



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
JANUARY 10, 2019 AT 7:00 PM**

Corbin Van Arsdale, Mayor  
Stephen Thomas, Council Place One  
Mel Kirkland, Council Place Two  
Mike Guevara, Council Place Four

Anne Duffy, Mayor Pro Tem  
Heather Jefts, Council Place Five  
Dorian Chavez, Council Place Six  
Brenda Eivens, City Manager

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**AGENDA**

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Invocation. (1)
- A.3 Pledges Of Allegiance (U.S. and Texas).
- A.4 Citizen Communications. (Not for items listed on this agenda. Three minutes each. No deliberations with Council. Council may respond with factual information.)
- A.5 Mayor And Council Opening Comments.

**CONSENT AGENDA**

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

- B.1 Approval Of Minutes From City Council Regular Scheduled Meeting Of November 8, 2018.
- B.2 Approval Of Minutes From City Council Regular Scheduled Meeting Of November 15, 2018.
- B.3 Receipt Of Minutes From The Planning And Zoning Commission Meeting Of November 14, 2018.
- B.4 Receipt Of Minutes From The Capital Improvement Advisory Committee Meeting Of August 21, 2018.

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

- B.5 Receipt Of Minutes From The Capital Improvement Advisory Committee Meeting Of October 16, 2018.
- C.1 Second Reading And Approval Of Ordinances: No Items For Consideration.
- D.1 A Resolution For City Acceptance Of Abrantes Phase 4 Subdivision Improvements.

### **PUBLIC HEARINGS**

- E.1 (Z-18-015) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 0.91 Acres From Light Industrial (LI) To Local Business (LB) Located At 601 Cypress Creek Road. ***The Planning And Zoning Commission Voted 6-0 To Recommend Local Business (LB).***
- E.2 (Z-18-016) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 1.35 Acres From Development Reserve (DR) to Heavy Commercial – Conditional Overlay (HC-CO) Located At 3001 Woodall Drive. ***The Planning And Zoning Commission Voted 6-0 To Recommend Heavy Commercial – Conditional Overlay (HC-CO).***
- E.3 (OA-18-008) First Reading And Public Hearing Of An Ordinance To Amend The Cedar Park Code of Ordinances, Chapter 11 Zoning, Article 11.06 Approvals And Procedures, Division 2, Application Process, Section 11.06.032 Public Notice, To Amend Notification Standards. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Amendment.***
- E.4 Second Reading And Public Hearing Of An Ordinance Extending The City’s Gas Franchise Agreement With Atmos Energy Corporation (Formerly Lone Star Gas Company) For A Period Of 120 Days.

### **REGULAR AGENDA (NON-CONSENT)**

- F.1 Consideration Of A Resolution Selecting RedLeaf Partners, LLC To Be The Master Developer Of The Bell Boulevard Redevelopment Project And Authorizing The City Manager To Negotiate An Exclusive Negotiation Agreement With RedLeaf Partners, LLC.
- F.2 Consideration Of A Resolution For Appointments To The Capital Area Council Of Governments ("CAPCOG") General Assembly And Nomination For The Executive Committee. (Mayor)

### **EXECUTIVE SESSION**

*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:*

- G.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:

*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.*

a. Legal Issues Concerning U.S. Highway 183/Bell Boulevard Roadway Relocation And Redevelopment Project.

b. Legal Issues Concerning Enforcement Of Cedar Park Code Of Ordinances, Article 7.02, Revolving Door Policy.

c. Legal Issues Concerning Water And Wastewater Utility Service In the City's Extra-Territorial Jurisdiction.

d. Legal Issues Concerning The Development Agreement And Shared Common Area & Improvements Maintenance And Cost Sharing Agreement For The Town Center.

e. Legal Issues Concerning Permissible Expenditures Of Hotel Occupancy Tax Revenues.

G.2 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.

a. Bell Boulevard Redevelopment Project.

G.3 Section § 551.087 Deliberation Regarding Economic Development Negotiations.

a. Update Regarding Negotiations With Economic Development Prospects.

The Council reconvenes into Open Meeting.

### **OPEN MEETING**

*Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.*

H.1 Consider Action, If Any, On Items Discussed In Executive Session.

H.2 Mayor And Council Closing Comments.

H.3 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.*

*At the discretion of the City Council, non-agenda items under the headings of "Citizen Communications" may be presented to the Council for informational purposes; 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.*

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### **CERTIFICATION**

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

Date Posted: \_\_\_\_\_

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

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

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

Notice Removed: \_\_\_\_\_

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

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# CITY OF CEDAR PARK

## 2018-2020 STRATEGIC GOALS



### DISTINCTLY CEDAR PARK

#### PURPOSE

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

#### OBJECTIVES

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



### OPEN HERE, GROW HERE

#### PURPOSE

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

#### OBJECTIVES

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



### SAFETY IS TOP-OF-MIND

#### PURPOSE

Our community feels safe, secure and comfortable.

#### OBJECTIVES

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



**CEDAR PARK**



### OPERATIONAL & FISCAL EXCELLENCE

#### PURPOSE

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

#### OBJECTIVES

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



### LINK PEOPLE, PLACES & THINGS

#### PURPOSE

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

#### OBJECTIVES

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



### STRONG COMMUNITY CONNECTIONS

#### PURPOSE

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

#### OBJECTIVES

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



### SUSTAINABLE FUTURE

#### PURPOSE

Demonstrate responsible stewardship of community and natural resources.

#### OBJECTIVES

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

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