



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
FEBRUARY 24, 2022 AT 6:00 PM  
THIS MEETING IS A HYBRID IN-PERSON/VIDEOCONFERENCING FORMAT\***

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

**Event Password:** CedarPark2022

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

**Access Code:** 255 983 49293

**Phone Password:** 23327727

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

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

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*\*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](mailto:Council@cedarparktexas.gov).*

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## **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. Collection Of Franchise Fees From Streaming Services.
  - b. Enforcement Of Cedar Park Code Of Ordinances, Sections 13.05.002, 11.02.062, 3.02.006, And Other Provisions Regarding 1511 N. Bell Boulevard.
  - c. Civil Action No. 1:20-CV-00481-RP; In The United States District Court, Western District, Austin Division, *Gregory Raymond Kelley vs. The City Of Cedar Park, Sean Mannix, And Christopher Dailey*.
  - d. Legal Issues Concerning The Proposed Endo Pharmaceuticals, Inc., et. al. And Teva Pharmaceutical Industries, Ltd., et al. Opioid Settlements Through The Texas Office Of The Attorney General.
- B.2 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 Zoning Authority And Property Owners Associations.
- B.3 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.
- a. Exchange Of Right-Of-Way For US 183/Bell Boulevard.
  - b. Purchase of Property Within The Bell District.
- B.4 Section § 551.087 Deliberation Regarding Economic Development Negotiations.
- a. Update Regarding Negotiations With Economic Development Prospects.

The Council Reconvenes into Open Meeting.

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## **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: Employee Recognition For Service With The City Of Cedar Park:
  - a. Tim Dean, Parks And Recreation Department, Twenty Five Years of Service.
- C.5 City Manager Report: Recognition Of The City Of Cedar Park's 49th Anniversary.

### **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 December 9, 2021.
- D.2 Approval Of Minutes From The Regular Scheduled City Council Meeting Of December 16, 2021.
- D.3 Approval Of Minutes From The Regular Scheduled City Council Meeting Of January 13, 2022.
- D.4 Approval Of Minutes From The Special Called City Council Meeting Of January 21 And 22, 2022.
- D.5 Approval Of Minutes From The Regular Scheduled City Council Meeting Of January 27, 2022.
- E.1 (2022-1-OA) Second Reading And Approval Of An Ordinance Amending Cedar Park Code Of Ordinances Chapter 3 Building Regulations, Section 3.01.001 Building Codes Adopted For The Purpose Of Adopting The 2021 Series Of International Codes And Selected Appendices With Local Amendments, Adopting The 2020 National Electrical Code; And Amending Cedar Park Code Of Ordinances Chapter 5 Fire And Emergency Management, Article 5.01 Fire Code For The Purpose Of Adopting The 2021 Fire Code And Selected Appendices With Local Amendments.
- E.2 (Z-21-020) Second Reading And Approval Of An Ordinance To Rezone Approximately 2.94 Acres From Suburban Residential (SR) To Semi-Urban Residential (SU), Located At 605 Marquis Lane. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Semi-Urban Residential (SU).***
- E.3 (Z-21-021) Second Reading And Approval Of An Ordinance To Rezone Approximately 110.434 Acres From Development Reserve (DR) To Planned Development-General Business (PD-GB) Located At The Southeast Corner Of The Intersection At Ronald W Reagan Boulevard And County Road 272. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Planned-Development-General Business (PD-GB) As Requested.***

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- E.4 (SUP-21-006) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Daycare Center Use On Approximately 4.46 Acres Located At 2118 South Lakeline Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The SUP Request.***
- E.5 (FLU-20-007) (Related To Z-21-008) Second Reading And Approval Of An Ordinance For A Future Land Use Plan (FLUP) Amendment For Approximately 5.46 Acres From Local Office/Retail/Commercial (LOC) To High Density Residential (HDR) Generally Located Southwest Of The Intersection Of East Whitestone Blvd And N Vista Ridge Blvd. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of High Density Residential (HDR).***
- E.6 (Z-21-008) (Related To FLU-20-007) Second Reading And Approval Of An Ordinance To Rezone Approximately 21.49 Acres From General Business (GB) To Planned Development-Mixed Use (PD-MU) Located Southwest Of The Intersection Of East Whitestone Blvd And North Vista Ridge Blvd. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of Planned Development-Mixed-Use (PD-MU).***
- F.1 A Resolution Authorizing An Amendment To The Development Agreement For The Spanish Oaks Electric Substation With The Lower Colorado River Authority.
- F.2 A Resolution Authorizing An Amendment To The 2019-2022 Meet And Confer Agreement With The Cedar Park Professional Firefighters Association To Address Eligibility For Fire Department Promotional Examination At The Rank Of Lieutenant.
- F.3 A Resolution Amending Policy E-1, Holidays, Of The City Of Cedar Park Human Resources Manual.
- F.4 A Resolution Consenting To The Brushy Creek Regional Utility Authority (“BCRUA”) Executing An Agreement With Walker Partners, LLC, For Design Of The Underwater Pipeline Replacement Project In An Amount Not To Exceed \$277,645, With Cedar Park's Portion In The Amount Of \$74,048.
- F.5 A Resolution Authorizing The City of Cedar Park’s Participation In The Texas Settlement Agreement With Endo Pharmaceuticals, Inc., et. al. And Teva Pharmaceutical Industries, Ltd., et al. Related To The Opioid Epidemic.
- F.6 Authorization To Excuse The Absence Of Councilmember Duffy From The Regular Scheduled Meeting Of January 13, 2022.

### **Public Hearings**

- G.1 (FLU-21-014) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 8 Acres From Bell Planning Area (PA-Bell) To Local Office/Retail/Commercial (LOC) Located Along Bell Boulevard South Of Peggy Garner Park And North Of New Hope Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Local Office/Retail/Commercial (LOC).***

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- G.2 (FLU-21-015) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 14.6 Acres From Bell Planning Area (PA-B) To Local Office/Retail/Commercial (LOC) Located Along Bell Boulevard South Of New Hope Drive And North Of Valk Street. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Local Office/Retail/Commercial (LOC).***
- G.3 (FLU-21-016) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 24.5 Acres From Low Density Residential (LDR) And Local Office/Retail/Commercial (LOC) To Public/Semi-Public (PUB) Located At 1555 And 1803 Cypress Creek Rd (ACC Campus). ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Public/Semi-Public (PUB).***
- G.4 (FLU-21-017) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 1 Acre From Low Density Residential (LDR) To Public/Semi Public (PUB) Located At 1570 Cypress Creek Rd. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Public/Semi-Public (PUB).***
- G.5 (FLU-21-018) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 2 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located At The Terminus Of Prize Oaks Drive, North Of The Intersection At Cedar Park Drive And Prize Oaks Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***
- G.6 (FLU-21-019) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 9.32 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located At The Southeast Corner Of N Vista Ridge Boulevard And Colonial Parkway. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***
- G.7 (FLU-21-020) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 23 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located Adjacent To City Limits, West Of Parmer Lane And South Of E Whitestone Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***
- G.8 (FLU-21-021) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 6.71 Acres From Low Density Residential (LDR) To Recreation/Open Space (REC) Located Adjacent To City Limits, West Of Parmer Lane And North Of Brushy Creek Road. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***
- G.9 (FLU-21-025) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan (FLUP) For Approximately 9 Acres From Regional Office/Retail/Commercial (REG) To Recreation/Open Space (REC) Located Northwest Of The Intersection At South Bell Boulevard And Avery Ranch Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***

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

- H.1 Consideration Of A Resolution Authorizing A Development Agreement For The 6.87-Acre Property Located At 400 W Park St.
- H.2 (Z-21-013) Second Reading And Approval Of An Ordinance To Rezone Approximately 6.9 Acres From Neighborhood Business (NB) To Planned Development-Mixed Use (PD-MU) Located At 400 W Park St. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval With Conditions Of Planned Development-Mixed-Use (PD-MU).***
- H.3 Consideration Of A Resolution Authorizing An Annexation And Development Agreement For The 57.935-Acre Property Generally Located Within The 300 And 400 Blocks Of CR 180, West Of Its Intersection With Ronald W. Reagan Blvd.
- H.4 (ANX-21-002) (Related To FLU-21-005 And Z-21-018) Second Reading And Approval Of An Ordinance Regarding The Full-Purpose Annexation Of Approximately 57.94 Acres Of Land In The Williams S. Parker Survey, Abstract 9, And A Portion Of CR 180, A Right-Of-Way Of Varying Width Of Record Described To Williamson County, Texas, Generally Located Within The 300 And 400 Blocks Of CR 180, West Of Its Intersection With Ronald W. Reagan Blvd.
- H.5 (FLU-21-005) (Related To ANX-21-002 And Z-21-018) Second Reading And Approval Of An Ordinance For A Future Land Use Plan (FLUP) Amendment For Approximately 57.136 Acres From Local Office/Retail/Commercial (LOC) To Low Density Residential (LDR) Generally Located Within The 300 And 400 Blocks Of CR 180, West Of Its Intersection With Ronald W. Reagan Blvd. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Low Density Residential (LDR).***
- H.6 (Z-21-018) (Related To ANX-21-002 And FLU-21-005) Second Reading And Approval Of An Ordinance To Rezone Approximately 57.136 Acres From Development Reserve (DR) To Planned Development-Semi-Urban Residential (PD-SU) Generally Located Within The 300 And 400 Blocks Of CR 180, West Of Its Intersection With Ronald W. Reagan Blvd. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Planned Development-Semi-Urban Residential (PD-SU).***
- H.7 Consideration Of A Resolution Authorizing A Professional Services Agreement With McKim and Creed, Inc., For The Design Of The Water System Resiliency Project In An Amount Not To Exceed \$900,000.
- H.8 Consideration Of A Resolution Authorizing TA Supplemental Engineering Services Agreement With LJA Engineering Inc. For The Design Of The New Hope Drive (Ronald Reagan Boulevard To Sam Bass Road) Extension Project To Include The Extension Of Toro Grande Boulevard To New Hope Drive In An Amount Not To Exceed \$252,261.
- H.9 Consider Action, If Any, On Items Discussed In Executive Session.
- H.10 Mayor And Council Closing Comments.

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## H.11 Adjournment.

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council. Separate agenda items may be combined and discussed together at the discretion of the Chair.*

*Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.*

*Certain information may be presented to and by the City Council, under the headings of "Citizen Communications", and "Council Comments" however, by law, the Council shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.*

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

### **CERTIFICATION**

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

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

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

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

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

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# CITY OF CEDAR PARK

## 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.

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