdivide the two lots into three lots to allow for an additional residential opportunity while moving his current house to the adjacent property addressed as 1002 Red Bud Drive. The current Suburban Residential (SR) lot standards require a minimum lot area of 15,000 sq.ft. As the current lots are 24,000 square feet each, the property owner would be unable to subdivide the lots any further in compliance with the Suburban Residential (SR) standards. The minimum lot area for the Semi-Urban Residential (SU) district is 8,250 square feet, with a minimum lot width of 75 feet for internal lots, and 90 feet for corner lots. By re-zoning to the Semi-Urban Residential (SU) district, an additional residential lot can be created to add infill opportunities to the City compatible in size with other residential lots in the area.

Public Information Plan:

October 6, 2021: Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman

October 8, 2021: Twenty-nine (29) 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

October 19, 2021: Planning and Zoning Commission public hearing

November 4, 2021: City Council 1st reading and public hearing

November 18, 2021: City Council 2nd reading

Initiating Dept: Development Services

Fiscal Impact

Account No.: n/a

Budget

Budget/Expended: n/a

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

Ordinance with Exhibits

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO REZONE APPROXIMATELY 1.10 ACRES FROM SUBURBAN RESIDENTIAL (SR) TO SEMI-URBAN RESIDENTIAL (SU) LOCATED AT 513 MONARCH AVENUE AND 1002 RED BUD DRIVE (Z-21-016); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area; and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on October 19, 2021 the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed zoning for Semi-Urban Residential (SU); and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses

surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. City of Cedar Park Ordinance No. 75-2: Comprehensive Zoning Ordinance is hereby amended to rezone approximately 1.10 acres from Suburban Residential (SR) to Semi-Urban Residential (SU) located at 513 Monarch Avenue and 1002 Red Bud Drive, otherwise set forth in the legal description labeled Exhibit “A”, and the property location map labeled Exhibit “B”.

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicated the authority for said notation.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 4th day of November, 2021, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 18th day of November, 2021, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

Corbin Van Arsdale, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

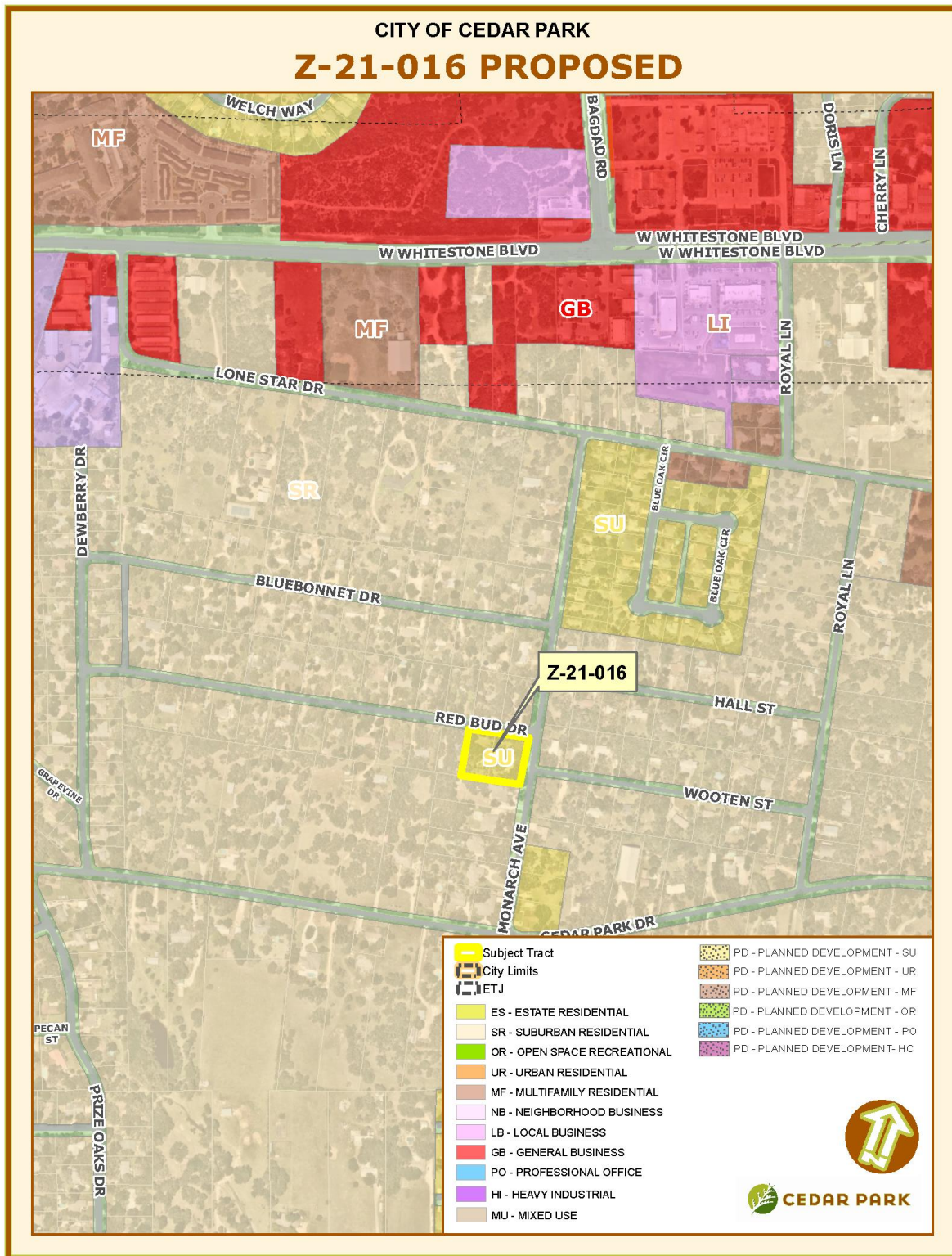
APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

EXHIBIT A

Lots 27 and 28, Block 8, Cedar Park Ranchettes, Unit 3

EXHIBIT B





* GO SEE NEIGHBORS 500 FT.

ATTN: ELLEN NELSON

RETURN BY
8 OCT 1. 28 21

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? *INFORMATION WAS WRITTEN ON ONE PAGE AND DELIVERED BY MAIL ON SEPT. 24, 2021*

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

3. What concerns were raised during these communications?
NONE.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?
NONE

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

Signature: _____

Guy DENSON

Z-21-016

Date: _____

9/30/21

ATTN: ELLEN NELSON

Neighborhood Notification

Hello neighbor,

My name is Guy Denson and I own 2 lots at 513 Monarch Ave. and 1002 Redbud Dr.

I have applied for a rezoning of my lots from Suburban Residential (SR), to Semi Urban (SU)

My plans are to build 2 houses facing Monarch Ave. To do this I will subdivide my properties into 3 lots.

The current lot measurements for 513 Monarch Ave are 200' x 120'.

The current lot measurements for 1002 Redbud Dr. are 120' x 200'.

The current zoning guidelines for SR require a minimum of 100ft facing the street and min lot size of 15,000sf. To meet these standards the 2 houses facing Monarch Ave. would be subdivided into 100' x 150' lots. However, doing this would cut into the lot on Redbud Dr. and the 100' would NOT be met. (240' minus 150'). This would make the lot facing Redbud Dr only 90' wide.

The simple solution for this dilemma is to rezone my lots to SU because the standard minimum lot size and setbacks are smaller as easily met.

This communication does not require a response unless you have any questions or concerns on this matter. If you do have any questions, I can be reached directly by phone 512-923-3403. Or you can send me an email at: GuyDenson@gmail.com Or feel free stop by my house on 513 Monarch Ave this Saturday September 25, 2021 anytime between 8am and 12pm and talk with me in person.

Thank you for your time!

Guy

*Guy DENSON
513 MONARCH AVE.*

2-21-016

From: Andreina Davila-Quintero
Sent: Tuesday, October 12, 2021 12:24 PM
To: Sarah Kelley
Cc: Ellen Nelson
Subject: RE: Monarch Drive zoning change?

Hi Sarah,

Property owners within 300 feet should be receiving a notice in the mail, if they have not already, relating to this rezoning request. There is a form they can complete in this notice and mail or email back to us. Alternatively, any property owner can mail or email us any written comments they may have on the case.

For mail, please send comment to the Planning Division, 450 Cypress Creek Road, Bldg 1, Cedar Park, Texas 78613.

For email, please email any comments to the Case Manager, Ellen Nelson, to ellen.nelson@cedarparktexas.gov.

If we may be of further assistance, please do not hesitate to let us know.

Thank you,
ADQ

Andreina Davila-Quintero, AICP
Assistant Director of Development Services
Phone: 512-401-5057

-----Original Message-----

From: Sarah Kelley [REDACTED]
Sent: Tuesday, October 12, 2021 9:53 AM
To: Andreina Davila-Quintero <Andreina.Davila@cedarparktexas.gov>
Subject: Re: Monarch Drive zoning change?

Thanks, yes that does help. If neighbors have comments about this zoning change, how do they go about filing those comments?

Sarah

iPhone

> On Oct 12, 2021, at 8:26 AM, Andreina Davila-Quintero <Andreina.Davila@cedarparktexas.gov> wrote:
>
> Good morning Sarah. I hope I find you well.
>
> Absolutely. We are in receipt of a request to rezone the two lots located at the southwest corner of Monarch Ave and Red Bud Dr from Suburban Residential (SR) to Semi-Urban Residential (SU). Both

zoning districts are single-family zoning districts; the main difference between the two relates to minimum lot size - for example, the SR zoning district allows a minimum lot area of 15,000 sq.ft., while the SU allows a minimum lot area of 8,250 sq.ft. Based on the information that was submitted, the property owner wishes to resubdivide the properties to add an additional lot (from the 2 current lots to 3 total).

>

> I hope this helps. If you have additional questions, please do not hesitate to let us know.

>

> Thank you,

> ADQ

>

>

>

> Andreina Davila-Quintero, AICP

> Assistant Director of Development Services Development Services

> 450 Cypress Creek Rd., Bldg. 2

> Cedar Park, Texas 78613

> Phone: 512-401-5057

>

>

> -----Original Message-----

> From: Sarah Kelley [REDACTED]>

> Sent: Monday, October 11, 2021 8:33 PM

> To: Andreina Davila-Quintero <Andreina.Davila@cedarparktexas.gov>

> Subject: Monarch Drive zoning change?

>

> Hi Andreina,

>

> Could you help me out with information on a new zoning change? I noticed a "proposed zoning change" sign on Monarch Drive between Wooten and Hall Streets. Can you tell me what is being proposed at that property please?

>

> Thanks so much,

> Sarah Kelley

> 979-696-2224

>

>

From: Texas Lass [REDACTED]
Sent: Friday, October 29, 2021 2:23 PM
To: Ellen Nelson
Subject: Z-21-016 (Guy Denson)

Dear Ms. Nelson

My husband and I live directly adjacent to the property owned by Mr. Denson. We object to to this rezoning for the following reason.

We, along with many others have lived on Red Bud Dr. for many, many years. My husband who is 58 has lived here since he was a kid. I myself have lived on this street for 32 years. It is a quiet and leafy place to live. We are retired and value where we live. We fear this rezoning and the building of more homes will bring problems as in noise and traffic. Our lot, as well as Mr. Denson's, which sits east of our lot and the other lot to our west have a respectable distance between them. Our Son who has graduated from college and has since moved to the "big city" always says "he forgets how quiet it is here, whether it be day or night". I love the fact that I can sit in my home and feel like I am in the in the country. It is so leafy and serene here that you forget that there are other homes around you.

If you would, please consider our plea to keep our street the way I have mentioned in the above paragraph. This neighborhood was always meant to mimick country life hidden from the city.

Our city has gone through many, many changes since we have lived here. Please help our street to retain it's charm.

Regards,

Doug and Yvonne Faulkner

512-767-0138

512-767-2712

File Attachments for Item:

E.2 (OA-21-002) Second Reading And Approval Of An Ordinance Amending The Comprehensive Plan, Specifically The Vision Statement And Text Within The Future Land Use Chapter And Other Associated Sections. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of the Amendments.***



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: (OA-21-002) Second Reading And Approval Of An Ordinance Amending The Comprehensive Plan, Specifically The Vision Statement And Text Within The Future Land Use Chapter And Other Associated Sections. ***The Planning And Zoning Commission Voted 5-0 To Recommend The Amendments.***

COMMENTARY

On September 23, 2021, Council directed staff to draft formal amendments to the Comprehensive Plan (“Plan”), specifically to amend the vision statement and remove references to Educational Campus as a “Missing Place”.

The proposed amendments to the vision statement are shown in red below.

“We imagine the City of Cedar Park as a family-oriented community; one of compassion, integrity, diversity and many faiths. We are an attractive destination, a leader in business development and committed to an exceptional quality of life for all.”

In addition to the change noted above, Council requested removal of Educational Campus from the list of Missing Places noted in the Future Land Use Chapter. If amended, the remaining Missing Places would include Entertainment/Cultural District, Walkable Mixed Use, and Business Park.

Proposed amendments related to removing Educational Campus as a Missing Place are shown in red on the following pages.

Recommendations

This Comprehensive Plan includes specific action items as recommendations related to future land use, transportation, infrastructure, public facilities, and community livability. These topics are interrelated and support Cedar Park's vision for the future.

The City has identified nine Planning Areas that are intended to address these themes and the community's overall vision (see Potential Vision for Planning Areas on page 18 for more detail). These Planning Areas comprise much of the remaining 20 percent of vacant land within Cedar Park; therefore, future development should be carefully and thoughtfully planned to ensure desirable development. Although no specific land use is planned for each area, the following ~~four~~^{three} types of developments known as "missing places" (or a combination thereof) are envisioned for inclusion in these areas:

- Entertainment / Cultural District
- ~~Educational Campus~~
- Walkable Mixed-Use
- Business Park

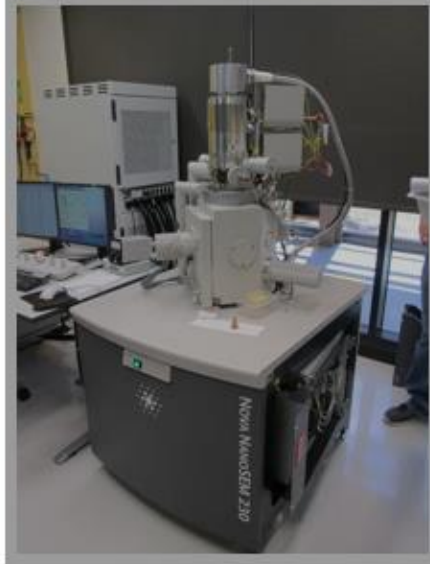
The Bell Boulevard Corridor is also identified as a special area for consideration; however, a redevelopment strategy is appropriate for this area (compared to the other Planning Areas, which are located in largely vacant areas). In 2015, the City adopted the "Bell Boulevard Redevelopment Master Plan" that outlines specific strategies for improving the land use mix, appearance, character, and traffic flow along the corridor. These recommendations have been incorporated into the Comprehensive Plan.

The Plan's recommendations are located throughout the chapters, but are summarized in the Implementation Matrix on page 102.



Overall Themes of the Plan's Recommendations:

- Concentrated nodes of development to create vibrant districts for community interaction and entertainment
- A walkable and connected environment that allows the community to be active and access destination points without the use of a motorized vehicle
- Nonresidential growth to support innovative, technology, and research-related fields that will generate employment in Cedar Park
- City services, infrastructure, and roadways that continue to meet demand as population increases



Educational Campus

Cedar Park has also expressed interest in an educational campus, possibly a branch or satellite campus for a larger university, located within the community. An educational campus could be complementary to existing educational facilities or office uses, creating opportunities for partnerships, training programs, and employment opportunities for local businesses and residents.

A college or university offering 4 year degree programs is highly desirable in the City of Cedar Park for a variety of reasons. Educational campuses can serve as a focal point for developmental growth and improvement for citizens by offering continuing education, certification courses, technical coursework, and pre-college courses to support educational and employment efforts of the local populations. Additionally, these educational campuses offer a strong economic benefit to the community.

The Austin Round Rock MSA is considered a major center for high-tech with thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin going into the workforce and fueling numerous industries. Cedar Park's proximity to Austin could provide the opportunity for the City to capitalize on this regional trend and provide the same engineering/technology course work and technical training opportunities that could feed directly into the local economy through the workforce and help to spur residents into attaining higher educational opportunities.

Action Item 30: Target economic development efforts to attract and expand quality, diverse employers within Cedar Park.

Input from the CPAC and from the *ImagineCedarPark* website participants indicates that achieving economic diversification and attracting quality employers to the City are priorities for the community. Desirable businesses are those with a focus on technology, innovation, engineering, sustainability, and design fields, and may be established businesses or start-ups. Such businesses may benefit from partnerships with a future ~~educational campus or a~~ privately-supported incubator to assist start-up businesses or entrepreneurs. The public input also made specific reference to attaining high-speed fiber internet in Cedar Park, which could make the City very attractive to these types of industries. The City should convey this vision to the Type A and Type B Boards and the Economic Development Department to ensure efforts are coordinated to target these industries.

Action Item 31: Continue to strengthen the City's partnership with Leander Independent School District to maximize resources and coordinate planning efforts.

The City should build upon its existing relationship with the Leander Independent School District (LISD). LISD was mentioned in the public input as a major asset to the community that provides outstanding education to Cedar Park's children. The City should consider encouraging a joint meeting between Cedar Park City Council and the LISD School Board at least annually to coordinate planning efforts. Both the City and LISD benefit from maintaining this relationship in regards to facility expansion and construction, anticipated population and enrollment locations, and considering shared recreational facilities to serve both the community and the student population.



Breakthrough Goals

While this plan strives to identify the community's vision and to describe specific and realistic action items to achieve this vision, it is also important to identify "big picture" goals that may not be as easily attainable in the near future but that are critical to implementing the community's vision. The goals are commonly referred to as breakthrough goals or stretch goals.

The following ~~three-two~~ breakthrough goals have been identified based on input received from the CPAC and other community members throughout the process:

~~1. Establishment of an educational campus~~

~~2-1.~~ Attracting a single employer of at least 1,000 people and provide employment for at least 10,000 overall, with a focus on middle- and high-skill employment opportunities

~~3-2.~~ Construction of frontage roads along 183A

Each of these items have been included and described within this plan. The City should establish benchmarking milestones to check progress toward attaining these long-term goals over time. Additionally, the City should ensure that all relevant departments and boards are aware of these goals and their roles in the implementation.

Planning and Zoning Commission Public Hearing and Recommendation:

The Planning and Zoning Commission held a public hearing on October 19, 2021. No public testimony was received.

The Planning and Zoning Commission voted 5-0 to recommend the proposed amendments.

In Favor: Sara Groff, Bob Ingraham, Kimberly Bradford-Brown, Cindy Sneed and Bobbi Hutchinson

Opposed: None

Absent: Randy Strader, Audrey Werneke

City Council Public Hearing

The City Council held a public hearing on November 4, 2021. One person registered support of the amendments, but did not speak.

Public Information Plan:

October 6, 2021: Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman

October 19, 2021: Planning and Zoning Commission public hearing and recommendation

November 4, 2021: City Council 1st Reading and Public Hearing

November 18, 2021: City Council 2nd Reading

Initiating Dept: Development Services

Fiscal Impact

Fund: n/a

Budget

Amount: n/a

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

Ordinance, including proposed Comprehensive Plan amendments

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING THE CEDAR PARK COMPREHENSIVE PLAN REGARDING THE VISION STATEMENT AND REFERENCES TO EDUCATIONAL CAMPUS (OA-21-002); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council adopted the City's current Comprehensive Plan in November 2014 to promote sound development and public health, safety and welfare;

WHEREAS, as recommended in the Comprehensive Plan, periodic reviews of the Comprehensive Plan shall be conducted to ensure the established vision and goals identified in the Comprehensive Plan remain relevant;

Whereas, on September 23, 2021, City Council requested amendments to the Comprehensive Plan to revise the vision statement and remove references to Educational Campus within the Plan; and

WHEREAS, on October 19, 2021, the Planning and Zoning Commission voted 5-0 to recommend the proposed amendments;

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the City Council finds that the proposed amendments to the Comprehensive Plan are in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the City of Cedar Park's Comprehensive Plan be amended as provided in the attached Exhibit A.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 5. This Ordinance shall be and remain in full force and effect from and after the date of approval.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 4th day of November, 2021 at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 18th day of November, 2021, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

JP LeCompte, City Attorney

EXHIBIT A

Amendments to the Comprehensive Plan are shown in red. Only the text shown in red shall be amended.

Vision Statement

*We imagine the City of Cedar Park as a family-oriented community; one of compassion, integrity, diversity and **many faiths**. We are an attractive destination, a leader in business development and committed to an exceptional quality of life **for all**.*

We value:

- **Community** | We strive to link neighbors, neighborhoods, organizations, businesses, government and our faith based groups into a cohesive community of caring, involved, and dedicated citizens to address and provide for critical needs, services and the quality of our city.
- **Innovation** | We have a healthy desire to improve Cedar Park and support the use of original and creative methods to better the City. We believe that discovering new ideas and embracing change provides opportunities for success.
- **Service** | Our commitment to excellent service is at the core of what we do. We exhibit pride, enthusiasm and dedication in our work and strive to improve the community and better people's lives.
- **Professionalism** | We are an efficient and responsive organization providing the highest level of knowledge and expertise. Through our work we promote fairness, dignity and respect for our customers and workforce.
- **Integrity** | We adhere to the highest ethical standards. We are honorable, fair and sincere and strive to uphold our organizational values with our decisions and in our actions. We understand that trust is earned through good character.
- **Leadership** | We provide positive influences for citizens. We overcome obstacles and move forward in a direction that follows our community vision.
- **Fiscal Responsibility** | As stewards of public resources, we aim to prudently utilize those resources while always operating with the goal of delivering

Recommendations

This Comprehensive Plan includes specific action items as recommendations related to future land use, transportation, infrastructure, public facilities, and community livability. These topics are interrelated and support Cedar Park's vision for the future.

The City has identified nine Planning Areas that are intended to address these themes and the community's overall vision (see Potential Vision for Planning Areas on page 18 for more detail). These Planning Areas comprise much of the remaining 20 percent of vacant land within Cedar Park; therefore, future development should be carefully and thoughtfully planned to ensure desirable development. Although no specific land use is planned for each area, the following ~~four~~^{three} types of developments known as "missing places" (or a combination thereof) are envisioned for inclusion in these areas:

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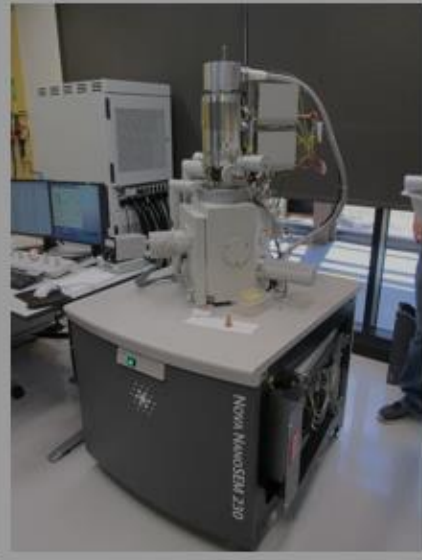
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- City services, infrastructure, and roadways that continue to meet demand as population increases



Educational Campus

Cedar Park has also expressed interest in an educational campus, possibly a branch or satellite campus for a larger university, located within the community. An educational campus could be complementary to existing educational facilities or office uses, creating opportunities for partnerships, training programs, and employment opportunities for local businesses and residents.

A college or university offering 4-year degree programs is highly desirable in the City of Cedar Park for a variety of reasons. Educational campuses can serve as a focal point for developmental growth and improvement for citizens by offering continuing education, certification courses, technical coursework, and pre-college courses to support educational and employment efforts of the local populations. Additionally, these educational campuses offer a strong economic benefit to the community.

The Austin Round Rock MSA is considered a major center for high-tech with thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin going into the workforce and fueling numerous industries. Cedar Park's proximity to Austin could provide the opportunity for the City to capitalize on this regional trend and provide the same engineering/technology course work and technical training opportunities that could feed directly into the local economy through the workforce and help to spur residents into attaining higher educational opportunities.

Action Item 30: Target economic development efforts to attract and expand quality, diverse employers within Cedar Park.

Input from the CPAC and from the *ImagineCedarPark* website participants indicates that achieving economic diversification and attracting quality employers to the City are priorities for the community. Desirable businesses are those with a focus on technology, innovation, engineering, sustainability, and design fields, and may be established businesses or start-ups. Such businesses may benefit from partnerships with a future ~~educational campus or a~~ privately-supported incubator to assist start-up businesses or entrepreneurs. The public input also made specific reference to attaining high-speed fiber internet in Cedar Park, which could make the City very attractive to these types of industries. The City should convey this vision to the Type A and Type B Boards and the Economic Development Department to ensure efforts are coordinated to target these industries.

Action Item 31: Continue to strengthen the City's partnership with Leander Independent School District to maximize resources and coordinate planning efforts.

The City should build upon its existing relationship with the Leander Independent School District (LISD). LISD was mentioned in the public input as a major asset to the community that provides outstanding education to Cedar Park's children. The City should consider encouraging a joint meeting between Cedar Park City Council and the LISD School Board at least annually to coordinate planning efforts. Both the City and LISD benefit from maintaining this relationship in regards to facility expansion and construction, anticipated population and enrollment locations, and considering shared recreational facilities to serve both the community and the student population.



Breakthrough Goals

While this plan strives to identify the community's vision and to describe specific and realistic action items to achieve this vision, it is also important to identify "big picture" goals that may not be as easily attainable in the near future but that are critical to implementing the community's vision. The goals are commonly referred to as breakthrough goals or stretch goals.

The following ~~three-two~~ breakthrough goals have been identified based on input received from the CPAC and other community members throughout the process:

~~1—Establishment of an educational campus~~

~~2-1~~ Attracting a single employer of at least 1,000 people and provide employment for at least 10,000 overall, with a focus on middle- and high-skill employment opportunities

~~3-2~~ Construction of frontage roads along 183A

Each of these items have been included and described within this plan. The City should establish benchmarking milestones to check progress toward attaining these long-term goals over time. Additionally, the City should ensure that all relevant departments and boards are aware of these goals and their roles in the implementation.

File Attachments for Item:

F.1 A Resolution Authorizing Issuance Of A Parks Special Use Permit To The Ladders For Leaders Organization For A 5K Charity Run At Brushy Creek Lake Park On January 30, 2022.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: A Resolution Authorizing Issuance Of A Parks Special Use Permit To The Ladders For Leaders Organization For A 5K Charity Run At Brushy Creek Lake Park On January 30, 2022.

Commentary

Rachael Hall, on behalf of the Ladders for Leaders organization, is requesting a special use permit to allow a 5K charity fun run at Brushy Creek Lake Park on Sunday, January 30, 2022. The event will utilize the park's perimeter trail and will take place from 8:00 am until 3:00 pm on that date. Rachael has rented the pavilions for their use on that day and approximately 100 participants are expected for the event.

Article 8.03 of the Cedar Park Code of Ordinances pertaining to conduct in parks and playgrounds requires a special permit for this type of activity. Staff respectfully requests Council authorization for the issuance of a special use permit for this event.

The permit application is attached.

Initiating Dept: Parks

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING ISSUANCE OF A SPECIAL USE PERMIT TO THE LADDERS FOR LEADERS ORGANIZATION FOR A 5K RUN AT BRUSHY CREEK LAKE PARK ON JANUARY 30, 2022; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, pursuant to the Code of Ordinances Chapter 8, Article 8.03, Section 8.03.004 special permits for activities not permitted in City parks or recreation areas shall be obtained by making application to the Director of Parks and Recreation and approved by the City Council; and

WHEREAS, an application for a special use permit was submitted by Rachael Hall, on behalf of the Ladders for Leaders organization, for a 5K fun run at Brushy Creek Lake Park on January 30, 2022; and

WHEREAS, in accordance with the applicable standards for issuance, the proposed activity or use will not unreasonably interfere with or detract from the general public's enjoyment; and

WHEREAS, the proposed activity or use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation; and

WHEREAS, the proposed activity or use is not anticipated to include violence, crime or disorderly conduct; and

WHEREAS, the proposed activity or use will not entail extraordinary or burdensome expense or police operation by the City; and

WHEREAS, the proposed activity or use is not in conflict with another scheduled activity; and

WHEREAS, the Director of Parks and Recreation has recommended issuance of the special permit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The special use permit requested by Rachael Hall, on behalf of the Ladders for Leaders organization, for a 5K run at Brushy Creek Lake Park on January 30, 2022, or an alternate date approved by the Director of Parks and Recreation, is hereby approved.

SECTION 2. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 18th day of November, 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney



Application for Special Use in Parks
City of Cedar Park – Parks & Recreation Department
1435 Main Street ♦ Cedar Park, TX 78613
(512) 401-5500 ♦ Fax (512)260-1661

APPLICANT INFORMATION

Applicant's Name Rachael Hall

Address 2208 Old Sterling Rd City & Zip Cedar Park, TX 78613

Home Phone [REDACTED] Work Phone [REDACTED] E-mail Address [REDACTED]

Organization's Name (if applicable) Ladders for Leaders Phone Number 512-817-4322

Organization's Address P.O Box 1204 City & Zip Round Rock, TX 78681

EVENT INFORMATION

Type of Event 5K family fun run/walk Date of Event 1/30/22

Name of Park Brushy Creek Lake Park Location in Park Cedar & Cypress Pavilions

Time Event Begins 8:00am Time Event Ends 3:00pm Number of Participants 100

Will participants be charged? ☒ Yes ☐ No If so, how much? \$30

Describe in detail all activities planned (please attach another sheet of paper, if necessary). Family friendly run/walk 5k and children's k to raise money for local non-profit, Race begins at 10:00am

Will any type of sound amplifying equipment be used at the event (other than personal radios, tape players, etc.)? ☒ Yes ☐ No
 If so, please explain what type of equipment will be used. DJ has small speaker at pavilion

Will the event include live musical entertainment? ☐ Yes ☒ No If yes, please explain what type of live music. _____

List any variances required from Park Rules & Regulations that have not been addressed on this application. _____

Will the event interfere with or detract from the general public's enjoyment? ☐ Yes ☒ No

Will the event interfere with or detract from the promotion of public health, welfare, safety and recreation? ☐ Yes ☒ No

Is violence, crime or disorderly conduct anticipated as part of the event? ☐ Yes ☒ No

Will the event entail extraordinary or burdensome expense or police operation by the City? ☐ Yes ☒ No

Is there a conflict with another scheduled activity? ☐ Yes ☒ No

* If you replied "Yes" to any of the above questions, please explain. _____

Applicant's Signature Rachael L Hall

Date 11/02/21

File Attachments for Item:

F.2 A Resolution Authorizing An Amendment To The Economic Development Performance Agreement With Wexco International, LLC.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: A Resolution Authorizing An Amendment To The Economic Development Performance Agreement With Wexco International, LLC.

Commentary:

The Cedar Park Economic Development (Type A) Corporation (“EDC”) unanimously approved an economic development incentive agreement with Wexco International, LLC on January 27, 2020, and the City Council approved the project on February 13, 2020.

The requested amendment for consideration is due to the impact that COVID-19 has had on the hiring timeline for Wexco. The company is currently at 15 employees. 5 short of the required number. The focus of Wexco in the up-coming months will be to identify and hire additional employees.

The only amendment(s) requested is to change the dates of Wexco’s performance measures and the EDC’s payments once these measures are met.

Amendment to Performance Requirements:

1. Shall employ not less than 20 FTEs at the Cedar Park Facility by no later than “September 30, 2021” is amended to “September 30, 2022.”
2. Shall employ not less than 25 FTEs at the Cedar Park Facility by no later than “September 30, 2022.” is amended to “September 30, 2023.”

Amendment to EDC Payment Date:

1. \$45,000.00; payment by no earlier than "July 31, 2021" is amended to no earlier than "July 31, 2022."
2. \$45,000.00; payment by no earlier than "July 31, 2022" is amended to no earlier than "July 31, 2023."

If approved the expenditure will facilitate additional job creation and capital investment and generate new sales tax and property tax revenues within the Corporate Limits of the City of Cedar Park.

Initiating Dept:

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT WITH WEXCO INTERNATIONAL, LLC; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on February 13, 2020, the City of Cedar Park Economic Development (Type A) Corporation (“Corporation”) entered into a performance based incentive agreement with Wexco International, LLC (“Wexco”) (“Agreement”) to provide economic development sales tax funds for the creation of a regional headquarters facility in Cedar Park, Texas (the “Project”); and

WHEREAS, pursuant to the Development Corporation Act, Texas Local Government Code Chapters 501-505, as amended (the “Act”), the Board of Directors of the Corporation (the “Board”) has determined that the proposed Project and the development and implementation of the Project will promote the development and expansion of employment opportunities, job creation and retention and related economic investment in Cedar Park, Texas; and

WHEREAS, the Agreement was authorized pursuant to Texas Local Government Code Section 501.101; and

WHEREAS, the Agreement provides for the creation and retention of 25 jobs and a capital investment of not less than \$2,000,000; and

WHEREAS, the COVID-19 pandemic impacted the hiring timeline for Wexco; and

WHEREAS, on October 18, 2020 the Board of the Corporation approved an amendment to the Agreement; and

WHEREAS, in furtherance of such performance, benefits, and incentives, the City Council desires to execute an amendment to the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute and amendment to the Cedar Park Economic Development (Type A) Corporation Economic Development Performance Agreement with Wexco International, LLC, subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 18th day of November, 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

F.3 Consideration Of A Resolution Approving An Annual Rate Adjustment Pursuant To The Residential Services And City Services Agreement Between The City Of Cedar Park And Central Texas Refuse, Inc.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: Consideration Of A Resolution Approving An Annual Rate Adjustment Pursuant To The Residential Services And City Services Agreement Between The City Of Cedar Park And Central Texas Refuse, Inc.

Commentary

The City Council authorized a contract with Central Texas Refuse, Inc. (CTR) effective February 1, 2020. This contract included an initial rate for providing residential solid waste and recycling services of \$16.04 per customer per month. Included within the contract is a methodology for annual rate adjustments based on the cost of inflation and fuel. In accordance with this methodology CTR has requested an annual rate adjustment to \$16.41, an increase of 2.3%. Staff has reviewed the calculations supporting this adjustment and have verified the accuracy in accordance with the methodology outlined in the contract.

If Council approves this annual rate adjustment, the effective date of the new rates will be February 1, 2022.

Initiating Dept: Finance

Fiscal Impact

Fund: Solid Waste

Budget

Amount: \$_____

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, APPROVING AN ANNUAL RATE ADJUSTMENT PURSUANT TO THE RESIDENTIAL SERVICES AND CITY SERVICES AGREEMENT BETWEEN THE CITY OF CEDAR PARK AND CENTRAL TEXAS REFUSE, INC. TO INCREASE THE RATE FROM \$16.04 PER MONTH TO \$16.41 PER MONTH; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Cedar Park and Central Texas Refuse, Inc. executed the Residential Services and City Services Agreement ("Agreement") effective February 1, 2020 for Municipal Solid Waste Services, Bulk Waste Services, and Recycling Services, as those terms are defined in the Agreement, for City Facilities, City Events, and Residential Service Units pursuant to the Agreement; and

WHEREAS, Section 21.5 of the Agreement provides that upon approval by City Council, the annual rate may be adjusted, increased or decreased based on inflation and fuel costs; and

WHEREAS, Central Texas Refuse has petitioned the City Council for a 2.28% increase in the monthly rate to adjust for an increase in the Consumer Price Index and the cost of fuel; and

WHEREAS, the data and calculated presented by Central Texas Refuse have been reviewed by appropriate City Staff,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the City Council hereby approves a rate adjustment to increase the rate from \$16.04 per month to \$16.41 per month effective February 1, 2022 as provided pursuant to Section 21.5 of the Agreement.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 18th day of November 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

F.4 A Resolution Authorizing The City of Cedar Park's Participation In The Texas Settlement Agreement With Mckesson, Cardinal Health, AmerisourceBergen, And Johnson & Johnson Related To The Opioid Epidemic.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: A Resolution Authorizing The City of Cedar Park's Participation In The Texas Settlement Agreement With McKesson, Cardinal Health, AmerisourceBergen, And Johnson & Johnson Related To The Opioid Epidemic

Commentary

Background

According to the National Institute on Drug Abuse, the misuse and addition to opioids, including prescription pain reliever, heroin, and synthetic opioids such as fentanyl, is a serious national crisis that affects public health as well as social and economic welfare. From 1999 to 2019, nearly half a million people died from overdoses involving opioids. The total economic burden of prescription opioid misuse alone in the U.S. is estimated to be \$78.5 billion a year.

Settlement

On July 21, 2021, Texas joined a \$26 billion multistate opioid settlement with the country's three major drug distributors – McKesson, Cardinal Health and AmerisourceBergen, and the drug manufacturer Johnson & Johnson ("Settlement Agreement"). Under the Settlement Agreement, the distributors will pay up to \$1.17 billion over 18 years to the State of Texas and political subdivisions that participate in the Settlement Agreement, and Johnson & Johnson would pay up to \$268 million over nine years. The amount Texas would receive decreases if any city, county or hospital district that does not participate. 85% of the funds under the settlement will be deposited into the Opioids Abatement Trust Funds

To participate in the Settlement Agreement, the City will have to surrender its ability to sue the four companies independently. At least 47 political subdivisions have opted to participate in the Settlement Agreement. The estimated maximum settlement allocation to the City of Cedar Park is \$185,567.

If the City opts not to join, it retains its right to proceed against the drug companies independently, in which case, the allocated settlement funding for Texas would be reduced proportionately.

City staff recommends authorizing the City's participation in the settlement agreement.

Initiating Dept:

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content: ☐ Yes ☐ No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING THE CITY TO PARTICIPATE IN THE TEXAS SETTLEMENT AGREEMENT WITH MCKESSON, CARDINAL HEALTH, AMERISOURCEBERGEN, AND JOHNSON & JOHNSON RELATED TO THE OPIOID EPIDEMIC; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, according to the National Institute on Drug Abuse, the misuse and addition to opioids, including prescription pain reliever, heroin, and synthetic opioids such as fentanyl, is a serious national crisis that affects public health as well as social and economic welfare; and

WHEREAS, from 1999 to 2019, nearly half a million people died from overdoses involving opioids, and the total economic burden of prescription opioid misuse alone in the U.S. is estimated to be \$78.5 billion a year; and

WHEREAS, on July 21, 2021, Texas joined a \$26 billion multistate opioid settlement with the country's three major drug distributors – McKesson, Cardinal Health and AmerisourceBergen, and the drug manufacturer Johnson & Johnson, and under the settlement agreement, the distributors would pay up to \$1.17 billion over 18 years to the State of Texas and political subdivisions that opt into the agreement; and

WHEREAS, the estimated maximum settlement allocation to the City is \$185,567; and

WHEREAS, the City Council finds that the Country's opioid epidemic has affected public health, and social and economic welfare of the City of Cedar Park and its residents, and wishes to hold these four companies accountable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes the City's participation in the Texas settlement agreement with McKesson, Cardinal Health, AmerisourceBergen, and Johnson & Johnson dated July 21, 2021 related to the opioid epidemic; adopts the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet; and authorizes and directs the City Manager to execute any and all documents to effectuate the City's participation in the Texas settlement agreement, including all Settlement Participation Forms, subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 18th day of November, 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

G.1 First Reading And Public Hearing Of An Ordinance Amending Cedar Park Code Of Ordinances Appendix A, Fee Schedule, Article 8.1000, Residential Monthly Rates And Charges For Residential Refuse, To State The Monthly Disposal Fee Shall Be The Contracted Rate As Approved By City Council.

**CITY COUNCIL AGENDA**

November 18, 2021

Item/Subject: First Reading And Public Hearing Of An Ordinance Amending Cedar Park Code Of Ordinances Appendix A, Fee Schedule, Article 8.1000, Residential Monthly Rates And Charges For Residential Refuse, To State The Monthly Disposal Fee Shall Be The Contracted Rate As Approved By City Council.

Commentary

This is the first reading and public hearing for an amendment to the City's Code of Ordinances related to the contracted rate charged for solid waste and recycling service. This amendment is an administrative "clean up" item related to the resolution approving an annual rate adjustment pursuant to the residential services and city services agreement between the City of Cedar Park and Central Texas Refuse, Inc. (see item H.1). This ordinance amendment revises language in the Code of Ordinances to reflect that the monthly disposal fee is the rate approved by City Council, subject to the terms of the residential services and city services agreement between the City and the Contractor for municipal solid waste and recycling services.

Initiating Dept: Finance

Fiscal Impact**Fund: Solid Waste****Budget****Amount: \$_____**

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes☐ No **City Attorney****Associated Information:**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING APPENDIX A, FEE SCHEDULE, ARTICLE 8.000 UTILITY RELATED FEES, SECTION 8.1000 RESIDENTIAL MONTHLY RATES AND CHARGES FOR RESIDENTIAL REFUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Cedar Park Code of Ordinances Article 18.10 governs solid waste collection services and authorizes the City Council to grant exclusive solid waste collection franchises for such services within the City ; and

WHEREAS, the City Council granted the exclusive franchise for residential solid waste collection to Central Texas Refuse, Inc. on February 1, 2020; and

WHEREAS, the Cedar Park Code of Ordinances Article 18.10.006 provides that rates are stated in Appendix A, Section 8.1000 of the Cedar Park Code of Ordinances; and

WHEREAS, the proposed amendments would revise the state provisions to reflect the increased rate, maintain competitive rates and quality services, provide just compensation for the use of the City's services and infrastructure, and promote public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That Appendix A, Fee Schedule, Article 8.000 Utility Related Fees, Section 8.1000 Residential Monthly Rates and Charges for Residential Refuse, be amended as provided hereto in Exhibit A.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 4. That it is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 5. This ordinance shall be and remain in full force and effect from and after the date of approval.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a special called meeting on the 18th day of November, 2021, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED, AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the ____ day of _____, 20__, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

EXHIBIT A**APPENDIX A
ARTICLE 8.000 UTILITY RELATED FEES****Sec. 8.1000 Residential monthly rates and charges for residential refuse.**

The City shall assess and collect on all residential refuse accounts as follows plus any applicable taxes:

- (1) Monthly disposal fee: The monthly disposal fee shall be the rate as approved by the City Council pursuant to the Residential Services and City Services Agreement between the City and the Contractor for municipal solid waste and recycling services.
- (2) Monthly solid waste cart reimbursement fee: \$1.12.
- (3) Monthly additional cart disposal fee: \$5.50 per additional cart.
- (4) Monthly administrative fee: \$2.00.

File Attachments for Item:

H.1 Update On The Design of the New Library.



CITY COUNCIL AGENDA
November 18, 2021

Item/Subject: Update On The Design of the New Library.

Commentary

Initiating Dept:

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

File Attachments for Item:

H.2 Consideration Of A Resolution Authorizing An Economic Development Performance Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Shop LC Global, Inc.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: Consideration Of A Resolution Authorizing An Economic Development Performance Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Shop LC Global, Inc.

Commentary

The performance based economic development incentive agreement for consideration is with Shop LC Global, Inc. (“Shop LC”) a cable television network, which specializes in selling jewelry. The TV channel is widely accessible and is available via cable providers, satellite and streaming media. Shop LC Global, Inc. was founded in 2007 and was originally named the The Jewelry Channel.

At full ramp-up, employment at the Cedar Park Corporate Headquarters is projected to be 1,000 employees with an annual payroll of over \$70 million. Additionally, Shop LC anticipates a Capital Investment of over \$50,000,000. Additionally, 110 indirect/induced jobs are projected to be created as a result of the project.

Total Incentive:

- \$4,500,000 jobs incentive equating to \$4,500 per job;
- Public infrastructure reimbursement in an amount not to exceed \$150,000; and
- Ad valorem tax rebate in the percentages set forth below:

Year	Percentage
2024	75%
2025	75%
2026	75%
2027	60%
2028	60%

2029	50%
2030	50%
2031	50%
2032	50%
2033	50%

Performance Measures:

Shop, LC will construct and own a 200,000 square foot office with a total capital investment of \$30 million.

Full-Time Employees	Annual Payroll	Year
595	\$34,510,000	2024
640	\$38,233,600	2025
685	\$42,149,420	2026
730	\$46,265,940	2027
775	\$50,592,000	2028
820	\$55,135,160	2029
865	\$59,905,575	2030
910	\$64,913,030	2031
955	\$70,166,715	2032
1,000	\$75,677,000	2033

- The project has a rate of return of 12.2% and payback period of 8.6 years.
- Over ten years, the net benefit to the City is estimated to be \$5,489,617.

If approved the expenditure will facilitate additional job creation and capital investment and generate new sales tax and property tax revenues within the Corporate Limits of the City of Cedar Park.

Initiating Dept:

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT SALES TAX CORPORATION OF CEDAR PARK AND SHOP, LC; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Economic Development Sales Tax Corporation of Cedar Park (“EDC”) is a non-profit corporations organized under the Texas Development Corporation Act of 1979, now codified at Chapters 501 – 505 of the Texas Local Government Code, as amended (hereinafter the “Act”), and supported by sales tax collected within the City of Cedar Park and dedicated to economic development, authorized as a local option under Chapter 504 of the Act, with a primary purpose of promoting economic development within the City of Cedar Park and the State of Texas in order to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for, and on behalf of the City of Cedar Park; and; and

WHEREAS, the Cedar Park Economic Development Corporation Economic Development Performance Agreement with Shop, LC is authorized by and pursuant to governing federal, state, and local law; and; and

WHEREAS, Shop, LC intends to construct and occupy an office building not less than 200,000 square feet for a national headquarters for Shop, LC with an estimated capital investment of \$24 million and 1,000 full-time employees; and

WHEREAS, Texas Local Government Code Section 501.101 authorizes projects for land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs and are found by the Board of Directors of EDC (“Board”) to be required or suitable for the development, retention, or expansion of certain facilities, including a facility for a regional or national corporate headquarters; and

WHEREAS, the expenditures by the EDC provided herein to Shop, LC are to create a new national corporate headquarters facility, which will create primary full-time jobs, and provide other substantial economic benefits within the City of Cedar Park as set forth herein, in accordance with Texas Local Government Code Section 501.101; and

WHEREAS, Texas Local Government Code Section 501.103 authorizes projects for infrastructure necessary to promote or develop new or expanded business enterprises, limited to certain infrastructure projects, including streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements and related improvements; and

WHEREAS, the expenditures by the EDC provided herein to Shop, LC are also for infrastructure necessary to promote or develop new or expanded business enterprises in accordance with Texas Local Government Code Section 501.103; and

WHEREAS, the City recognizes and acknowledges the substantial economic benefits this development will provide to the City of Cedar Park and thus seeks to provide incentives to PG Cedar Park Group, LLC for its performance requirements as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby approves and authorizes and directs the City Manager to execute an Economic Development Performance Agreement between the Economic Development Sales Tax Corporation of Cedar Park and Shop LC Global, Inc. subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the ____ day of _____, 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

H.3 (FLU-21-022) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) And Low Density Residential (LDR) To Regional Office/Retail/Commercial (REG) For Approximately 2.56 Acres Located At 911 Lone Star Dr.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: (FLU-21-022) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) And Low Density Residential (LDR) To Regional Office/Retail/Commercial (REG) For Approximately 2.56 Acres Located At 911 Lone Star Dr.

Staff	Andreina Dávila-Quintero, 512-401-5057, andreina.davila@cedarparktexas.gov
Owner	Matt Investments, LLC, c/o Meenza Noorani
Agent	DB Land Consulting, LLC, c/o Diane Bernal
City Limits	Yes
ETJ	No
Current Zoning	General Business (GB) and Suburban Residential (SR)
Existing Future Land Use Plan	Local Office/Retail/Commercial (LOC) and Low Density Residential (LDR)
Proposed Future Land Use Plan	Regional Office/Retail/Commercial (REG)
Major Corridor	W Whitestone Blvd
Summary of Applicant's Request	Accept a FLUP Amendment Petition to change the Future Land Use designation to Regional Office/Retail/Commercial (REG) for approximately 2.56 Acres.

This FLUP Amendment Petition comprises approximately 2.56 acres of land located at 911 Lone Star Dr, between W Whitestone Blvd and Lone Star Dr, west of Royal Ln. According to their Letter of Intent (Exhibit C), the Applicant wishes to develop the property with retail and other commercial uses along W Whitestone Blvd, a major arterial, as well as an 11,500 square-foot reception/banquet hall on the rear portion of the property along Lone Star Dr, a residential local street.

If accepted, this Future Land Use Plan Amendment (FLU-21-022) will allow the applicant to proceed with the process to amend the Future Land Use designations and rezone the subject property to General Business (GB) to accommodate the proposed commercial development. The subject property is currently developed with a single-family residence and accessory structures. It abuts a vacant undeveloped land to the north, large residential lots to the east and south that are part of the Cedar Park Ranchettes, Unit 2 subdivision, and a church to the west.

Below is a summary of how the FLUP percentages will change if amended from REG to LDR:

FLUP Land Use Designation	Current FLUP Acres	Percent of Total Acres	Proposed FLUP Acres	Proposed Percent of Total Acres
Low Density Residential (LDR)	10,860.00	50.88%	10,858.87	50.88%
Local Office/Retail/Commercial (LOC)	1,483.24	6.95%	1,481.81	6.94%
Regional Office/Retail/Commercial (REG)	1,948.99	9.13%	1951.55	9.14%

History

The following chart outlines the FLUP history for this property.

Year	Future Land Use	Description
1998 Comprehensive Plan	Medium Intensity	Supports Commercial, Downtown district, High density residential.
2006 Comprehensive Plan	Neighborhood Office/Retail/Commercial and Low Density Residential	<p><i>Neighborhood Office/Retail/Commercial:</i> Supports office, retail and commercial development and mixed use intended to serve the local community.</p> <p><i>Low Density Residential:</i> Supports single family, parks, schools, agricultural and undeveloped land.</p>

Year	Future Land Use	Description
2014 Comprehensive Plan	Local Office/Retail/Commercial and Low Density Residential	<p><i>Local Office/Retail/Commercial:</i> Supports light retail, service uses, and professional office for residents in the immediate vicinity.</p> <p><i>Low Density Residential:</i> supports single family residential developed at a density between 1 and 4 dwelling units an acre.</p>

Commentary

The request is to change approximately 2.56 acres of land that is generally located mid-block between Lone Star Dr and Royal Ln on the south side of W Whitestone Blvd to Regional Office/Retail/Commercial (REG).

Due to the unique location of the subject property, and its frontage and access on two streets, a major arterial roadway (W Whitestone Blvd) and a local street (Lone Star Dr), the tract is split by two Future Land Use designations and two zoning districts. The northern half fronting W Whitestone Blvd is designated Local Office/Retail/Commercial (LOC) and is zoned General Business (GB); the southern half is designated Low Density Residential (LDR) and is zoned Suburban Residential (SR).

The Applicant wishes to change the designation to Regional Office/Retail/Commercial (REG) to develop retail and other commercial uses on the northern portion, and a reception/banquet hall on the southern portion. The proposed commercial land uses conform to the intended vision of the Regional Office/Retail/Commercial (REG) Future Land Use designation, which is intended to accommodate uses that serve the greater region and generate a high volume of traffic.

Descriptions of the existing and proposed Future Land Use Plan designations are provided below:

Future Land Use Description

Low Density Residential (LDR)

This category refers to single family homes that are generally included in typical subdivisions. This type of housing currently composes a large portion of Cedar Park's existing housing stock. In terms of development density, one to four dwelling units per acre may be appropriate for this category.

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.

Petition Process:

The Future Land Use Plan (FLUP) Amendment Petition process allows an applicant to present a proposal to the City Council that is inconsistent with the FLUP as adopted in the Comprehensive Plan, and solicit City Council feedback on that proposal. 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 Petition materials, a FLUP amendment petition may be accepted by a majority vote of the City Council.

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. The Applicant's materials, which include a Summary Memorandum, Statement of Comprehensive Plan Goals furthered by the Petition, and other supportive materials are attached (see Exhibit C).

Initiating Dept: Development Services

Fiscal Impact

Account No.: n/a

Budget

Budget/Expended: n/a

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

Exhibit A: Current Future Land Use Plan

Exhibit B: Proposed Future Land Use Plan

Exhibit C: Applicant's Materials in Support of Petition

Exhibit A

Existing Future Land Use Plan

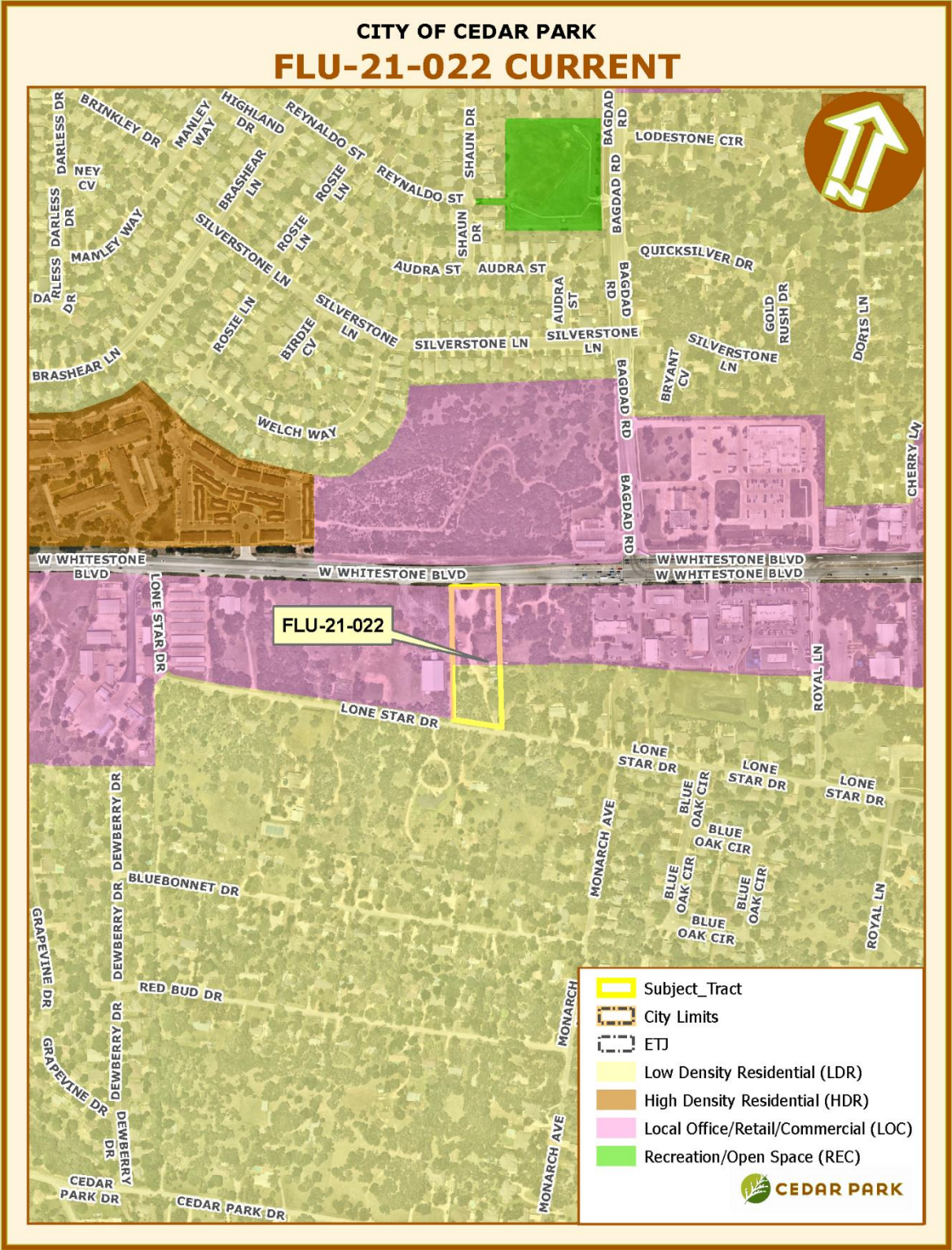


Exhibit B Proposed Future Land Use Plan

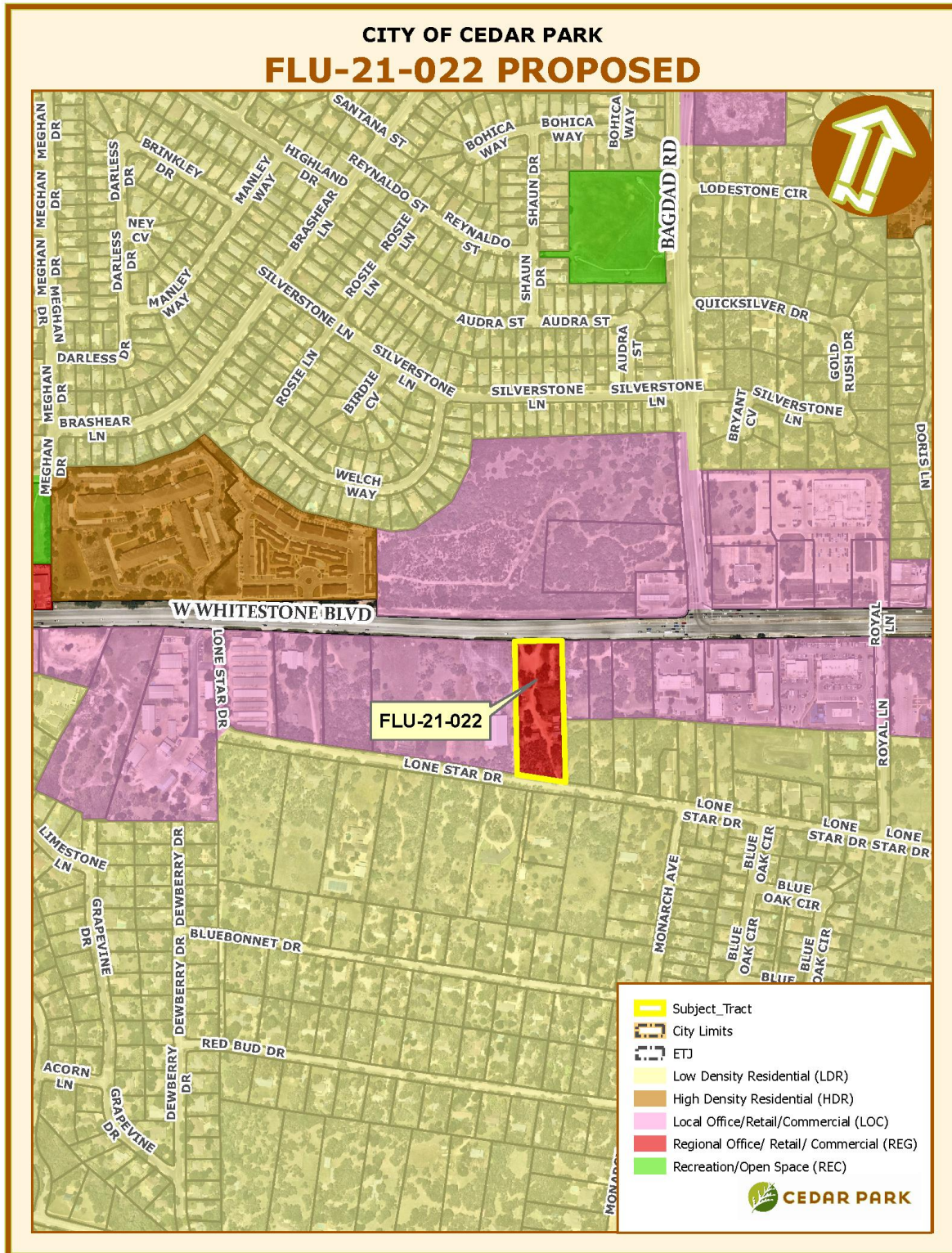


Exhibit C: Applicant's Materials

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.*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

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

Russell Roemer and Brenda Roemer ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor by **Matt Investments LLC** a limited liability company organized under the laws of the State of Texas ("**Grantee**"), (whose mailing address is **11904 Granite Bay Place, Austin, Travis County, Texas 78632**), and the further consideration of the signing and delivery of Grantee's one certain promissory note to Falcon International Bank (the "**Note**"); the payment of the Note being secured by the Vendor's Lien retained in in this Special Warranty Deed in favor of Falcon International Bank and additionally secured by a Deed of Trust to Roy A. Gonzales, Trustee; the receipt and sufficiency of the consideration is acknowledged by Grantor, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY to **Grantee** the following described property:

(i) That certain real property in Williamson County, Texas, which is described as follows:

Lot 11, Block 4, Cedar Park Ranchettes Unit Two a Subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet B, Slide 21 of the Plat Records of Williamson County, Texas

together with all of Grantor's right, title and interest to all oil, gas, and other minerals in or under the surface thereof, if any, and all executory leasing rights with respect thereto held by Grantor, if any (the "**Land**");

(ii) All improvements and fixtures, if any, located on the Land (the "**Improvements**");

(iii) All of Grantor's right, title and interest, if any, in and to any rights, privileges, easements, hereditaments, and appurtenances to the Land (the "**Appurtenances**"). The term Appurtenances includes all (i) water rights and interests, (ii) any right, title and interest of Grantor in and to any creeks and streams, road, easements, alleys, streets, and rights-of-way, bounding or existing for the benefit of the Land, existing, vacated or proposed, in front of, or adjoining the Land (iii) and all rights of ingress and egress to the Land.

The Land, Improvements and Appurtenances are collectively referred to herein as the **"Property."**

TO HAVE AND TO HOLD the Property, together with all and singular the rights, title and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever. Grantor does hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is subject to all standby fees, taxes and assessments by any taxing authority, including Brushy Creek Water Control and Improvement District, for the current and all subsequent years, and all liens securing the payment of any of the foregoing, other than additional taxes (rollback taxes) assessed for periods prior to the date of this Deed because of a change in ownership or use on or prior to the date of this Deed; and (c) additional taxes (rollback taxes) assessed for periods prior to the date hereof because of a change in ownership or a change in use after the date hereof.

This conveyance is also made subject to and the Grantor's warranty of title is subject to those exceptions contained in any restrictive covenants and easements or other restrictions to title of record in Williamson County, Texas.

SIGNED AND DELIVERED the 16th day of August, 2021.

GRANTOR:

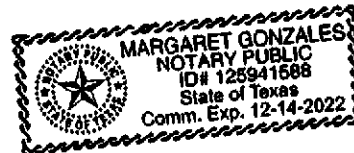
Russell Roemer
Russell Roemer

Brenda Roemer
Brenda Roemer

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me this 16th day of August, 2021, by Russell Roemer and Brenda Roemer.

Margaret Gonzales
Notary Public, State of Texas



Permitted Exceptions

1. Volume 641, Page 435 of the Deed Records; and Volume 652, Page 373 of the Deed Records, both as recorded in Williamson County, Texas.
2. Utility easement 5 feet in width along the front and rear property line(s), as stated on the Plat(s) recorded in Cabinet B, Slide 21 of the Plat Records of Williamson County, Texas.
3. Electric transmission and/or distribution line easement granted to Pedernales Electric Cooperative, Inc., by instrument dated May 27, 1966, recorded in Volume 489, Page 266 of the Deed Records of Williamson County, Texas.
4. Water line easement granted to Cedar Park Water Supply Corporation, by instrument dated May 25, 1967, recorded in Volume 499, Page 691 of the Deed Records of Williamson County, Texas and as further affected by Volume 814, Page 692, and Volume 826, Page 77 of the Deed Records of Williamson County, Texas.
5. Public utility easement 5 feet wide is reserved across the lot as set out in Volume 641, Page 435, and in Volume 652, Page 373 of the Deed Records of Williamson County, Texas.
6. Building setback 25 feet in width along the front and rear property line(s), as set forth in instrument recorded in Volume 641, Page 435 of the Deed Records of Williamson County, Texas and Volume 652, Page 373 of the Deed Records of Williamson County, Texas.
7. Building setback 20 feet in width along the side property line(s), as set forth in instrument recorded in Volume 641, Page 435 of the Deed Records of Williamson County, Texas and Volume 652, Page 373 of the Deed Records of Williamson County, Texas.
8. An undivided 1/2 interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 641, Page 435 of the Deed Records of Williamson County, Texas and Volume 652, Page 373 of the Deed Records of Williamson County, Texas. Said mineral estate not traced further herein.
9. The rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds.
10. Encroachment of the 2 carports over the 20 foot building line along the east property line as shown on survey dated June 16, 2021, prepared by James E. Garon, Registered Professional Land Surveyor No. 4303 ("the Survey").

11. Encroachment of the shed over the 20 foot building line along the west property line as shown on the Survey.
12. Fence inset along the east property line as shown on the Survey.
13. Apparent easement evidenced by the location of Overhead electrical line with poles and guys along the west property line outside of a dedicated easement as shown on the Survey.

11-GF# ~~208101008~~ MDG
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE. 1500
AUSTIN, TEXAS 78701

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021124046

Pages: 5 Fee: \$33.00

08/17/2021 09:25 AM

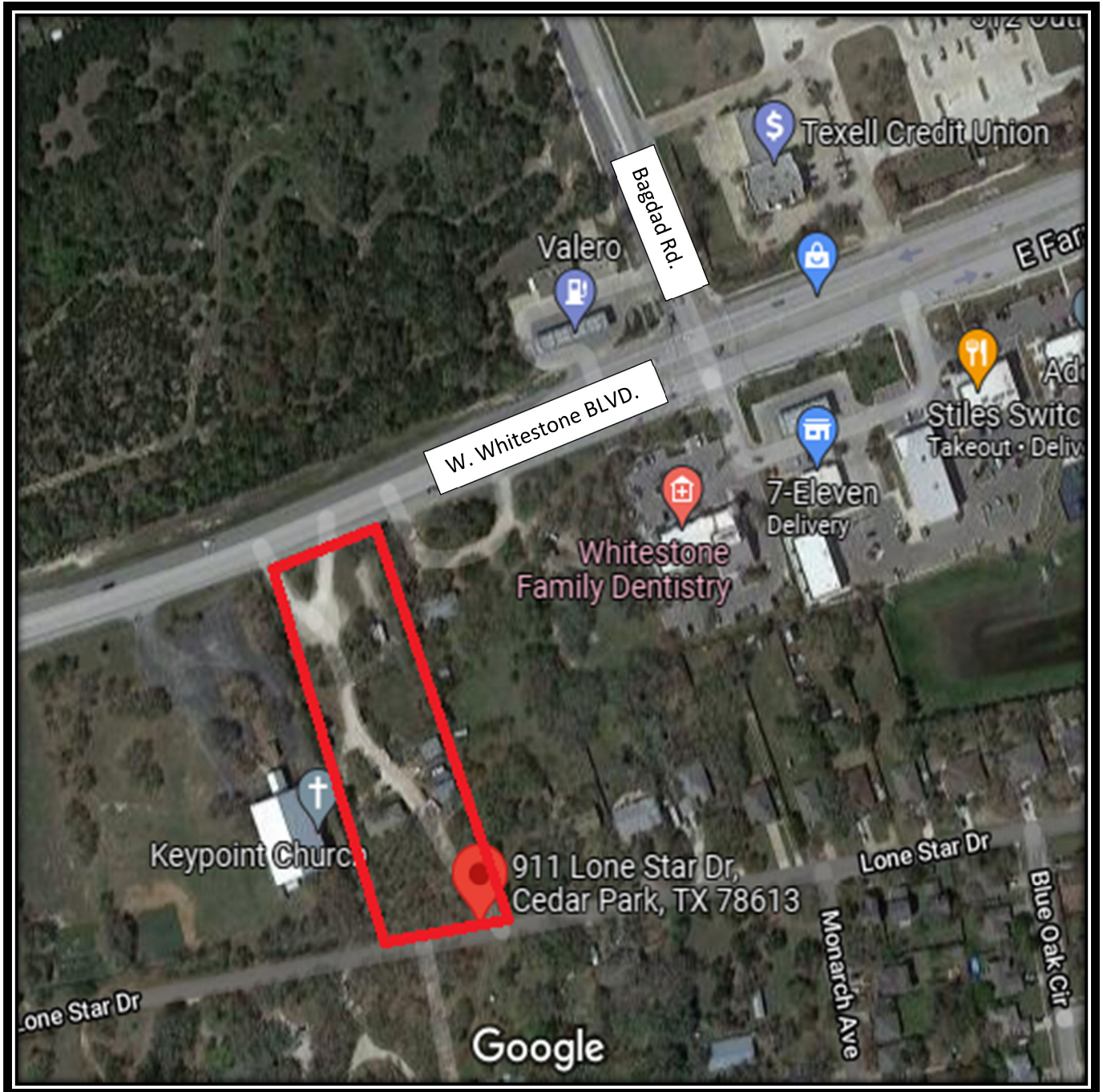
LMUELLER



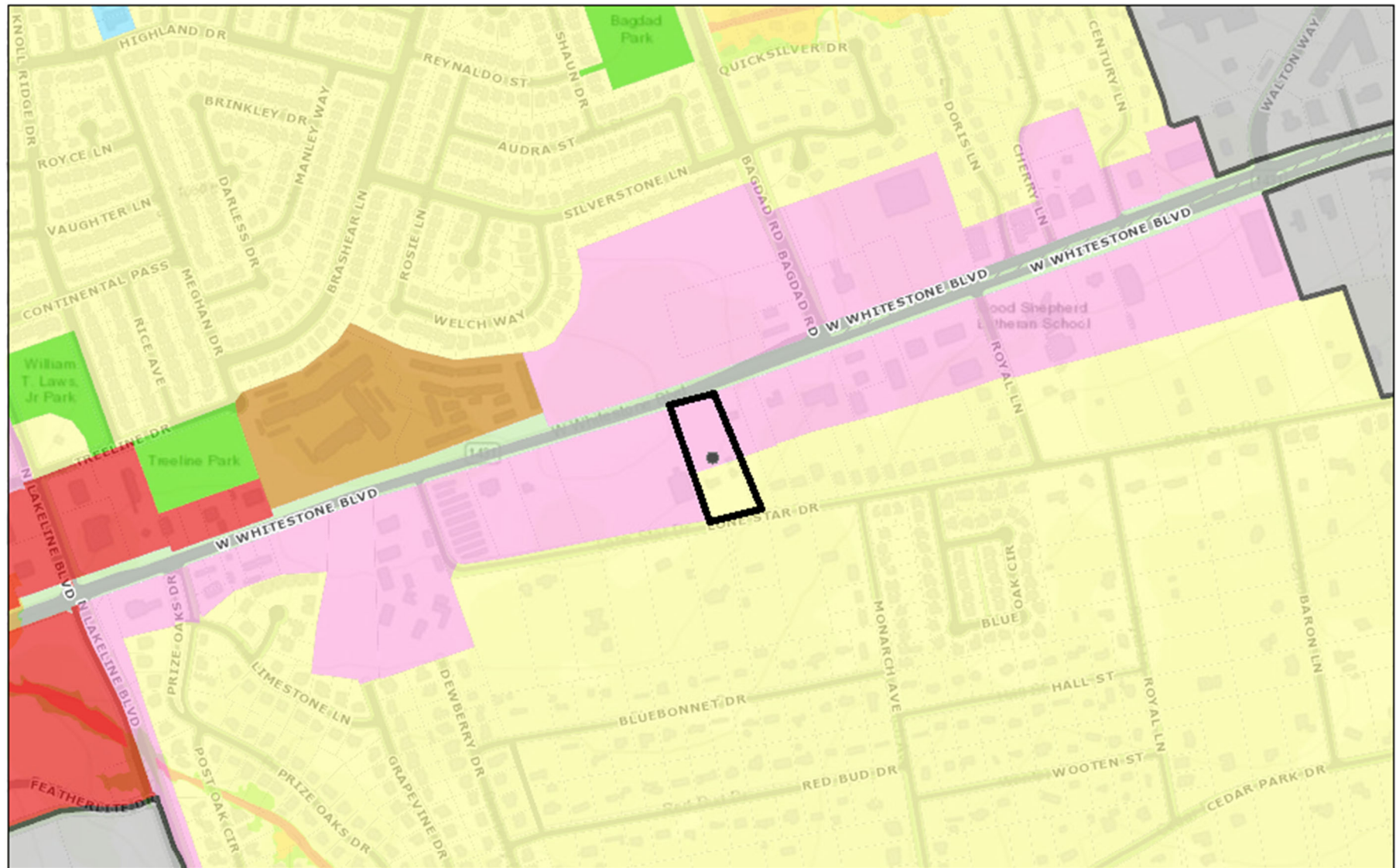
Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Aerial Map



Future Land Use (Current)



Future Land Use

Focused Planning Areas (PA)

Low Density Residential (LDR)

Medium Density Residential (MDR)

High Density Residential (HDR)

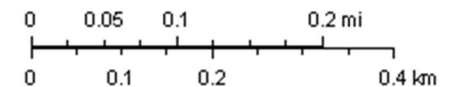
Local Office/Retail/Commercial (LOC)

Regional Office/Retail/Commercial (REG)

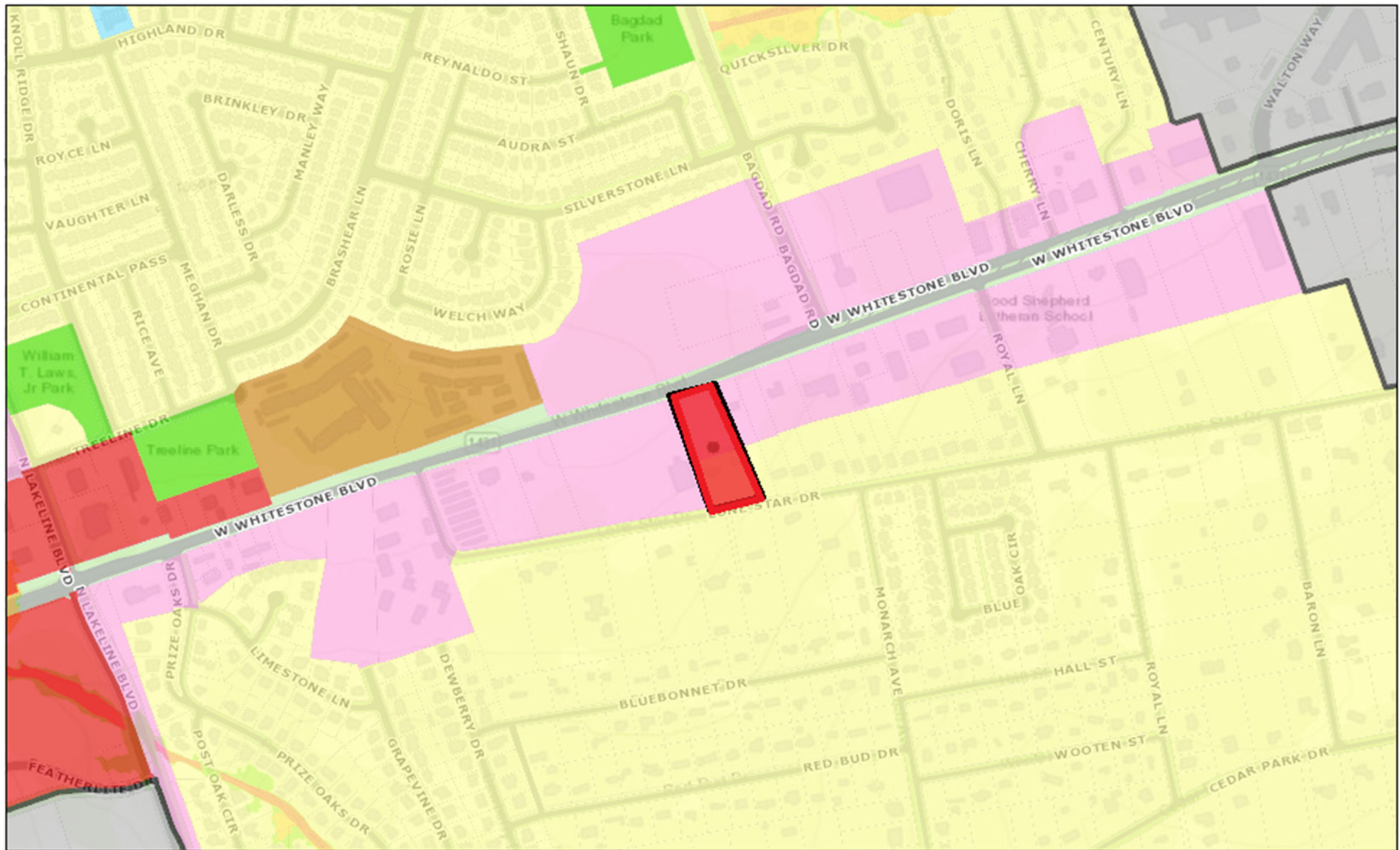
Heavy Commercial (HC)

Recreation/Open Space (REC)

1:9,028



Future Land Use (Proposed)



Future Land Use

Focused Planning Areas (PA)

Low Density Residential (LDR)

Medium Density Residential (MDR)

High Density Residential (HDR)

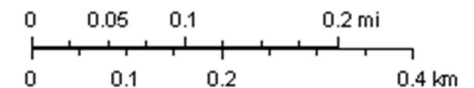
Local Office/Retail/Commercial (LOC)

Regional Office/ Retail/ Commercial (REG)

Heavy Commercial (HC)

Recreation/Open Space (REC)

1:9,028



Austin Community College, City of Austin, County of Williamson, Texas Parks

DB Land Consulting LLC

512-215-1433

11917 Oak Knoll Dr

Austin, Texas 78759

November 1, 2021

Ashley Austin
Senior Planner
City of Cedar Park
Development Services
450 Cypress Creek Road
Cedar Park, TX 78613

Re: Letter of Request for Future Land Use Plan Amendment Petition for 2.56 acres of land generally located in the middle of the block on both W. Whitestone Boulevard and Lone Star Drive, Cedar Park, TX (the “**Property**”).

Dear Ashley:

I represent Matt Investments, LLC (the “**Owner**”) of the above referenced Property. The Owner is seeking a Future Land Use Plan Amendment from Local Office/Retail/Commercial and Low Density Residential (LDR) to Regional Office/Retail/Commercial to allow an 11,500 square foot reception / banquet hall on the back end of the Property that is currently zoned SR.

I. Site Enhancement

The proposed change will enhance the site and the surrounding area. Currently the proposed site is a residential property with several accessory buildings that also fronts along W. Whitestone Blvd. and has through access at the back of the lot to Lone Star Drive. The residence is shown as a single story residence built in 1960 with improvements made in the early 2000’s.

This development would provide a reception / banquet hall to benefit both adjacent residential and commercial customers in the vicinity and provide an aesthetically appealing commercial presence along W. Whitestone Boulevard (FM1431). Within 3-5 miles, there are larger lot single family residential homes adjacent to the south and east of the lot as well as various professional offices, retail, and commercial buildings within the surrounding area. The site will be enhanced by attractive landscaping and required buffering between single family residential uses, and sidewalks along any façade featuring a customer entrance and along any façade abutting public parking areas. Additionally, the access to the site will be provided from W. Whitestone Boulevard (FM 1431) and will adhere to current standards.

II. Infrastructure

Necessary water and wastewater infrastructure is already in place along FM 1431 and along Lone Star Drive. Along FM 1431 (W. Whitestone Blvd.), there is an existing 6" water line. Additionally, there is an 8" water line along Lone Star Drive and an existing meter for residential services is already provided at this location and shall be revised to reflect commercial use. The property also already has a wastewater tap to Sewer Main 022571 found at Lone Star Drive. The owner will follow the City of Cedar Park water and wastewater service connection detail for regulations for sidewalks, connection to water / wastewater services, and provide required detention and water quality to support this property.

III. Future Land Use Plan Vision

The proposed change reflects the vision identified by the Future Land Use Plan (FLUP). The Comprehensive Plan Vision Statement "imagine[s] Cedar Park as a family-oriented community; one of compassion, integrity, diversity, and faith. [Cedar Park is] an attractive destination, a leader in business development and committed to an exceptional quality of life. The proposed reception / banquet hall will provide another outlet for families and businesses to gather in a larger, safe environment. The events center could be used for a myriad of events, including wedding receptions, family reunions, church gatherings, and graduation parties, all of which are family-oriented in nature and reflect the City of Cedar Park's vision of a family-oriented community and contribute to a greater sense of quality of life for the community while also being available to larger business for various types of trainings or company gatherings.

IV. Compliance with Surrounding Land Uses and Zoning

The subject Property is compliant and compatible with the surrounding land uses and zoning. This land use will provide access to an events center / banquet hall for a multitude of gatherings that will blend with the surrounding residential area and be compatible with nonresidential uses to serve the needs of these areas.

The Regional office/retail/commercial category is intended for larger parcels and surrounding land uses with a broad range of retail, service uses, and professional office activities that meet needs within 3-5 miles. While developments in this category are typically larger in scale and more intense, high traffic generators, it is also intended to blend nonresidential uses such as retail shopping centers, mid-rise corporate office parks, medical campuses, and technology parks. The uses are characterized by large parking lots and may be multiple stories as they are highly dependent on visibility from major roadways. Types of uses in this land use category include business parks, hotels, and "big box" retailers.

While this Property is currently within the Local office/retail/commercial category, many of the nonresidential uses immediately adjacent to the Property are permitted and appropriate in the Regional office/retail/commercial category. The proposed change to the FLUP would allow the area to remain compatible with nearby residential uses and would provide a commercial use that would integrate into the existing general and local businesses as well as civic uses.

West of the Property is a building of worship in a lot zoned for multi-family (MF), medical offices within the areas zoned Local Business (LB). Additionally to the west, along W.

Whitestone, there are banks, gas stations and restaurants both in the GB and LB zoning areas as these are uses compatible to both zoning categories. There are also car repair locations to the west within the area zoned light industrial (LI). To the east along W. Whitestone Blvd. are additional gas stations, retail sales shops, car washes and banks. South and southwest of the Property are single family homes under zoning category semi urban residential (SU) and suburban residential (SR). Across Whitestone Blvd to the north is a credit union and several restaurants and other retail sales shops all within the GB zoned area. Additionally, across W. Whitestone Blvd., are multi-family apartments within the MF zoning. This commercial use is compatible with and complementary of the surrounding land uses and zoning.

V. Impact on Adjacent Areas

The proposed land use will have a positive impact on existing areas and enhances adjacent areas by adding commercial development of the entirety of the lot within a zoning area that allows commercial to occur and using existing large trees within the landscaping and providing appropriate screening; providing services during reasonable operating hours similar to the adjacent uses; and bringing additional jobs, retail sales, tax revenue, and property tax revenue to the City. To reduce any potential negative impact on surrounding uses, the Property will utilize on-site water quality/detention, landscaping, and tree placement. Additionally, to minimize traffic impacts, there will be no drive-through, drive up, or drop off of materials or goods by personal vehicles, except for commercial deliveries via trucks. Where there are adjacent single-family residential uses, a landscaping buffer and masonry wall will be provided along the southern wall and western property boundary between the Property and the single-family residential uses.

VI. Similarity to Adjacent Uses

This proposed land use is similar in nature in terms of hours of operation of most of the local business and general business location along W. Whitestone Boulevard ranging from 10:00 a.m. opening to 10:00 p.m. & 12:00 p.m. closing times and professional offices opening at 8:00 a.m. to 5:00 p.m. At the time of this submission, the proposed hours of operation will be Sunday - Thursday 8:00 a.m. to 6:30 p.m. and Fridays - Saturdays from 10:00 a.m. until 12:00 a.m. The development will maintain some existing trees to provide a look that is cohesive to the vision of Cedar Park and will propose architecture similar to the adjacent uses along Whitestone Boulevard. Landscaping will be provided to keep the area attractive and minimize the negative impacts on nearby uses.

VII. Benefit to Public Health, Safety, and Welfare

The proposed land use presents a better benefit to the welfare of the community than the current designation of future land use because it provides a closer, accessible location for local townspeople who are looking for a larger building to celebrate life milestones in a safe environment or local businesses that hold meetings for staff trainings or for congregations to host retreats for their parishioners and be held at a site that can easily be found along a major thoroughfare and is relatively close to commonly known intersections of Cedar Park. The addition of sidewalks will benefit the public by providing a means for safe pedestrian travel within the area. Additionally, the development will provide an on-site water quality/detention pond to address drainage proposed by the development so as not to negatively impact anyone

downstream. Moreover, the project will strive to keep existing large trees found on site thus remaining harmonious with native landscaping and introduce additional landscaping for screening and beautification of the site.

VIII. Contribution to City's Long-Term Economic Well-Being

The proposed land use contributes to the City's long-term economic well-being. While it is a change to the future land use, the requested change is due to the proposed use and the growing needs in the area. The proposed use of a banquet / reception hall will generate additional tax revenue where it's currently generating none thus contributing to the City's economic well-being. This Property location provides access to a much-needed reception / banquet hall for local townspeople with the possibility of attracting other professional businesses to utilize the property for businesses as well.

Sincerely,

A handwritten signature in black ink that reads "Diane Bernal". The signature is written in a cursive, flowing style.

Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

DB Land Consulting LLC

512-215-1433

11917 Oak Knoll Dr.

Austin, Texas 78759

November 1, 2021

Ashley Austin
Senior Planner
City of Cedar Park
Development Services
450 Cypress Creek Road
Cedar Park, TX 78613

Re: Statement of Relevant Goals and Objectives for 2.56 acres of land located at 911 Lone Star Drive and generally located on the 1000 block of W. Whitestone Boulevard, Cedar Park, TX (the “**Property**”).

Dear Ashley:

I represent Matt Investments, LLC (the “**Owner**”) of the above referenced Property. The Owner is seeking a Future Land Use Plan Amendment from Local Office/Retail/Commercial and Low Density Residential to Regional Office/Retail/Commercial to allow an 11,500 square foot banquet / reception hall building. Additionally, because of the existing zoning that has created one lot with a split zoning, a request for rezoning from Suburban Residential (SR) to General Business (GB) zoning would be necessary to allow a reception / banquet hall on the portion of the Property that is currently zoned SR. The proposed land use change supports or strengthens the goals and objectives of the Comprehensive Plan as outlined below.

I. Future Land Use

City Goal: Plan for land uses that are balanced and compatible that promote Cedar Park as a prime destination for families and businesses.

The proposed land use change supports the above goal through the City’s objective to ensure an appropriate mix of land use types within the City. This land use provides access to a banquet / reception hall, for the gathering of family members, clients, employees, and parishioners in a safe and practical manner that is cohesive to this City Goal. This proposed land use provides an alternative to limited smaller in-house meeting locations and allows multiple types of gatherings to occur.

II. Livability

City Goal(s): Maintain a civic-minded community with a strong social fabric that promotes social, economic, and spiritual interaction and quality of life at a communitywide level. Foster a sense of belonging to the community as a whole, bringing together and representing all neighborhoods and groups to reach city-wide visions.

The proposed land use change supports the above goals through the City's objective to ensure that a prime location exists that promotes social, economic, and spiritual uses and is made available to these groups. This location will allow both private citizens and local businesses to gather in a safe environment that is both accessible along E. Whitestone Boulevard and close to major intersections that are both commonly known and regularly traveled. At the time development, the Owner will comply with applicable development regulations to design a structure that is compliant with City Code.

Sincerely,

A handwritten signature in black ink that reads "Diane Bernal". The signature is written in a cursive, flowing style.

Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

DB Land Consulting LLC

512-215-1433

11917 Oak Knoll Dr.

Austin, Texas 78759

November 1, 2021

Ashley Austin
Senior Planner
City of Cedar Park
Development Services
450 Cypress Creek Road
Cedar Park, TX 78613

Re: Proposed Land Use and Development Information for Future Land Use Plan Amendment
Petition for 2.56 acres of land located at 911 Lone Star Drive and generally located on the 1000
block of W. Whitestone Boulevard, Cedar Park, TX (the “**Property**”).

Dear Ashley:

I represent Matt Investments, LLC (the “**Owner**”) of the above referenced Property. The Owner is seeking a Future Land Use Plan Amendment from Local Office/Retail/Commercial and Low Density Residential to Regional Office/Retail/Commercial to allow an 11,500 square foot building. Additionally, because of the existing zoning that has created one lot with a split zoning, a request for rezoning from Suburban Residential (SR) to General Business (GB) zoning would be necessary to allow a reception / banquet hall on the portion of the Property that is currently zoned SR. Below is a summary of the proposed land uses and information about the development.

I. Proposed Land Use

The proposal is to construct an approximately 11,500 square foot building with associated parking, drive aisles, loading zones, and a water quality/detention pond on the Property. The proposed maximum building height is 35 feet. The proposed use of a reception / banquet hall, will be a dedicated location for community gatherings, business trainings and other business events and a push to have family events in the form of family reunions, graduation celebrations, and life event celebrations and will also foster availability for spiritual gatherings based on the proximity of places of worship within this area.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

DB Land Consulting LLC

512-215-1433

11917 Oak Knoll Dr.

Austin, Texas 78759

November 1, 2021

Ashley Austin
Senior Planner
City of Cedar Park
Development Services
450 Cypress Creek Road
Cedar Park, TX 78613

Re: Unique Characteristics Identification for Future Land Use Plan Amendment for 2.56 acres of land located at 911 Lone Star Drive and generally located on the 1000 block of W. Whitestone Boulevard, Cedar Park, TX (the “**Property**”).

Dear Ashley:

I represent Matt Investments, LLC (the “**Owner**”) of the above referenced Property. The Owner is seeking a Future Land Use Plan Amendment from Local Office/Retail/Commercial and Low Density Residential to Regional Office/Retail/Commercial to allow an 11,500 square foot building on the entirety of the existing platted property. Additionally, because of the existing zoning that has created one lot with a split zoning, a request for rezoning from Suburban Residential (SR) to General Business (GB) zoning would be necessary to allow a reception / banquet hall on the portion of the Property that is currently zoned SR.

I. Characteristics of the Area

The Future Land Use Recommendations in the Cedar Park Comprehensive Plan include established goals and their respective objectives. For example, an important City goal is to Plan for land uses that are balanced and compatible that promote Cedar Park as a prime destination for local families and businesses.

The Location of this property provides the property with a unique contribution to the City’s goal of balanced and compatible with adjacent properties and their existing uses. The proposed reception / banquet hall supports the above goal through the City’s objective to ensure an appropriate mix of land use types within the City as it provides a commercial use that is appealing to several different groups of people within the local community, businesses and places of worship.

It provides access to a banquet / reception hall, for the gathering of local families, local businesses and their clients, and parishioners in a safe and practical manner. Generally, there can be outreach to provide services to those businesses in the broader Austin and other close by municipalities. This is cohesive to this City Goal and provides an alternative to other meeting space areas that are mostly on the eastern side of Highway 183 or the Toll 183A and provides for in-house meeting / gathering locations that will allow for multiple types of community connections to occur, and as added incentive, is nestled in a commonly traveled area of Cedar Park. Additionally, because the property will be developed using the Cedar Park's current ordinances for development, walkability / connectivity will be encouraged with the required sidewalks to adjacent commercial businesses and places of worship and close enough to established single family homes that can be seen as a location that serves the needs of the community it resides within.

Sincerely,

A handwritten signature in black ink that reads "Diane Bernal". The signature is written in a cursive, flowing style.

Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433



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:

- 1) Contact Planning staff (450 Cypress Creek Road, Building 1 / Telephone: 512-401-5057) to discuss the proposed Future Land Use Plan amendment prior to submission of a petition;
- 2) Make an appointment with Planning staff (450 Cypress Creek Road, Building 1 / Telephone: 512-401-5057) to submit the petition; petitions will only be accepted by appointment; and
- 3) Submit the petition on a labeled CD or USB Drive (min. 300 dpi resolution; non-returnable) with the items listed on the checklist found on Page 2



Project Name: 911 Lone Star Split

Proposed Amendment: From: LOC / LDR To: REG

Project Location/Address: 911 Lone Star Drive, Cedar Park, Texas

Project Legal Description: S3361 - Cedar Park Ranchettes #2, BLOCK 4, Lot 11, ACRES 2.59

REQUIRED ITEMS FOR CITY COUNCIL CONSIDERATION OF FLUP PETITION:

- ☒ 1. 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.
- ☒ 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 (following page).



FUTURE LAND USE PLAN AMENDMENT PETITION

Project Name: 911 Lone Star Split

Owner's Acknowledgement & 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 acknowledgement. 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 Future Land Use Plan 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.

(Check One:)

☒ ***I will represent my petition before the City Council.***
☒ ***I hereby authorize the person named below to act as my agent in processing this petition before the City Council.***

Matt Investments LLC, Meenza Noorani

512-846-6000

512-846-6000

Owner's Name (printed)

Phone

Cell

11904 Granite Bay PL, Austin, Texas 78732-2418

rahimkachchhi@icloud.com

Owner's Mailing Address

Owner's Email Address

Owner's Signature

Date 8/30/2021

DocuSigned by:

Meenza Noorani

C4C8822B38CC430

Diane Bernal

512-215-1433

512-215-1433

Agent's Name (printed)

Phone

Cell

3904 Rocky Shore LN, Pflugerville, TX 78660

dianejbernal@gmail.com

Agent's Firm

Firm's Mailing Address

Agent's Email Address

Diane Bernal

9 / 06 /2021

Agent's Signature

Date

(Submittal Date – Office Use Only)

File Attachments for Item:

H.4 Consideration Of A Resolution Authorizing The Official Ballot And Casting Of Votes For The 2021 Board Of Directors Of The Williamson Central Appraisal District Election.



CITY COUNCIL AGENDA

November 18, 2021

Item/Subject: Consideration Of A Resolution Authorizing The Official Ballot And Casting Of Votes For The 2021 Board Of Directors Of The Williamson Central Appraisal District Election.

Commentary

The Williamson Central Appraisal District (WCAD) Board is comprised of five (5) directors. The current Board is comprised of the following:

Current Board of Directors: Charles Chadwell, Chairman
Harry Gibbs, Vice-Chairman
Donald Hisle, Secretary
Jon Lux, Member
Lora Webber, Member
Larry Gaddes, Ex-officio Member

WCAD sent the official ballot containing the following candidates for the 2021 election:

Joshua Atkinson
Harry Gibbs
Hope Hisle-Piper
Jon Lux
Mason Moses
Lora Weber

The governing body of each taxing jurisdiction entitled to vote shall determine its vote by resolution and submit it to the Chief Appraiser before December 15. The Chief Appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates.

The City of Cedar Park receives 135 votes of 5,000 total votes. The number of votes allocated to each taxing jurisdiction is based upon a jurisdiction's percentage of the total 2020 countywide levy. These votes may be allocated for one candidate or for multiple candidates.

Initiating Dept: Finance

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO CAST THE OFFICIAL BALLOT FOR THE 2021 BOARD OF DIRECTORS OF THE WILLIAMSON CENTRAL APPRAISAL DISTRICT BOARD ELECTION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Section 6.03 (k) of the Property Tax Code provides for the governing body of taxing units to elect individuals for each position to be filled on the Williamson Central Appraisal District Board of Directors; and

WHEREAS, the City Council has received the official ballot for the Williamson Central Appraisal District Board presenting the candidates for consideration; and

WHEREAS, the City of Cedar Park has 135 votes to cast, which may be allocated to a single candidate or amongst the candidates.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to cast 135 votes for the 2021 Williamson Central Appraisal District Board of Directors Election as follows:

<u>Candidates</u>	Votes Cast
Joshua Atkinson	_____
Harry Gibbs	_____
Hope Hisle-Piper	_____
Jon Lux	_____
Mason Moses	_____
Lora Weber	_____

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 18th day of November, 2021.

CITY OF CEDAR PARK, TEXAS

ATTEST:

Corbin Van Arsdale, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

Atkinson

Joshua (JT) Atkinson has lived in Florence his entire life. In Florence his family goes back generations. He is currently the third generation of the Atkinson Family to serve on the Florence ISD Board of Trustees, now in his second term. He is also very involved in the Florence United Methodist Church serving on many different committees most recently as the finance chairman.

Joshua previously worked in the pharmacy retail industry for 13 years leaving only to begin his own landscaping business in the greater Florence/Georgetown area. He holds a BS in Landscape Design and Management from Tarleton State University.

Joshua enjoys being a husband, father of two girls in grade school and serving his community.

Gibbs

Harry Gibbs has vast real estate experience. Licensed as a Texas Real Estate Broker since 1980, Harry has represented owner/landlords, buyers, and sellers in numerous large commercial real estate transactions in Williamson County as well as nine other Texas counties. Harry continues to stay active in commercial real estate.

Harry has served the Texas Association of REALTORS as Commercial Liaison to Leadership in 2018, Chairman of the Commercial Committee in 2016, and Public Policy Committee Chairman in 2013. He has also served on the Land Use Committee, Commercial Forms Committee, and Nominating Committee. He is a TRLP Instructor and a Spokesperson Training Instructor. Harry is a broker with Keller Williams Realty Georgetown, KW Commercial.

Harry is a CCIM – Certified Commercial Investment Member since 1996, and a CIPS – Certified International Property Specialist. He is a 2007 graduate of TRLP – Texas REALTOR Leadership Program. Harry graduated from The University of Texas, Austin in 1982. He has a BBA in Real Estate and Urban Land Development as well as a BBA in Finance.

Harry is a two-time president of the Georgetown Sunrise Rotary Club, former member and Chairman of the Georgetown Planning and Zoning Commission, and currently serves on the Board of Directors for the Williamson Central Appraisal District. Harry was named as the 2020 Board Member of the Year by the Texas Association of Appraisal Districts.

Harry has a wonderful wife who is also in real estate, two great stepchildren, four absolutely wonderful grandchildren, and a really cool frisbee catching Blue Heeler named Grace.

Hisle-Piper

Hope Hisle-Piper was born and raised in Cedar Park/Leander, Hope Piper has been in the Mortgage/Real Estate business for over 25 years before founding her own firm, Turn Key Property Group in 2020 and successfully growing her business over 65 million in volume in just one year. Piper has served on various LISD boards. Hope and her husband, Ron, have five children who graduated from Leander ISD schools.

Lux

Jon Lux is a proud U.S. Navy veteran with 21 years of service. After enlistment, he was awarded a Naval ROTC scholarship to the University of New Mexico, where, upon completion of his B.A. in Economics, he was commissioned as an Ensign in the U.S. Navy. He served as a Surface Warfare Officer on multiple sea tours and ashore he served on the staffs of Commander Mine War Command and Commander Mine Countermeasures Squadron Three, and served as Executive Officer Naval Station in Ingleside, TX. Jon attended the United States Navy Postgraduate School in Monterey, California, where he graduated with a Master of Science in Management. Jon was awarded numerous medals and awards during his distinguished service. After retirement from the U.S. Navy, Jon has worked in the private sector as a Division Manager, Division Chief, and Program Manager for information technology providers. After traveling the world in his role with the Navy, Jon selected Cedar Park and Williamson County as the place of choice to live, work, play, thrive and call home for his family. He is married to Michelle and has two adult children. Upon arrival in Cedar Park, Jon immediately jumped into serving the community. He served on the Cedar Park Tourism Advisory Board, Cedar Park Planning and Zoning Commission and served four years on Cedar Park City Council.

Moses

Mason Moses serves as the Vice President for Executive Compensation with Trusted Capital Group (TCG), a HUB International Company. He specializes in serving the financial planning and wealth management needs of his clients and consulting organizational leaders and Boards on executive compensation that enhances the goals of both the executive and the organization. Mason regularly presents nationally on both these topics. He received his bachelor's degree from Texas Tech University and his master's degree from Texas A&M University from the President George H.W. Bush School of Government. Prior to joining TCG Advisors, Mason worked in the Texas Senate and was the Chief Communications Officer for the Texas System of Regional Educational Service Centers. Mason is a strong believer in community service as he has served as a member of the Round Rock ISD School Board of Trustees, the Round Rock ISD Partners in Education Board of Directors, the CHASCO YMCA of Greater Round Rock, and other community organizations.

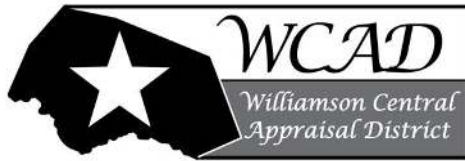
Webber

Lora Weber is a longtime public-sector executive, small business owner, and community leader. Lora enjoyed a long career with several state agencies encompassing everything from public utility regulation to business licensing to higher education. She is the successful leader of organizations with diverse, complex mandates and multi-state operations. Lora has served on national boards including the Verizon Consumer Advisory Board and the National Consumers League. Locally, she has served as chair of the Round Rock Chamber of Commerce and of the Round Rock Economic Development Advisory Committee. She currently serves on the Economic Development District for the Capital Area Council of Governments. Lora holds a Bachelor of Arts degree in English and political science. She and her husband, Jay, love living in Round Rock, but try to spend as much time as possible scuba-diving all over the world.

2021
Board Election Votes

Taxing Jurisdiction	Number of Votes
City of Austin	150
City of Bartlett	0
City of Cedar Park	135
City of Coupland	0
City of Florence	0
City of Georgetown	115
City of Granger	0
City of Hutto	45
City of Jarrell	5
City of Leander	95
City of Liberty Hill	5
City of Pflugerville	0
City of Round Rock	210
City of Taylor	35
City of Thorndale	0
City of Thrall	0
City of Weir	0
Bartlett ISD	5
Burnet ISD	0
Coupland ISD	5
Florence ISD	15
Georgetown ISD	485
Granger ISD	5
Hutto ISD	190
Jarrell ISD	75
Leander ISD	785
Lexington ISD	0
Liberty Hill ISD	150
Pflugerville ISD	0
Round Rock ISD	1175
Taylor ISD	60
Thorndale ISD	0
Thrall ISD	10
Williamson Co. & FM/RD	1080
Austin Community College	160
EWC Higher Ed Center	5
Total	5000

Taxing Jurisdiction	Required Computations per Tax Code Section 6.03(d)				
	2020 Levy	Quotient	x 1,000	Rounded	x 5
City of Austin	\$ 46,589,266.65	2.98%	29.79	30	150
City of Bartlett	\$ 183,501.73	0.01%	0.12	0	0
City of Cedar Park	\$ 41,614,139.13	2.66%	26.60	27	135
City of Coupland	\$ 60,522.87	0.00%	0.04	0	0
City of Florence	\$ 404,632.67	0.03%	0.26	0	0
City of Georgetown	\$ 36,388,758.78	2.33%	23.26	23	115
City of Granger	\$ 493,834.16	0.03%	0.32	0	0
City of Hutto	\$ 13,209,908.98	0.84%	8.45	9	45
City of Jarrell	\$ 990,121.88	0.06%	0.63	1	5
City of Leander	\$ 29,287,718.14	1.87%	18.72	19	95
City of Liberty Hill	\$ 1,971,057.95	0.13%	1.26	1	5
City of Pflugerville	\$ 110,024.74	0.01%	0.07	0	0
City of Round Rock	\$ 65,663,655.90	4.20%	41.98	42	210
City of Taylor	\$ 10,450,741.25	0.67%	6.68	7	35
City of Thorndale	\$ 436.04	0.00%	0.00	0	0
City of Thrall	\$ 292,211.48	0.02%	0.19	0	0
City of Weir	\$ 81,298.18	0.01%	0.05	0	0
Bartlett ISD	\$ 621,616.42	0.04%	0.40	1	5
Burnet ISD	\$ 234,490.03	0.01%	0.15	0	0
Coupland ISD	\$ 1,179,254.80	0.08%	0.75	1	5
Florence ISD	\$ 5,094,439.86	0.33%	3.26	3	15
Georgetown ISD	\$ 151,664,085.58	9.70%	96.96	97	485
Granger ISD	\$ 1,718,489.94	0.11%	1.10	1	5
Hutto ISD	\$ 59,566,265.73	3.81%	38.08	38	190
Jarrell ISD	\$ 23,578,606.91	1.51%	15.07	15	75
Leander ISD	\$ 245,935,756.54	15.72%	157.23	157	785
Lexington ISD	\$ 23,693.85	0.00%	0.02	0	0
Liberty Hill ISD	\$ 46,523,844.48	2.97%	29.74	30	150
Pflugerville ISD	\$ 195,992.95	0.01%	0.13	0	0
Round Rock ISD	\$ 367,806,925.69	23.51%	235.15	235	1175
Taylor ISD	\$ 18,456,277.72	1.18%	11.80	12	60
Thorndale ISD	\$ 179,517.83	0.01%	0.11	0	0
Thrall ISD	\$ 3,661,160.26	0.23%	2.34	2	10
Williamson Co. & FM/RD	\$ 337,382,292.10	21.57%	215.69	216	1080
Austin Community College	\$ 50,425,119.23	3.22%	32.24	32	160
EWC Higher Ed Center	\$ 2,124,103.73	0.14%	1.36	1	5
	\$ 1,564,163,764.18	100.00%	1000.00	1000	5000



"We will provide quality service with the highest standards of professionalism, integrity and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas."

October 21, 2021

Corbin Van Arsdale, Mayor
City of Cedar Park
450 Cypress Creek Rd. Bldg #1
Cedar Park, TX 78613

Dear Mayor Van Arsdale:

Attached is the official ballot listing the nominees submitted for the Board of Directors for the Williamson Central Appraisal District in accordance with Section 6.03 of the Texas Property Tax Code.

The ballot lists the total number of votes available for your unit to cast. Please note, you may distribute these votes amongst the listed candidates at your discretion.

According to Section 6.03 of the Texas Property Tax Code each taxing unit must determine their vote by resolution and submit it to the Chief Appraiser **before December 15, 2021.**

If you have any questions, please feel free to call.

With Kindest Regards,

Alvin Lankford
Chief Appraiser

Board of Directors

Charles Chadwell, Chairman
Harry Gibbs, Vice-Chairman
Donald L. Hisle, Secretary
Jon Lux
Lora Weber
Larry Gaddes

Chief Appraiser

Alvin Lankford
alvinl@wcad.org

Williamson Central Appraisal District

Board of Directors Nominees

Official Ballot 2021

INSTRUCTION NOTE:

Indicate your vote for the candidate or candidates of your choice by placing the number of votes in the blank beside the candidate or candidates name.

ENTITY City of Cedar Park NUMBER OF VOTES 135

ATKINSON, JOSHUA

GIBBS, HARRY

HISLE-PIPER, HOPE

LUX, JON

MOSES, MASON

WEBER, LORA

ATTEST:

Signature

Date