



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
MARCH 10, 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: 255 463 52203

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

**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.*

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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 (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. Legal Issues Concerning The Lime Creek Quarry Lease Agreement.
- B.2 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.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. (Duffy)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: A Proclamation Honoring The 50th Anniversary Of The Older Americans Act Nutrition Program (Meals On Wheels).
- C.4 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.)

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- C.5 City Manager Report: Update On Hotel Occupancy Tax Data And Activities Of The Tourism Department.
- C.6 City Manager Report: Update On The Parks And Recreation Upcoming Special Events - Curt Randa, Parks And Recreation Director.
- C.7 City Manager Report: Fiscal Year 2022 First Quarter Financial And Investment Report - Kevin Klosterboer, Asst. Finance Director.

Consent Agenda

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

- D.1 Receipt Of Minutes From The Tourism Advisory Board Meeting Of January 25, 2022.
- E.1 (FLU-21-014) Second Reading And Approval 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).***
- E.2 (FLU-21-015) Second Reading And Approval 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).***
- E.3 (FLU-21-016) Second Reading And Approval 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).***
- E.4 (FLU-21-017) Second Reading And Approval 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).***
- E.5 (FLU-21-018) Second Reading And Approval 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).***
- E.6 (FLU-21-019) Second Reading And Approval 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

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Colonial Parkway. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of Recreation/Open Space (REC).***

- E.7 (FLU-21-020) Second Reading And Approval 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).***
- E.8 (FLU-21-021) Second Reading And Approval 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).***
- E.9 (FLU-21-025) Second Reading And Approval 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).***
- F.1 A Resolution Of The City Council Of The City Of Cedar Park Approving The Form Of Notice For The Special Election To Be Held In The City Of Cedar Park, Texas, On May 7, 2022, For A Bond Election And Making Conforming Changes To Comply With State Law
- F.2 A Resolution Authorizing An Interlocal Purchasing Agreement With The Harris County Department Of Education DBA Choice Partners Purchasing Cooperative.

Public Hearings

- G.1 (2022-1-Z) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 19.55 Acres From General Business (GB), Light Industrial (LI) and Professional Office (PO) To Light Industrial-Conditional Overlay (LI-CO) Located At 1700 North Bell Boulevard. ***The Planning And Zoning Commission Voted (7-0) To Recommend Approval Of Light Industrial – Conditional Overlay with the condition of a 20’ landscaped buffer along the eastern property line.***
- G.2 (SUP-21-007) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow A Mobile Food Establishment Court Use On Approximately 1.32 Acres Located At 911 Lone Star Drive. ***The Planning And Zoning Commission Recommended Approval Of The SUP Request By A Vote Of 6-1.***

Regular Agenda (Non-Consent)

- H.1 (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

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Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The SUP Request.***

- H.2 Consideration Of A Resolution Authorizing A Development Agreement For The 6.87-Acre Property Located At 400 W Park St.
- H.3 (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.4 Consideration Of A Resolution Authorizing A Professional Architectural Services Agreement With Parkhill, Smith & Cooper, Inc. DBA Parkhill For The Design Of The Public Works Building 2 And 4 Expansion In An Amount Not To Exceed \$300,000.
- H.5 Consideration Of A Resolution Authorizing A Professional Engineering Services Agreement With Kimley-Horn And Associates, Inc. For Development Of The Mobility Master Plan In An Amount Not To Exceed \$275,000.
- H.6 Consideration For Issuing A Letter In Support Of A Grant Application For Fine Particulate Matter Monitoring Funding By The Capital Area Council Of Governments Central Texas Clean Air Coalition. (Jefts)
- H.7 Discussion For Appointment Of Steve Howard To Place Six On The Economic Development Sales Tax (Type A) Corporation Board. (Jefts)
- H.8 Consider Action, If Any, On Items Discussed In Executive Session.
- H.9 Mayor And Council Closing Comments.
- H.10 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: _____

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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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