



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
AUGUST 22, 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 Senate Bill 944, 86th Legislative Session (2019).
  - c. Legal Issues Concerning House Bill 2840, 86th Legislative Session (2019).
- B.2 Section §551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.**

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- a. The Bell Boulevard Redevelopment And Roadway Relocation Projects.
- 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. <sup>(2)</sup>
- 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: FY2019 Third Quarter Financial Review – Kent Meredith, Finance Director.
- C.6 City Manager Report: FY2019 Third Quarter Investment Report - Kent Meredith, Finance Director.
- C.7 City Manager Report: Update On The Parks And Recreation Upcoming Special Events - Curt Randa, Parks And Recreation Director.

**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: No Items For Consideration.
- E.1 (ANX-18-001) Second Reading And Approval Of An Ordinance Regarding Full-Purpose Annexation Of Approximately 1.83 Acres Of Land Known As Reagan Storage, LLC, Located At 14301 Ronald W. Reagan Boulevard.
- E.2 (SUP-19-002) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement On Approximately 14.73 Acres, Located At 1717 Scottsdale Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend The SUP With Conditions.***
- E.3 (OA-19-003) Second Reading And Approval Of An Ordinance Amending Chapter 11 Zoning, To Add Outdoor Commercial Amusement, Minor And Outdoor Commercial Amusement, Major

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As Uses And Establish Conditional Standards And Definitions For These Uses. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Amendment.***

- E.4 (OA-19-002) Second Reading And Approval Of An Ordinance Amending Chapters 1 Through 7 Of The City Of Cedar Park Comprehensive Plan. ***The Planning And Zoning Commission Voted 5-0 To Recommended Approval Of The Proposed Amendments.***
- E.5 (FLU-19-002) Second Reading And Approval Of An Ordinance Amending The City's Future Land Use Plan To Change The Future Land Use Designation For 42.47 Acres From Regional Office/Retail/Commercial (REG) And Local Office/Retail/Commercial (LOC) To 39.44 Acres to Recreation/Open Space (REC) And 3.03 Acres to Local Office/Retail/Commercial (LOC) For Property Located West of South Bell Boulevard Near Lakeline Park. ***The Planning And Zoning Commission Voted 5-0 To Recommend Recreation/Open Space (REC) and Local Office/Retail/Commercial (LOC).***
- E.6 (FLU-19-003) Second Reading And Approval Of An Ordinance Amending The City's Future Land Use Plan To Change The Future Land Use Designation For 12.34 Acres From Regional Office/Retail/Commercial (REG) To 3.64 Acres to High Density Residential (HDR) And 8.70 Acres to Local Office/Retail/Commercial (LOC) For Property Located North Of 620 On El Salido Parkway. ***The Planning And Zoning Commission Voted 5-0 To Recommend High Density Residential (HDR) and Local Office/Retail/Commercial (LOC).***
- E.7 (FLU-19-004) Second Reading And Approval Of An Ordinance Amending The City's Future Land Use Plan To Change The Future Land Use Designation For 30.66 Acres From Planning Area (PA), Medium Density Residential (MDR), Public/Semi-Public (PUB) And Local Office/Retail/Commercial (LOC) To 21.30 Acres Of Public/Semi-Public (PUB) And 9.36 Acres Of Regional Office/Retail/Commercial (REG) For Property Located West of South Bell Boulevard/183 And North of Little Elm Trail. ***The Planning And Zoning Commission Voted 5-0 To Recommend Public/Semi-Public (PUB) and Regional Office/Retail/Commercial (REG).***
- F.1 (ANX-19-001) A Resolution Receiving And Accepting A Petition For Full-Purpose Annexation Of Approximately 4.88 Acres Of Land, Known As BMP Specialist, Located at 2410 E. New Hope Drive, And Setting A Date, Time, And Place For Public Hearings Regarding The Full-Purpose Annexation.

### **Public Hearings**

- G.1 Second Reading And Public Hearing Of An Ordinance Renewing The City's Gas Franchise Agreement With Atmos Energy Corporation For Five (5) Years.
- G.2 First Reading And Public Hearing Of An Ordinance To Amend Cedar Park Code Of Ordinances, Chapter 1 General Administration, Article 1.10 Parks, Arts, And Community Enrichment (PACE) Advisory Board; Chapter 3 Building Regulations, Article 3.01 Building Code, Section 3.01.004 Building And Standards Commission; Chapter 10 Taxation, Article 10.05 Tourism Board; And Chapter 11 Zoning, Article 11.05 Development Review Bodies, Section 11.05.302

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Planning And Zoning Commission And Section 11.05.034 Zoning Board Of Adjustment To Align Board And Commission Member Term Expiration Dates.

**Regular Agenda (Non-Consent)**

- H.1 Consideration For The Nomination Of Candidate(s) For The Williamson Central Appraisal District Board Of Directors And Approval Of A Resolution For Submission Of Nomination.
- H.2 Consideration Of A Resolution Authorizing A Performance Based Economic Development Incentive Agreement Between The Cedar Park Economic Development (Type A) Corporation And ABEO Solutions, Inc.
- H.3 Consideration Of A Resolution Authorizing Agreements With Blue Cross Blue Shield For Employee Group Medical Insurance, Stop Loss Coverage And Dental Insurance; And Alliance Work Partners For Employee Assistance Program.
- H.4 Consideration Of Setting A Proposed Tax Rate For Tax Year 2019 And Fiscal Year 2020 And Scheduling Two Public Hearings On The Tax Rate.
- H.5 Consideration Of A Resolution Authorizing A 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 In An Amount Not To Exceed \$795,565.25.
- H.6 Consideration Of A Resolution Finding Public Convenience And Necessity And Authorizing The Use Of Eminent Domain To Condemn If Necessary A 0.0246 Acre Fee Simple Parcel And A 0.0212 Acre Public Utility Easement Out Of That 0.27 Acre Tract Conveyed By Ignacio Loreda And Maria Loreda To David Forbes On June 29, 1983 And Recorded At Volume 927, Page 743 Of The Deed Records Of Williamson County, Texas, For The Public Use And Purpose Of Construction Of A Roadway And Utility Relocation.
- H.7 Consideration Of A Resolution Finding Public Convenience And Necessity And Authorizing The Use Of Eminent Domain To Condemn If Necessary A 0.0402 Acre Fee Simple Parcel And A 0.0415 Acre Public Utility Easement Out Of That Land Described As Parcel No. 1 And Parcel No. 2 In A Deed From Noble E. Walker And Carol L. Walker To N.E. Walker Executed On November 7, 1997 And Recorded At Document No. 9752756 Of The Official Public Records Of Williamson County, Texas, For The Public Use And Purpose Of Construction Of A Roadway And Utility Relocation.
- H.8 Consideration Of A Resolution Finding Public Convenience And Necessity And Authorizing The Use Of Eminent Domain To Condemn If Necessary A 0.2154 Acre Fee Simple Parcel, A 0.0230 Acre Public Utility Easement, Bisected Improvements, And A Temporary Easement To Remove Bisected Improvements From That Called 1.12 Acre Tract Described In The Deed Executed March 6, 2007 From Tina Renea Moore To 312 314 Old Hwy 183 L.P., Recorded In Document No. 2007018680 Of The Official Public Records Of Williamson County, Texas, For The Public Use And Purpose Of Construction Of A Roadway And Utility Relocation.

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- H.9 Consideration Of A Resolution Finding Public Convenience And Necessity And Authorizing The Use Of Eminent Domain To Condemn If Necessary A 0.4598 Acre Fee Simple Parcel Being All Of That Same Tract Of Land Described In The Deed Executed January 22, 2007 From John Mallach And Tina Mallach To 218 Old Hwy 183 LP, Recorded In Document No. 2007018681 Of The Official Public Records Of Williamson County, For The Public Use And Purpose Of Construction Of A Roadway, Utility Relocation, And Storm Water Detention.
- H.10 Consideration Of A Resolution Finding Public Convenience And Necessity And Authorizing The Use Of Eminent Domain To Condemn If Necessary A 1,876 Square Foot Fee Simple Parcel, A 1,600 Square Foot Public Utility Easement, Three Electrical Utility Easements Of 146 Square Feet, 67 Square Feet, And 545 Square Feet, And A Temporary Construction Easement Of 2,546 Square Feet All Out Of That 0.576 Acre Tract Of Land Described In A Deed From Central Texas Children's Home To 706 W. 34th LLC And Florence Raw Land, LLC, Executed On December 26, 2017 And Recorded At Document No. 2017118370 Of The Official Public Records Of Williamson County, For The Public Use And Purpose Of Construction Of A Roadway And Utility Relocation.
- H.11 Consideration Of A Resolution Authorizing A Supplemental Engineering Agreement With Binkley And Barfield Consulting Engineers (BBI) For Design Of The Bell Boulevard Realignment Project In An Amount Not To Exceed \$497,739.
- H.12 Discussion And Possible Action On A Request To Rename County Road 272 To Krienke Ranch Road.
- H.13 Consider Action, If Any, On Items Discussed In Executive Session.
- H.14 Mayor And Council Closing Comments.
- H.15 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:

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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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