



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
JUNE 27, 2019 AT 6:00 PM**

Corbin Van Arsdale, Mayor  
Tim Kelly, Council Place One  
Mel Kirkland, Council Place Two  
Anne Duffy, Council Place Three

Mike Guevara, Mayor Pro Tem  
Rodney T. Robinson, 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.

**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 U.S. Highway 183/Bell Boulevard Roadway Relocation And Redevelopment Projects.
  - b. Legal Issues Concerning City Events, Programming, And Use Of City Facilities.
  - c. Legal Issues Concerning The Meet And Confer Process And Ground Rules.
  - d. Legal Issues Concerning The City's Transition Plan Pursuant To The Americans With Disability Act.

*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.*

e. Legal Issues Concerning The Economic Development Performance Agreement With Comprehensive Healthcare Management, LLC.

f. Legal Issues Concerning The Cedar Park Community Development Corporation Economic Development Performance Agreement And Property Tax Abatement Agreement With Dana Limited.

g. Legal Issues Concerning Enforcement Of The City's Parkland Dedication Ordinance.

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

a. The Bell Boulevard Redevelopment Project.

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

a. Update Regarding Negotiations With Economic Development Prospects.

The Council Reconvenes into Open Meeting.

## **II. OPEN MEETING** **To Commence At 7:00 p.m.**

C.1 Invocation. (5)

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

C.3 Citizen Communications. (Not for items listed on this agenda. Three minutes each. No deliberations with Council. Council may respond with factual information.)

C.4 Mayor And Council Opening Comments.

C.5 City Manager Report: Employee Recognition For Service With The City Of Cedar Park

a. Paula Spang, Finance Department, Fifteen Years of Service.

### **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 City Council Regular Scheduled Meeting Of April 11, 2019.

E.1 (Z-19-005) Second Reading And Approval Of An Ordinance To Rezone Approximately 5.40 Acres From General Business (GB) To Light Industrial-Conditional Overlay (LI-CO), Located At 500 Brushy Creek Road. ***The Planning And Zoning Commission Voted 6-0 To Recommend Light Industrial – Conditional Overlay (LI-CO).***

E.2 (Z-19-006) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.69 Acres From Multifamily (MF) To Suburban Residential (SR), Located At 604 Lone Star Drive.

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***The Planning And Zoning Commission Voted 6-0 To Recommend Suburban Residential (SR) As Requested.***

- E.3 (Z-19-004) Second Reading And Approval Of An Ordinance To Rezone Approximately 7.20 Acres From Suburban Residential (SR) To Semi-Urban Residential-Conditional Overlay (SU-CO), Located At 806 And 900 West Park Street. ***The Planning And Zoning Commission Voted 5-1 To Recommend Semi-Urban Residential-Conditional Overlay (SU-CO) As Requested.***
- E.4 (OA-19-001) Second Reading And Approval Of An Ordinance Amending Chapter 11 Zoning, Article 11.02 Zoning Districts And Land Uses, Division 3. Land Uses, Section 11.02.064 Nonresidential Uses By Zoning District To Change Daycare Center Use From A Conditional Use To A Special Use. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Amendment.***
- E.5 (ANX-18-002) Second Reading And Approval Of An Ordinance Regarding Full-Purpose Annexation Of Approximately 4.6 Acres Of Right-Of-Way, Known As County Road 272, Located Between Ronald W. Reagan Boulevard And E. Whitestone Boulevard.
- F.1 A Resolution Authorizing Issuance Of A Parks Special Use Permit To Valor Skate And Serve For A Skate Camp At Brushy Creek Sports Park On July 26th And 27th, 2019.
- F.2 A Resolution Authorizing The Administrative Release Of, And Encroachment Into, Certain Public Utility Easements In The City In Accordance With Cedar Park Code Of Ordinances Article 12.10 Release/Abandonment Of Easements.
- F.3 Authorization To Excuse The Absences Of Mayor Van Arsdale And Councilmember Chavez From The Regular Scheduled Meeting Of June 13, 2019.

**Public Hearings**

- G.1 First Reading And Public Hearing Of An Ordinance Suspending The Effective Date Of The Rate Increase Proposed By Atmos Energy, Midtexas Division, For Forty-Five (45) Days.

**Regular Agenda (Non-Consent)**

- H.1 Consideration Of A Resolution Authorizing A Performance Based Economic Development Incentive Agreement Between the Cedar Park Economic Development (Type A) Corporation and Additive Manufacturing Technologies, Inc.
- H.2 Consideration Of A Resolution Authorizing A Performance Based Economic Development Incentive Agreement Between the Cedar Park Economic Development (Type A) Corporation and James Avery Craftsman, Inc.
- H.3 Consideration Of A Resolution Authorizing A Chapter 380 Economic Development Agreement With James Avery Craftsman, Inc. To Provide Performance Based Economic Development Incentives.

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- H.4 (FLU-19-007) Consideration Of A Future Land Use Plan Amendment Petition Requesting Heavy Commercial (HC) For Approximately 4.86 Acres Located At 2121 S. Bell Boulevard, Adjacent To The Nissan Of Cedar Park Auto Dealership.
- H.5 Discussion And Possible Action On A Traffic Signal Warrant Study And Recommended Improvements At The Intersection Of Lakeline Boulevard And Nelson Ranch Road/Loop.
- H.6 Consideration Of A Resolution For Appointments To The Capital Area Council Of Governments ("CAPCOG") General Assembly And Nomination For The Executive Committee.
- H.7 Consider Action, If Any, On Items Discussed In Executive Session.
- H.8 Mayor And Council Closing Comments.
- H.9 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.*

### **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