



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
NOVEMBER 21, 2024 AT 6:00 PM**

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

**Event Password:** CedarPark2024

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

**Access Code:** 2555 098 9039

**Phone Password:** 23327728

Jim Penniman-Morin, Mayor  
Bobbi Hutchinson, Council Place One  
Mel Kirkland, Council Place Two  
Eric Boyce, Council Place Four

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

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*The public may comment and attend the meeting remotely. For the virtual meeting link and phone number, see near the top of the agenda. For more information on how to participate remotely please refer to the City's website at [www.cedarparktexas.gov/councilagenda](http://www.cedarparktexas.gov/councilagenda).*

*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).*

## **AGENDA**

A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.

### **I. EXECUTIVE SESSION** **To Commence At 6:00 p.m.**

*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.*

*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 And Section §551.072 Deliberation Concerning The Purchase, Exchange, Lease, Or Value Of Real Property:
  - a. Legal Issues Concerning The Economic Development Performance Agreement With CP North Shore, LLC.
- B.2 Section § 551.074 Deliberate The Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, Or Dismissal Of A Public Officer Or Employee.
  - a. City Manager.
  - b. City Attorney.
- 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. (Harris)
- 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: Update On Parks And Recreation Winter Programs - Josh Rodrigue, Recreation Manager.

**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 (2024-8-SUP) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Private School On Approximately 10.62 Acres Located At 3502 Hatch Road. ***The***

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

- E.2 (2024-10-SUP) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Day-Care Center Use On Approximately 0.68 Acres Located At 2015 Little Elm Trail. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of The Request As Presented.***
- E.3 (2024-11-SUP) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Tattoo Parlor/Body Piercing Studio Use On Approximately 0.03 Acres Located At 401 East Whitestone Boulevard. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of The Request As Presented.***
- E.4 (2024-12-SUP) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 1.61 Acres Generally Located Southwest Of The Intersection Of West New Hope Drive And Clover Lane. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***
- E.5 (2024-3-FLU) (Related To 2024-12-Z) Second Reading And Approval Of An Ordinance For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 5.89 Acres Located At 703 And 705 Cypress Creek Road. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of The Request As Presented.***
- E.6 (2024-12-Z) (Related to 2024-3-FLU) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.97 Acres From Light Industrial (LI) To General Business (GB) Located At 703 Cypress Creek Road. ***The Planning And Zoning Commission Voted 6-1 To Recommend Approval Of The Request As Presented.***
- E.7 Second Reading And Approval Of An Ordinance Amending Cedar Park Code Of Ordinances, Chapter 4 Business Regulations, Article 4.04 Wrecker Business Regulations, And Appendix A Fee Schedule, Article 3.000 Business Related Fees, Section 3.300 Towing Fees.
- E.8 Second Reading And Approval Of An Ordinance Amending The City Of Cedar Park Code Of Ordinances, Chapter 9, Human Resources, Article 9.11 Municipal Civil Service, Section 9.11.002 Classification And Number Of Positions.
- F.1 A Resolution Authorizing An Agreement With Kimley-Horn And Associates, Inc. For Professional Engineering Services For A Condition Assessment At Four (4) Wastewater Lift Stations In An Amount Not To Exceed \$78,000.
- F.2 A Resolution Authorizing Amendment #2 To The Agreement With Prime Controls L.P. For The Water System Resiliency Project – SCADA Modifications To Construct The BCRUA Delivery Points Improvements Phase 2 Project In An Amount Not To Exceed \$156,000.

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- F.3 A Resolution Authorizing An Agreement With AFMA, Inc. dba CORE Office Interiors For The Purchase Of Office Furniture For Public Works Buildings 1, 2 & 4 In An Amount Not To Exceed \$76,502.26.

### **Public Hearings**

- G.1 First Reading And Public Hearing Of An Ordinance: No Items For Consideration.

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

- H.1 (2024-6-FLU) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 2.2 Acres Located At 1200 West Whitestone Boulevard.
- H.2 Consideration of A Resolution Authorizing The Commissioning Of A Mural In Brushy Creek Lake Park.
- H.3 Announcement Of Mayor Pro Tem In Accordance With Council Rules Of Procedure Rule 4.2.
- H.4 Consider Action, If Any, On Items Discussed In Executive Session.
- H.5 Mayor And Council Closing Comments.
- H.6 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.

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LeAnn M. Quinn, TRMC  
City Secretary

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

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# CITY OF CEDAR PARK 2024-2026 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 sense of community and engage residents on matters that impact them most.
- **Bell District:** Advance the City's most significant redevelopment project through successful implementation of the development plan.
- **Recreation and Cultural Opportunities:** Strengthen portfolio of recreation and learning programs, events and facilities, ensuring services align with community expectations.
- **Capital Projects:** Dedicate resources to design and construct the capital projects necessary to advance Cedar Park and meet future needs.
- **Redevelopment Initiatives:** Create redevelopment strategies that align with community's long-term vision and add value to surrounding area.
- **Placemaking:** Focus on aesthetics and public art within public spaces to create a positive aesthetic experience, instilling pride and creating unique identity.
- **Comprehensive Plan:** Adhere to City's Comprehensive Plan, and ensure it is updated regularly to reflect community's attitudes and needs.



## Safe Community

*Prioritize, enhance and support efforts related to community safety so our residents, businesses and visitors feel safe in their neighborhood and City.*

- **Public Safety:** Prioritize and support public safety programs so our community feels safe.
- **Neighborhoods:** Invest in programs that improve neighborhood safety.
- **City Utilities:** Safeguard resiliency and security of water and wastewater utility system for reliability.
- **Communications & Reporting:** Use effective methods of providing safety-related information to residents and businesses.



## Economic Vitality

*Utilizing Strategic Plan as a guide, 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.*

- **Business Recruitment Strategic Initiatives:** Attract targeted industries to diversify and grow tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Retention & Expansion:** Actively support existing business community.
- **Small Business & Entrepreneurship:** Encourage business growth and development stemming from entrepreneurial endeavors.
- **Workforce Development:** Work with education partners to grow training options that align with identified target industries.
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.



## Service & Fiscal Excellence

*Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community and enhance the quality of life.*

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **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 for the delivery of excellent services.
- **Technology:** Ensure sound 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 (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.



## Infrastructure & Environment

*Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.*

- **Infrastructure:** Continue to prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure & Assets:** Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.



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