



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
DECEMBER 05, 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: 2556 646 8730

Phone Password: 23327728

Jim Penniman-Morin, Mayor
Bobbi Hutchinson, 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

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.

*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.*

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:
 - a. Legal Issues Concerning The Water Supply Agreement With Robert D. Wunsch, Trustee, And The City Of Cedar Park, And Provision Of Raw Water To The Avery Ranch Homeowners Association And Avery Ranch Golf Course.
- 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. (Jefts)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: A Proclamation Recognizing Cedar Park High School Timberwolf Marching Band As The 2024 5A UIL State Marching Band Champions.
- 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.)
- C.5 City Manager Report: Update On The Cedar Park Tourism Program - April Walker-Davis, Tourism Marketing 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 From The Special Called City Council Work Session On October 24, 2024.

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.1 Second Reading And Approval Of Ordinances: No Items For Consideration On The Consent Agenda.
- [E.1](#) A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Haute Spot Venue New Year's Eve Celebration.
- F.2 Authorization To Excuse The Absence Of Mayor Pro Tem Boyce From The Regular Scheduled City Council Meeting On November 21, 2024.

Public Hearings

- [G.1](#) (2024-5-FLU) (Related To 2024-13-Z And 2024-14-SUP) First Reading and Public Hearing Of An Ordinance For A Future Land Use Plan Amendment From Industrial/Manufacturing (I/M) To Regional Office/Retail/Commercial (REG) For Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval of The Request As Presented.***
- [G.2](#) (2024-13-Z) (Related To 2024-5-FLU And 2024-14-SUP) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 3.75 Acres From Heavy Commercial (HC) To General Business (GB) Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***
- [G.3](#) (2024-14-SUP) (Related To 2024-5-FLU And 2024-13-Z) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***
- [G.4](#) (2024-9-SUP) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow A Gasoline Service Station Use On Approximately 1.56 Acres Generally Located At The Northwest Corner of East Whitestone Boulevard And Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***
- [G.5](#) First Reading And Public Hearing Of An Ordinance Amending Traffic Control Device Inventory – Schedule V Established At Cedar Park Code Of Ordinances Chapter 17 Traffic And Vehicles, Section 17.02.12 School Zones And Speed Limits; To Amend And Establish School Zone Speed Limits On Cypress Creek Road.

Regular Agenda (Non-Consent)

- [H.1](#) Consideration Of A Resolution Authorizing An Agreement For Construction Of The Fire Station 1 Expansion And Remodel Project With Jonestar Construction, LLC In An Amount Not To Exceed \$856,747.
- [H.2](#) Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Williamson Central Appraisal District Election.

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.

- [H.3](#) Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Travis Central Appraisal District Election.
- [H.4](#) Consideration Of The 2025 City of Cedar Park Meeting Calendar.
- H.5 Consider Action, If Any, On Items Discussed In Executive Session.
- H.6 Mayor And Council Closing Comments.
- H.7 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.

LeAnn M. Quinn, TRMC
City Secretary

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

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.

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.



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.

File Attachments for Item:

D.1 Approval Of Minutes From The Special Called City Council Work Session On October 24, 2024.

MINUTES

**CITY OF CEDAR PARK
SPECIAL CALLED CITY COUNCIL MEETING – WORK SESSION
CEDAR PARK CITY HALL – MULTI PURPOSE ROOM
450 CYPRESS CREEK ROAD, BUILDING THREE
OCTOBER 24, 2024 AT 5:00 PM**

CITY COUNCIL

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

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

Mayor Penniman-Morin called the meeting to order at 5:04 p.m.

Councilmember Jefts absent from meeting. All other Council present.

B. Welcome And Opening Comments.

C. Discussion Only:

1. Presentation And Update On The Draft Parks & Recreation Master Plan.

Teresa Jackson, Berry Dunn, reviewed the specifics of the draft Parks and Recreation Master Plan. The review included community engagement, key findings that included Park Inventory, Assessment and Level of Service, Recreation Assessment, Maintenance Assessment, and Department Operations. The action plan has seven project goals and three Key Initiatives.

Project Goals:

- a. Assess park land for development into athletic fields and event spaces.
- b. Prioritize projects based on community needs and feasibility.
- c. Renovate, improve, or expand existing parks and aquatic facilities.
- d. Enhance accessibility, safety, and programming diversity.
- e. Develop cost estimates for capital expenditures, maintenance, operations, and staffing.
- f. Research and implement best practices for development operations.
- g. Identify protentional ballot initiatives for future capital needs.

Key Initiatives:

- a. Operational Effectiveness

- b. Memorable Recreation Experiences**
- c. Inviting Park Spaces**

General Discussion followed regarding the draft Parks, Recreation, Facilities and Open Space Master Plan findings.

D. Mayor And Council Closing Comments.

None.

E. Adjournment.

Mayor Penniman-Morin adjourned the meeting at 6:20 p.m.

PASSED AND APPROVED THIS 5th DAY OF DECEMBER, 2024.

James Penniman-Morin, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

File Attachments for Item:

F.1 A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Haute Spot Venue New Year's Eve Celebration.



CITY COUNCIL AGENDA

December 5, 2024

Item/Subject: A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Haute Spot Venue New Year's Eve Celebration.

Commentary

The attached Resolution grants a Special Exception to Cedar Park Code of Ordinances, Section 8.08.003(b), which prohibits the making of a noise which exceeds 75 dB(A) or 85 dB(C) Sunday through Thursday between the hours of 7:00 A.M. and 10:00 P.M. and 65 dB(A) or 75 dB(C) on Sunday – Thursday between the hours of 10:00 P.M. and 7:00 A.M of the following day.

The Special Exception will apply to the Haute Spot Venue New Year's Eve Celebration that is to be conducted outdoors at 1501 East New Hope Drive, Cedar Park, Texas. The proposed event will feature live music and will make use of a sound system. Haute Spot anticipates a 6:00 P.M. start on Tuesday, December 31, 2024 and a 12:15 A.M. end time on Wednesday, January 1, 2025.

The Associated Information section of this report contains the application in which Haute Spot details the reasons for requesting the Special Exception for the event from 6:00 P.M. on a Tuesday to 12:15 A.M. on a Wednesday, and outlining the steps that will be taken to ensure the noise does not exceed the requested decibel level special exception.

Cedar Park Code of Ordinances Section 8.08.004 provides that the City Council shall not approve a Special Exception unless the City Council is satisfied that:

- 1) Noise levels occurring during the period of the Special Exception will not constitute a danger to public health;
- 2) Compliance with the restrictions under Article 8.08 would impose an unreasonable hardship on the applicant or the public without greater benefits to the public; and
- 3) The applicant has fully complied with the application procedures.

Section 8.08.004 provides the following additional considerations for City Council to grant a Special Exception:

- 1) The character and degree of injury to, or interference with, the health and welfare or the reasonable use of property that is caused or threatened to be caused;
- 2) The value to the community of the activity for which the Special Exception is sought;
- 3) The ability of the applicant to apply the best practical noise control measures; and
- 4) Proximity to residences at which reasonable persons would be disturbed by the noise.

The business has conducted other events for which noise Special Exceptions have and have not been required. Previous events have generated some complaints from surrounding properties where either the noise was in compliance with the City ordinance, voluntary compliance was obtained by management, or a citation was issued for being in violation of the City ordinance.

Initiating Dept: Police Department

Fiscal Impact

Fund: N/A

Budget

Amount: N/A

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING A SPECIAL EXCEPTION PURSUANT TO CEDAR PARK CODE OF ORDINANCES ARTICLE 8.08 NOISE REGULATIONS FOR THE HAUTE SPOT VENUE LOCATED AT 1501 EAST NEW HOPE DRIVE, CEDAR PARK, TEXAS ON DECEMBER 31, 2024 THROUGH JANUARY 1, 2025; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Cedar Park Code of Ordinances Section 8.08.003 imposes maximum decibel levels for noises in the City and Section 8.08.004 allows the City Council to grant special noise exceptions to those restrictions in accordance with that Section; and

WHEREAS, the Haute Spot Venue has applied for a Special Exception for the Haute Spot New Year's Eve Celebration, which will be located at 1501 East New Hope Drive, Cedar Park, Texas; and

WHEREAS, the City of Cedar Park City Council ("City Council") finds that the noise levels occurring during the period of the Special Exception will not constitute a danger to the public health, strict compliance with Section 8.08.003 would impose an unreasonable hardship on the applicant or the public without greater benefits to the public, and the applicant has fully complied with the application procedures; and

WHEREAS, the City Council finds that the noise that would be allowed by the Special Exception, due to the short and temporary nature of the Special Exception, would not result in injury to, or interference with, the health and welfare or the reasonable use of property that is caused or threatened to be caused; and

WHEREAS, the City Council finds that the Haute Spot Venue provides significant value to the community; and

WHEREAS, the City Council finds that the Haute Spot Venue has shown the ability to apply the best practical noise control measures; and

WHEREAS, the City Council finds that the Haute Spot Venue has shown limited proximity to residences at which reasonable persons would be disturbed by the noise; and

WHEREAS, the Haute Spot Venue has demonstrated that its December 31, 2024, through January 1, 2025, New Year's Eve Celebration will be conducted in such an environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby grants a Special Exception pursuant to City of Cedar Park Code of Ordinances Section 8.08.004, to the Haute Spot Venue, such exception being limited to the following terms:

- (a) Said Special Exception is granted for Tuesday, December 31, 2024, and Wednesday, January 1, 2025, and shall not be transferred to any other date or time.
- (b) Said Special Exception is granted for the property located at 1501 East New Hope Drive, Cedar Park, Texas and shall not be transferred to any other location.
- (c) Said Special Exception authorizes use of loudspeakers and an amplification system beginning at a time no earlier than 6:00 P.M. on Tuesday, December 31, 2024, and no later than 12:15 A.M. on Wednesday, January 1, 2025, at the location specified by paragraphs (a) and (b) above.
- (d) Said Special Exception authorizes noise levels to reach, but not exceed 75 dB(A) or 85 dB(C).
- (e) Said Special Exception shall terminate at the conclusion of the Haute Spot New Year's Eve Celebration on Wednesday, January 1, 2025.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 5th day of December 2024.

CITY OF CEDAR PARK, TEXAS

ATTEST:

James Penniman-Morin, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

G.1 (2024-5-FLU) (Related To 2024-13-Z And 2024-14-SUP) First Reading and Public Hearing Of An Ordinance For A Future Land Use Plan Amendment From Industrial/Manufacturing (I/M) To Regional Office/Retail/Commercial (REG) For Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard.
The Planning And Zoning Commission Voted 7-0 To Recommend Approval of The Request As Presented.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: (2024-5-FLU) (Related to 2024-13-Z and 2024-14-SUP) First Reading And Public Hearing Of An Ordinance For A Future Land Use Plan Amendment From Industrial/Manufacturing (I/M) To Regional Office/Retail/Commercial (REG) For Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard. ***The Planning and Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***

Final Report

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	The Junior Volleyball Association of Austin, c/o Glen Lietzke
Agent	Mahoney Engineering, c/o Daniel Mahoney, P.E.
Current Zoning	Heavy Commercial (HC)
Proposed Zoning (2024-13-Z)	General Business (GB)
Existing Future Land Use Plan	Industrial/Manufacturing (I/M)
Proposed Future Land Use Plan	Regional Office/Retail/Commercial (REG)
Summary of Applicant's Request	Amend the Future Land Use Plan designation from Industrial/Manufacturing (I/M) to Regional Office/Retail/Commercial (REG) for approximately 3.75 acres. The City Council accepted the Future Land Use Plan Amendment Petition on October 24, 2024.

Planning and Zoning Commission Recommendation to the City Council:

On November 19, 2024, the Planning and Zoning commission recommended approval (7-0) of the request for the Future Land Use Plan (FLUP) designation of Regional Office/Retail/Commercial (REG).

In favor: T.J. Donnell, Bob Ingraham, Brenda Reiss, Audrey Wernecke, Cindy Sneed, Kimberly Bradford-Brown, and Randy Strader.

Opposed: None

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on November 19, 2024. No public testimony was presented.

COMMENTARY

The Applicant requests to amend the Future Land Use Plan (FLUP) to Regional Office/Retail/Commercial to support a related request to rezone the subject property to General Business (GB). The subject property is developed as an Outdoor Sports and Recreation use consisting of four sand volleyball courts, which are permitted by a Conditional Use Permit (CUP-13-001) approved in August 2013.

The 2024 Comprehensive Plan includes a FLUP that designates the subject property and surrounding area as Industrial/Manufacturing (I/M), as shown on Exhibit A. Below is a summary of how the FLUP percentages will change if amended from I/M to REG as proposed:

FLUP DESIGNATION	CURRENT FLUP ACRES	PERCENT OF TOTAL ACRES	PROPOSED FLUP ACRES	PROPOSED PERCENT OF TOTAL ACRES
Industrial/ Manufacturing (I/M)	706.26	3.31%	702.51	3.29%
Regional Office/Retail/Commercial (REG)	1,959.45	9.18%	1963.20	9.19%

Although the subject property is within an area envisioned for manufacturing, processing, and warehouse uses, most of the developed properties along Toro Grande Boulevard consist of personal retail and service uses, such as sports facilities, clinics, and shops that serve the local community. Further to the east and north of the subject property are areas envisioned to be developed with regional commercial uses such as retail, personal services, and recreational uses that aim to meet the needs of residents within a three-to-five-mile radius or more.

The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Industrial/Manufacturing (I/M)	ETJ	Vacant
South	Industrial/Manufacturing (I/M)	Heavy Commercial- Conditional Overlay (HC-CO)	Indoor Commercial Amusement/Gym
East	Industrial/Manufacturing (I/M)	Heavy Commercial (HC)	Indoor Commercial Amusement
West	Industrial/Manufacturing (I/M)	ETJ, Light Industrial (LI)	Residential, Single Family, Indoor Commercial Amusement/Gym (under construction)

The Applicant intends to construct two additional sand volleyball courts and associated walkways on the rear portion of the subject property. However, the developable site area is limited due to topographic and vegetative constraints, as well as the development standards of the current Heavy Commercial (HC) zoning district. This zoning district imposes significant larger setbacks that serve to protect adjacent uses from the nature and purpose of this zoning district.

To increase the developable area, the Applicant seeks to rezone the subject property to the General Business (GB) district, which requires smaller rear property setbacks and therefore, greater flexibility for any future expansion. The requested FLUP amendment to Regional Office/Retail/Commercial supports the requested General Business (GB) zoning.

History

The following chart outlines the FLUP History for this property.

YEAR	FLUP DESIGNATION	FLUP DESCRIPTION
1998 Comprehensive Plan	High Intensity	Industrial parks, Employment centers, Light manufacturing
2006 Comprehensive Plan	Industrial	Supports a broad range of highly intense uses including regional commercial, industrial and manufacturing uses that serve the greater region.
2014 Comprehensive Plan	Heavy Commercial, which later converted to Industrial/Manufacturing (I/M) in 2024	Supports manufacturing processing, and assembly, with a wide range of commercial uses that serve the local and regional markets.

Future Land Use Description

Descriptions of the existing and proposed FLUP designations are provided below:

Industrial/ Manufacturing

This land use designation is suitable for manufacturing, processing, assembling, packaging and fabricating previously prepared materials, as well as warehousing. This category is typically auto oriented with large parking lots and a wide range of commercial uses that serve the local and regional markets. Large tracts of land with easy access to roadway transportation are becoming increasingly hard to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base.

Regional Office, Retail, and Commercial (REG)

This land use is compatible on larger land parcels and is suitable for a broad range of retail, service uses and professional office activities that aim to meet the needs of residents within a three-to-five-mile radius or more. The developments in this category are typically larger in scale, more intense and are also high generators of traffic, generally more appropriate around employment centers, along 183A and RM 1431. This category is intended to incorporate a blend of nonresidential uses, such as retail shopping centers, mid-rise corporate office parks, medical campuses, and technology parks. They are characterized by large parking lots where buildings may be of multiple stories as they highly depend on visibility from major roadways. It is encouraged that building designs within this zone be coordinated when possible. Types of uses in this land use category include business parks, hotels, and “big box” retailers.

FLUP Approval Consideration:

The adopted Comprehensive Plan advises that a zoning map and zoning decisions should reflect the goals of the FLUP. The Comprehensive Plan acknowledges that, at times, the City will likely encounter development proposals for a rezoning that do not directly reflect the purpose and intent of the Future Land Use Map. A review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the necessary infrastructure already in place?
- Does the proposed change reflect the vision identified by the Future Land Use Plan?
- Is the location compliant with the requested zoning district’s purpose statement?
- Will the proposed use impact adjacent areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community?
- Would it contribute to the City’s long-term economic well-being?

Development proposals that are inconsistent with the FLUP should be reviewed based upon the above questions and should be evaluated on their own merit. It is the responsibility of the applicant to provide evidence that the proposal meets the considerations and supports community goals and objectives as established in this Plan.

The applicant provided evidence that the proposal meets these considerations and supports the goals and objectives of the Comprehensive Plan at the time the petition was submitted. The

Commission may review these materials to help determine whether the proposal reflects the goals of the Plan, or otherwise offers an improvement over what is depicted in the Plan.

Initiating Dept: Development Services

Fiscal Impact

Account No.: n/a

Budget

Budget/Expended: n/a

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

Exhibit A: Current Future Land Use Plan

Exhibit B: Proposed Future Land Use Plan

Exhibit C: Applicant's Materials in Support of FLUP Amendment Request

- Letter of Request
- Statement of Relevant Goals and Objectives, Identification of Unique Characteristics
- Concept Plan

Exhibit A
Existing Future Land Use Plan

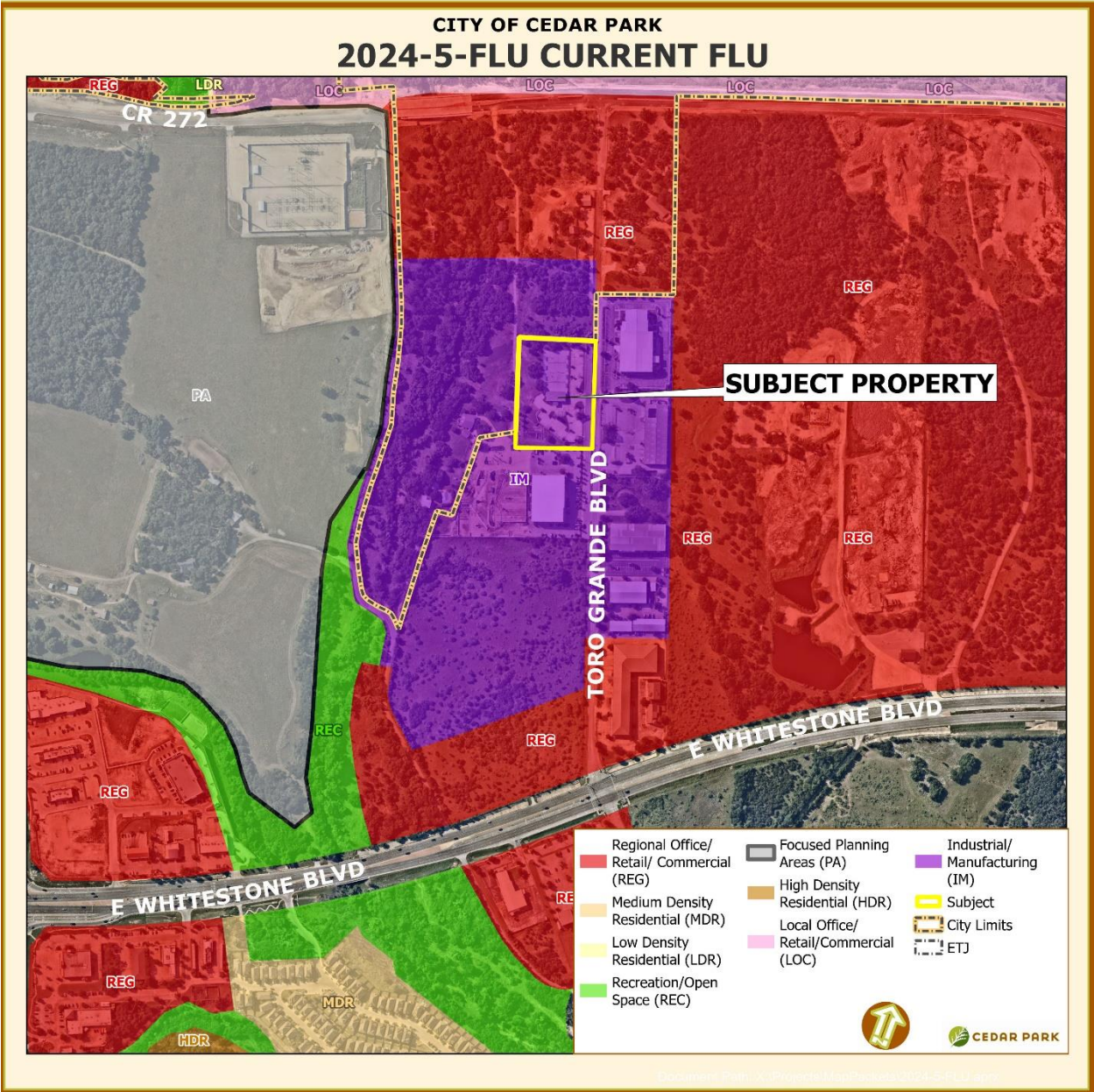


Exhibit B
Proposed Future Land Use Plan

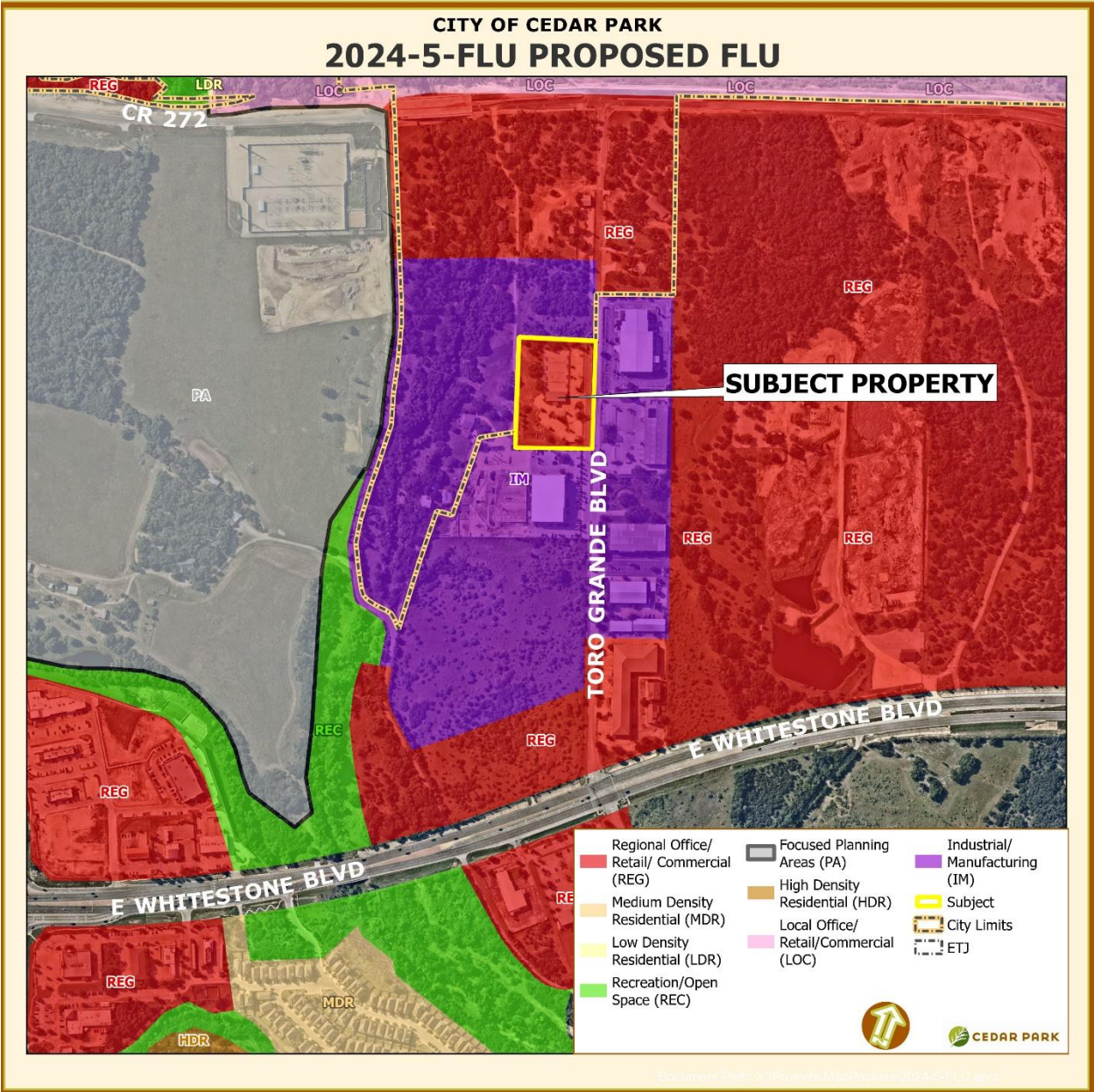


Exhibit C: Applicant's Materials

The following items are required as part of a complete Petition. Items in italics have been submitted but are not included in the attached.

1. *Proof of property ownership.*
2. An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUP designation and the designation of surrounding properties.
3. Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUP amendment. The Letter shall include:
 - a) How the proposed change will enhance the site and the surrounding area;
 - b) Whether the necessary infrastructure is already in place or how this will be provided;
 - c) How the proposed change reflects the vision identified by the Future Land Use Plan;
 - d) Whether or how the subject property is compliant with surrounding land uses and zoning;
 - e) How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and uses in a negative manner a compatible manner, or enhances adjacent areas;
 - f) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
 - g) How the proposed land use presents a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
 - h) How the proposed land use contributes to the City's long-term economic well-being.
4. Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
5. Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, etc.
6. Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
7. *Scan of completed Owner's Acknowledgement.*

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING THE FUTURE LAND USE PLAN FROM INDUSTRIAL/MANUFACTURING (I/M) TO REGIONAL OFFICE/RETAIL/COMMERCIAL (REG) FOR APPROXIMATELY 3.75 ACRES LOCATED AT 1401 TORO GRANDE BOULEVARD (2024-5-FLU); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Texas Local Government Code Chapter 213 authorizes the City to adopt a comprehensive plan for the long-range development of the City, and the comprehensive plan may include provisions on land use; and

WHEREAS, the City Council adopted the 2014 Comprehensive Plan under Ordinance No. CO06.14.11.20.F1 on November 20, 2014, that included a Future Land Use Plan with a variety of land use designations and regulations, as amended; and

WHEREAS, City of Cedar Park Code of Ordinances Chapter 11 governs land use within the City of Cedar Park and, pursuant to Section 11.01.004, the regulations pertaining to the division of land with different land use districts are designed in accordance with the Comprehensive Plan; and

WHEREAS, the City Council accepted the petition to amend the Future Land Use Plan on October 24, 2024; and

WHEREAS, on November 19, 2024, the City of Cedar Park Planning and Zoning Commission voted 7-0 to recommend approval of the proposed Future Land Use Plan amendment for Regional Office/Retail/Commercial (REG); and

WHEREAS, the City Council finds that the change in designation of approximately 3.75 acres from Industrial/Manufacturing to Regional Office/Retail/Commercial (REG) located at 1401 Toro Grande Boulevard is compatible with the surrounding zoning districts, will promote sound development and will promote the public health, safety and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the Future Land Use Plan is hereby revised and adopted to change the Future Land Use designation of approximately 3.75 acres to Regional Office/Retail/Commercial (REG) otherwise set forth in the legal description labeled Exhibit “A” and the property location map labeled Exhibit “B”.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 5th day of December, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the ____ day of _____, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

James Penniman-Morin, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

EXHIBIT A

3.750 ACRES
AUSTIN SPORTS CENTER
Page 1 of 2

FN. NO. 10-177(KWA)
AUGUST 30, 2010
BPI JOB NO. 108724-002

DESCRIPTION

OF 3.750 ACRES OF LAND OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NANCY BRASSFIELD, BY DEED OF RECORD IN VOLUME 2271, PAGE 925 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.750 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Toro Grande Boulevard (40' R.O.W.), being the northeasterly corner of that certain Tract 5E - 3.250 acre tract of land conveyed to Milton Crumley, by Deed of Record in Volume 2271, Page 930 of said Official Records, for the southeasterly corner hereof;

THENCE, S69°06'11"W, leaving said westerly right-of-way line of Toro Grande Boulevard, along the northerly line of said Tract 5E, being the southerly line of said 3.720 acre tract and hereof, a distance of 346.13 feet to a 1/2 inch iron rod found in the easterly line of that certain 25.24 acre tract of land conveyed to Sealy Timber Ridge Investments, L.L.C., by Deed of Record in Document No. 2007054356 of the Official Public Records of Williamson County, Texas, being the northwesterly corner of said Tract 5E, for the southwesterly corner hereof;

THENCE, N20°52'33"W, along the easterly line of said 25.24 acre tract, being the easterly line of that certain 3.067 acre tract of land conveyed to Robert L. Moore, by Deed of Record in Volume 1698, Page 445 of said Official Records, and the easterly line of that certain 4.00 acre tract of land conveyed to Tom W. Moore, by Deed of Record in Volume 1698, Page 432 of said Official Records, for the westerly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain Tract 5C - 3.000 acre tract of land conveyed to Judy Williams, by Deed of Record in Volume 2271, Page 920 of said Official Records, for the northwesterly corner of said 3.750 acre tract and hereof;

THENCE, N69°06'11"E, leaving the easterly line of said 4.00 acre tract, along the southerly line of said Tract 5C, being the northerly line of said 3.750 acre tract and hereof, a distance of 346.45 feet to a 1/2 inch iron rod with cap set in the westerly right-of-way line of said Toro Grande Boulevard, being the southeasterly corner of said Tract 5C, for the northeasterly corner of said 3.750 acre tract and hereof;

FN 10-177(KWA)
AUGUST 30, 2010
PAGE 2 OF 2

THENCE, S20°50'13"E, along said westerly right-of-way line of said Toro Grande Boulevard, being the easterly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to the **POINT OF BEGINNING**, containing an area of 3.750 acres (163,343 SQ. FT.) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA GPS CONTROL MONUMENT NOS. A314, A731, A315 AND T034.

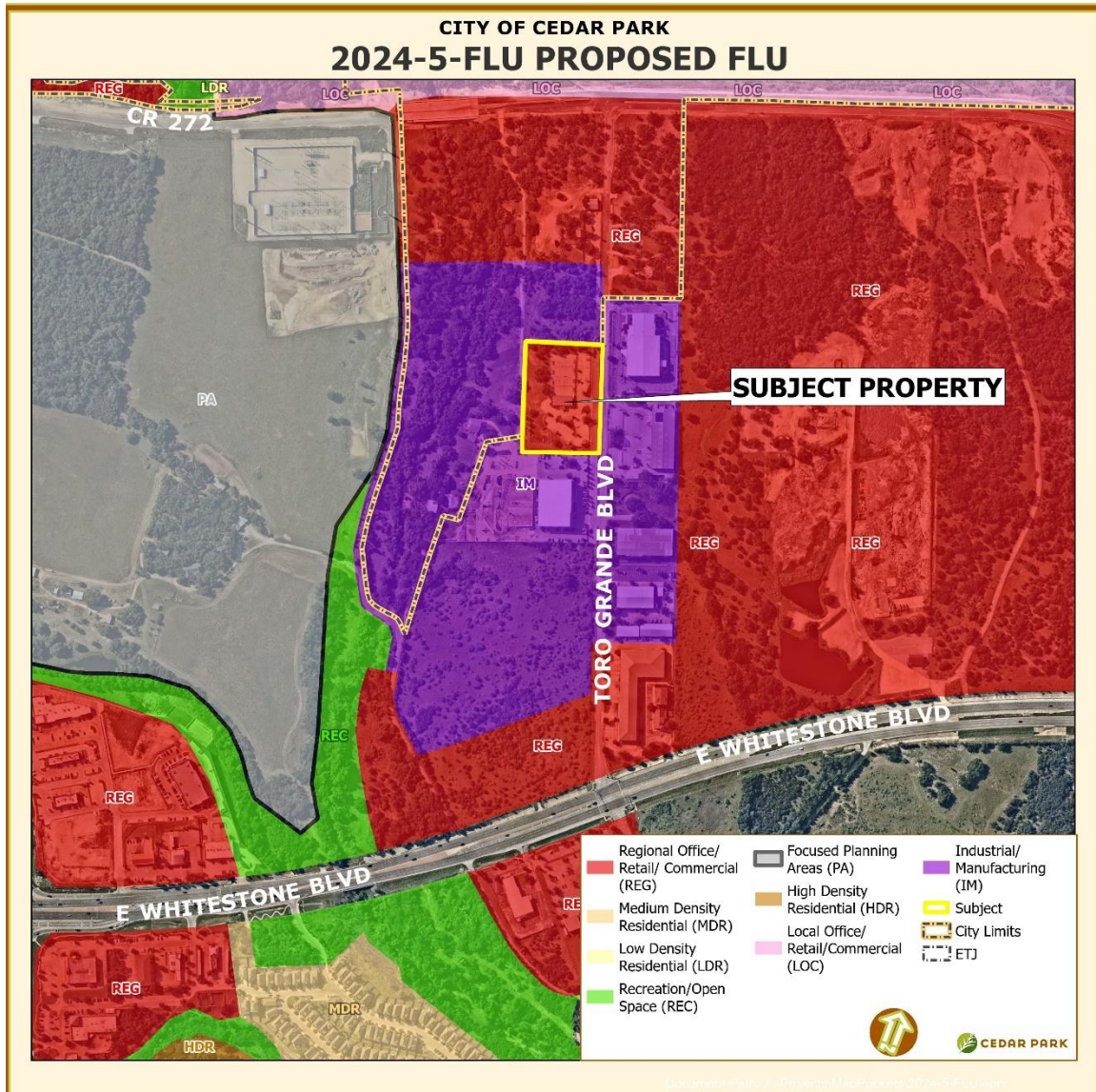
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF AUGUST 2010.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

 8-30-10
ABRAM C. DASHNER, R.P.L.S.
NO. 4998
STATE OF TEXAS



EXHIBIT B



AUSTIN SPORTS CENTER SAND COMPLEX**Letter of Request****September 27, 2024**

Attention: **City of Cedar Park Development Services Intake**
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: **Austin Sports Center Sand Complex – Additional Sand Courts**
1401 Toro Grande Boulevard
Cedar Park, TX 78613



Dear City of Cedar Park Development Services Intake,

On behalf of Austin Sports Center, Mahoney Engineering submits this Letter of Request for a Future Land Use Petition regarding a proposed change in the Future Land Use designation for the 1401 Toro Grande property. The petition seeks to amend the Future Land Use Plan (FLUP) to change the future land use of the property from Industrial/Manufacturing (I/M) to Regional Office/Retail/Commercial (REG).

This proposed change will enhance the site by aligning it with the surrounding land uses, as the property is in the vicinity of multiple properties in the REG designation. The amendment will update zoning regulations, including setbacks and permitted land uses, to enable Austin Sports Center to fully optimize the space and better serve the community. This change, in conjunction with Planning Area "F," which is in the vicinity of the subject property, will help establish a recreational sports district for Cedar Park, offering a variety of activities and public spaces for residents to enjoy.

The necessary infrastructure to support the proposed REG Future Land Use Category is already in place, as the site currently hosts a pre-existing sports complex. The addition of sand courts to the facility will not require significant new infrastructure, ensuring a seamless transition with minimal disruption.

The proposed amendment reflects the core values of the Future Land Use Plan, particularly the value of "Community." The plan strives to "link neighbors, neighborhoods, organizations, businesses, government, and faith-based groups into a cohesive community of caring, involved, and dedicated citizens." This proposal also aligns with Objective 3 of the plan: "Plan for central gathering areas in the community that are interesting, vibrant, and encourage social interaction." The amendment will facilitate collaboration between Austin Sports Center, the regional sports facility in Planning Area "F," and the surrounding commercial and entertainment uses to create a vibrant hub for social and recreational activity.

The proposed change will allow Austin Sports Center to maximize the use of its space and better promote the health, safety, and welfare of Cedar Park's residents. In line with Objective 16 of the Future Land Use Plan, which seeks to "meet the community's demand for amenities, such as libraries, recreational facilities, and cultural facilities," the amendment will help meet local demand for recreational facilities. This will provide residents with more opportunities to improve their health and wellbeing.



AUSTIN SPORTS CENTER SAND COMPLEX

The proposed land use is highly compatible with the properties in its vicinity, which are already designated as REG and currently host similar recreational uses, including gyms, gymnastics centers, an art academy, and a performing arts school. This creates a cohesive, multi-use environment that will attract residents seeking recreational activities. As Planning Area "F" continues to develop, this region will transform into a social and recreational hub, benefiting from complementary retail, restaurant, and entertainment offerings.

The proposed land use change is expected to enhance the surrounding areas rather than detract from them. By aligning the site's future land use with the properties in its vicinity, the amendment will generate increased traffic and visibility for nearby businesses, fostering economic growth in Cedar Park. The area will benefit from additional foot traffic, which will drive business to local athletic facilities and commercial establishments.

The compliance of the proposed land use with surrounding designations supports the city's long-term economic well-being, creating a positive economic ripple effect across the region. This will provide Cedar Park with a destination that encourages residents and visitors to spend both time and money locally, contributing to the city's continued growth and prosperity.

We kindly request that you review this petition and the accompanying information. Should you have any questions or require further clarification, we would be happy to discuss any details or provide additional context as needed. Thank you for your time and consideration.

Sincerely,

MAHONEY ENGINEERING



Daniel Mahoney, P.E.
President & CEO | Principal
Phone: (512) 596-2579
dmahoney@mahoneyeng.com



Max Stoffel, E.I.T.
Engineer Associate I
Phone: (512) 481-4042
mstoffel@mahoneyeng.com





CEDAR PARK

Development Services Intake

450 Cypress Creek Road, Building 2

Cedar Park, TX 78613

Office: 512-401-5100

Fax: 512-258-1471

Project Name: ASC Sand Complex

Submittal Date: 8/30/2023

SFP Permit #: _____

(City will assign)



FUTURE LAND USE PETITION

APPLICATION & CHECKLIST

ABOUT FUTURE LAND USE PLAN AMENDMENT PETITIONS

- » The Comprehensive Plan, which includes the Future Land Use Plan (FLUP), was adopted by the City Council in November 2014. At times, the City may encounter a development proposal that does not directly reflect the purpose and intent of the land use pattern shown on the FLUP. In order for the City Council to consider a development proposal that is inconsistent with the FLUP, a property owner must submit a FLUP Amendment Petition, which may be considered based upon the Letter of Request, Statement of Relevant Goals and Objectives, and other supporting materials, as described on Page 2. Each FLUP Amendment Petition will be evaluated by the City Council on its own merits. It is the responsibility of the property owner or applicant to provide evidence that the proposed FLUP amendment supports community goals and objectives as set forth within the Comprehensive Plan.
- » The adopted Comprehensive Plan provides that amendments to the FLUP should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The City Council will consider each proposed FLUP Amendment Petition carefully to determine whether it is consistent with the Comprehensive Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Cedar Park. Upon review of the Letter of Request, Statement of Relevant Goals and Objectives, and other supporting materials, a FLUP Amendment Petition may be accepted by a majority vote of the City Council. Acceptance of a FLUP Amendment Petition by the City Council indicates an applicant may proceed through the FLUP amendment process.
- » While city staff may review the petition for completeness and accuracy, city staff does not make a recommendation to the City Council as to whether a FLUP Amendment Petition should be accepted.
- » **ACCEPTANCE BY THE CITY COUNCIL OF A FLUP AMENDMENT PETITION SHALL NOT CONSTITUTE OR GUARANTEE APPROVAL OF THE PROPOSED FLUP AMENDMENT. ACCEPTANCE OF A FLUP AMENDMENT PETITION ONLY INDICATES AN APPLICANT MAY PROCEED THROUGH THE FLUP AMENDMENT PROCESS. IF THE CITY COUNCIL DOES NOT VOTE TO ACCEPT OR TABLE THE FLUP AMENDMENT PETITION, THE PETITION SHALL BE DEEMED DENIED. ACCEPTANCE OF A FLUP AMENDMENT PETITION SHALL BE VALID FOR A MAXIMUM OF 18 MONTHS FROM CITY COUNCIL CONSIDERATION UNLESS A PUBLIC HEARING FOR THE FLUP AMENDMENT HAS BEEN HELD BEFORE THE PLANNING AND ZONING COMMISSION. ANY SUBSTANTIVE CHANGES TO ORIGINAL FLUP AMENDMENT PETITION MUST BE SUBMITTED FOR RECONSIDERATION BY CITY COUNCIL.**

INSTRUCTIONS

All required materials completed and uploaded to www.mygovernmentonline.org

- ☒ Contact Planning Staff (450 Cypress Creek Road, Building 1 / Telephone: 512-401-5082) to discuss the proposed FLUP amendment prior to submission of a petition;
- ☒ Upload all required materials to www.mygovernmentonline.org



CEDAR PARK

Development Services Intake

450 Cypress Creek Road, Building 2

Cedar Park, TX 78613

Office: 512-401-5100

Fax: 512-258-1471

PROJECT INFORMATION

Project Name: Austin Sports Center Sand Complex - Additional Sand Courts

Proposed Amendment: From: Industrial/Manufacturing (I/M) To: Regional Commercial (REG)

Project Location/Address: 1401 Toro Grande Boulevard, Cedar Park, TX 78613

Project Legal Description: 3.750 Acres of land, more or less out of the Washington Anderson Survey, Abstract No. 15, in Williamson County, Texas, that certain tract of land conveyed by Deed of Record 2010081902 of the official records of Williamson County, TX.

REQUIRED ITEMS FOR CITY COUNCIL CONSIDERATION OF FLUP PETITION

- ☒ Proof of property ownership. Copy of deed or other documentation establishing ownership by and individual or entity. If owned by an entity, including a partnership, documentation that the person signing the Owner's Acknowledgment has the authority to do so.
- ☒ An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUP designation and the designation of surrounding properties.
- ☒ Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUP amendment. The Letter shall include:
 - ☒ How the proposed change will enhance the site and the surrounding area;
 - ☒ Whether the necessary infrastructure is already in place or how this will be provided;
 - ☒ How the proposed change reflects the vision identified by the Future Land Use Plan;
 - ☒ Whether or how the subject property is compliant with surrounding land uses and zoning;
 - ☒ How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and uses in a negative manner, or enhances adjacent areas;
 - ☒ Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
 - ☒ How the proposed land use presents a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
 - ☒ How the proposed land use contributes to the City's long-term economic well-being.
- ☒ Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
- ☒ Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, etc.
- ☒ Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
- ☒ Scan of completed Owner's Acknowledgment (following page).

CEDAR PARK**Development Services Intake**

450 Cypress Creek Road, Building 2

Cedar Park, TX 78613

Office: 512-401-5100

Fax: 512-258-1471

OWNER'S ACKNOWLEDGMENT & DESIGNATION OF AGENT

The signature of the property owner or owners is required. If the property owner information does not match appraisal district records, documentation verifying the change in ownership must be provided.

By signing, the owner indicates consent to the submittal of this petition. If the owner designates an agent to facilitate the petition, both owner and agent must sign this acknowledgment. Signatures certify that the applicant and his agent, if so designated, has reviewed the requirements of this petition and acknowledges that the acceptance of the proposed amendment petition by the City Council does not grant the requested FLUP amendment or guarantee such approval by the Planning and Zoning Commission or City Council when the amendment is presented for consideration. **Acceptance** of a FLUP amendment petition shall be **valid 18 months** from City Council consideration unless a public hearing for the FLUP amendment has been held before the Planning and Zoning Commission and any substantive changes to original submission must be submitted for reconsideration by City Council.

Note: the agent is the official contact person for this petition and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

☒ I will represent my petition before the City Council.

☒ I hereby authorize the person named below to act as my agent/applicant in processing this petition before the City Council.

Owner's Name (Printed): Junior Volleyball Association of Austin

Owner's Address: 425 Woodward Street, Austin, Texas 78704

Owner's Phone: (512) 479-8776 Cell: N/A Email: ajv@austinsportscenter.com

Owner's Signature: Glen Lietzke Digitally signed by Glen Lietzke
Date: 2024.09.30 10:33:56 -05'00' Date: 10/10/2024

The signature of the owner authorizes City of Cedar Park staff to visit and inspect the property for which this application is being submitted and that all required documents are provided in this submittal. Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Agent's Name (Printed): Glen Lietzke, Executive Director of Junior Volleyball Association of Austin

Agent's Address: 425 Woodward Street, Austin, Texas 78704

Agent's Phone: (512) 479-8776 Cell: (512) 797-0567 Email: glen@austinsportscenter.com

Agent's Signature: Glen Lietzke Digitally signed by Glen Lietzke
Date: 2024.09.30 10:33:56 -05'00' Date: 10/10/2024

The signature of the owner authorizes City of Cedar Park staff to visit and inspect the property for which this application is being submitted and that all required documents are provided in this submittal. Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

AUSTIN SPORTS CENTER SAND COMPLEX**Statement of Relevant Goals and Objectives****September 27, 2024**

Attention: **City of Cedar Park Development Services Intake**
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: **Austin Sports Center Sand Complex – Additional Sand Courts**
1401 Toro Grande Boulevard
Cedar Park, TX 78613



Dear City of Cedar Park Development Services Intake,

This amendment to the Future Land Use Plan aligns with its vision statement, particularly the core value of "Community", as it describes, "We strive to link neighbors, neighborhoods, organizations, businesses, government, and our faith based groups into a cohesive community of caring, involved, and dedicated citizens to address and provide for critical needs, services, and the quality of our city." Specifically, the proposed change reflects Objective 3 of the Future Land Use Plan: "Plan for central gathering areas in the community that are interesting, vibrant, and promote social interaction."

This amendment not only fulfills the objectives outlined in the Future Land Use Plan but also supports the broader growth and development strategy of Cedar Park. By creating a well-integrated area of recreation, commerce, and social activity, the proposed changes will enhance the city's attractiveness as a destination for residents and visitors alike. The Austin Sports Center, working in conjunction with nearby facilities and businesses, will serve as a cornerstone for community engagement and development, providing opportunities for both economic growth and social cohesion. The synergy between sports, entertainment, and commercial enterprises in this area will create an environment that supports diverse interests while contributing to Cedar Park's overall vision of a thriving, connected, and vibrant city. The result will be a well-rounded, engaging space that benefits all who live, work, and play in the area.

After review of this information, let us know if there are any items you would like to discuss further. We would be happy to provide additional clarification on any questions as they relate to the referenced property.

Sincerely,

MAHONEY ENGINEERING

Daniel Mahoney, P.E.
President & CEO | Principal
Phone: (512) 596-2579
dmahoney@mahoneyeng.com

Max Stoffel, E.I.T.
Engineer Associate I
Phone: (512) 481-4042
mstoffel@mahoneyeng.com



AUSTIN SPORTS CENTER SAND COMPLEX**Identification of Unique Characteristics**

Attention: **City of Cedar Park Development Services Intake**
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: **Austin Sports Center Sand Complex – Additional Sand Courts**
1401 Toro Grande Boulevard
Cedar Park, TX 78613



Dear City of Cedar Park Development Services Intake,

On behalf of Austin Sports Center, Mahoney Engineering provides this letter highlighting the unique characteristics of the 1401 Toro Grande property and its surrounding area that support the proposed amendment to the Future Land Use Plan. This amendment seeks to change the land use designation from Industrial/Manufacturing (I/M) to Regional Office/Retail/Commercial (REG).

The 1401 Toro Grande property creates a natural alignment with the proposed amendment through the REG-designated properties in the vicinity. The existing land uses in the area include recreational facilities such as gyms, gymnastics centers, art academies, and a performing arts school. This clustering of recreational and community-focused spaces makes the proposed change to REG a cohesive continuation of the area's existing character. Additionally, Planning Area "F," a planned area in the vicinity of the subject property, is undergoing development to feature a sports complex accompanied by retail, restaurant, and entertainment venues, establishing it as a vibrant destination for both residents and visitors. The proposed amendment would enable Austin Sports Center to integrate seamlessly with this developing area, enhancing its recreational offerings and supporting the vision of a socially engaging and economically dynamic district.

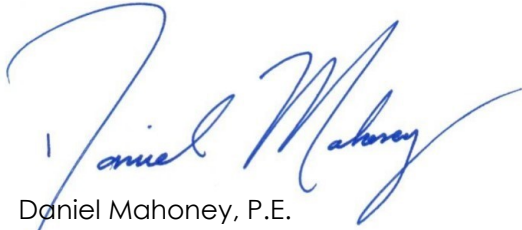
The concentration of existing recreational and sports-related facilities in this part of Cedar Park creates an opportunity to establish a specialized recreational sports district, with the potential to attract a wide variety of sports, fitness, and recreational activities. This would further strengthen the area's identity as a community hub for active lifestyles. Cedar Park's continued growth has increased the demand for recreational and social spaces where residents can gather and engage in physical activity. The proposed amendment supports this need by allowing Austin Sports Center to expand its offerings, reflecting the city's vision for creating spaces that enhance public well-being and provide long-term value to the community.

We trust this information provides a clear rationale for the proposed amendment. Please feel free to contact us with any questions or if additional details are needed.



AUSTIN SPORTS CENTER SAND COMPLEX

Sincerely,
MAHONEY ENGINEERING

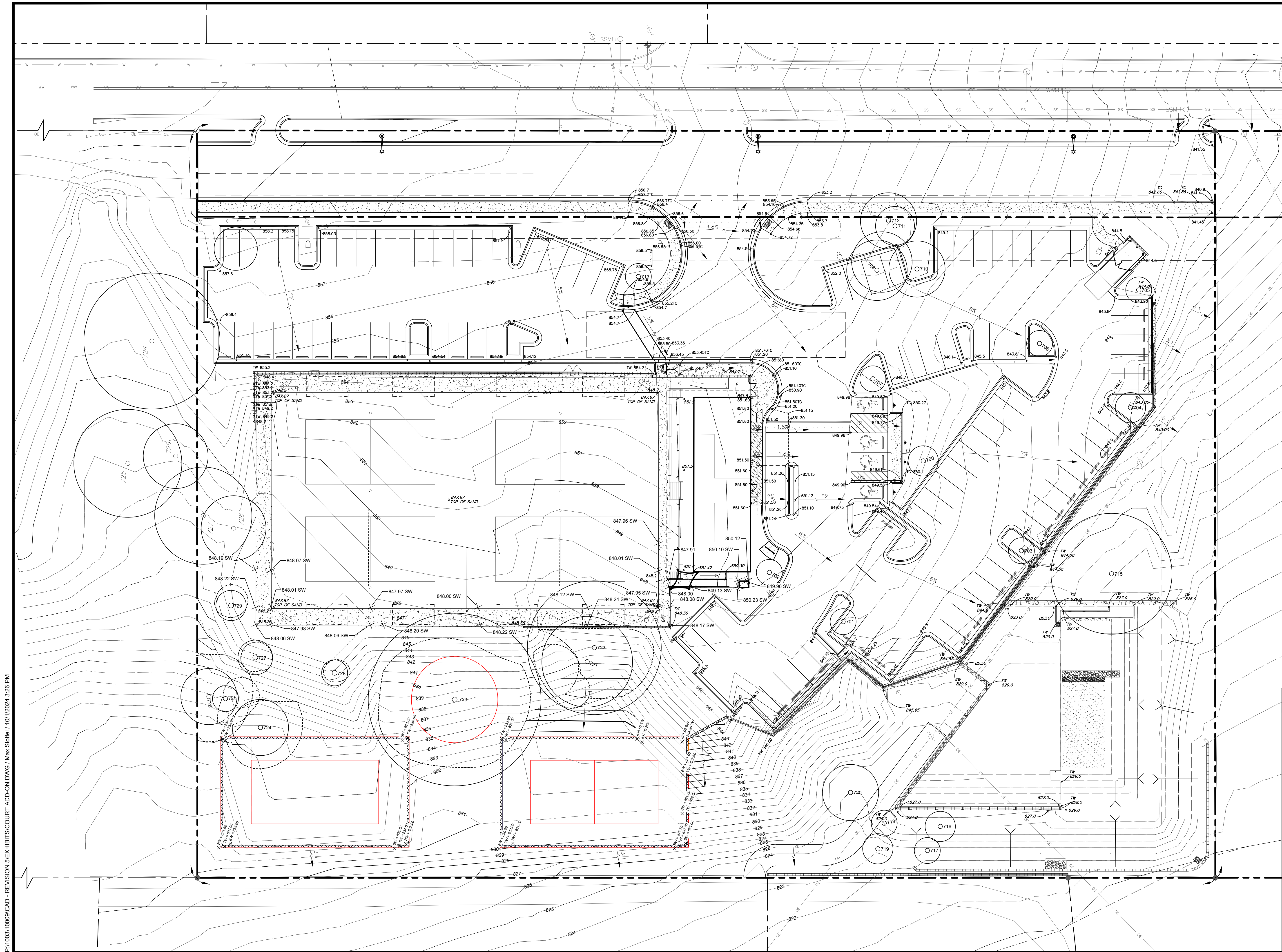


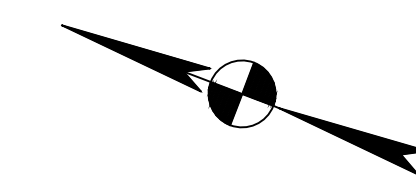
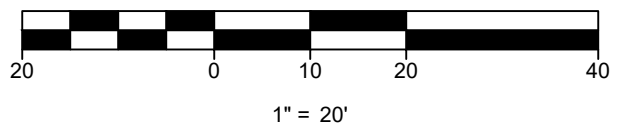
Daniel Mahoney, P.E.
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dmahoney@mahoneyeng.com



Max Stoffel, E.I.T.
Engineer Associate I
Phone: (512) 481-4042
mstoffel@mahoneyeng.com







**ASC BRASSFIELD
COURT ADDITION**



MAHONEY ENGINEERING
9501 Manchaca Road, Suite B200
Austin, Texas 78748
(512) 910-3874
info@mahoneyeng.com
TBP# Registration Number F-21222
Mahoney Engineering LLC ©Copyright 2019

File Attachments for Item:

G.2 (2024-13-Z) (Related To 2024-5-FLU And 2024-14-SUP) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 3.75 Acres From Heavy Commercial (HC) To General Business (GB) Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: (2024-13-Z) (Related To 2024-5-FLU And 2024-14-SUP) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 3.75 Acres From Heavy Commercial (HC) To General Business (GB) Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***

Final Report

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	The Junior Volleyball Association of Austin c/o Glen Lietzke
Applicant	Mahoney Engineering, c/o Maxwell Stoffel, EIT
Existing Future Land Use Plan	Industrial/Manufacturing (I/M)
Proposed Future Land Use (2024-5-FLU)	Regional Office/Retail/Commercial (REG)
Current Zoning	Heavy Commercial (HC)
Proposed Zoning	General Business (GB)
Summary of Applicant's Request	Request to rezone approximately 3.75 acres to General Business (GB).
Staff's Recommendation	Approve the request to rezone approximately 3.75 acres to General Business (GB) should the FLUP Amendment to Regional Office/Retail/Commercial (REG) be approved.

Staff Recommendation:

Should the associated Future Land Use Plan Amendment to Regional Office/Retail/Commercial (REG) be approved, staff recommends approval of the Applicant's request to rezone the property to General Business (GB).

Reason for Staff Recommendation:

The proposed zoning change will provide an appropriate zoning designation that is compliant with the Comprehensive Plan, to include the FLUP should the amendment be approved, and is compatible with surrounding land uses.

Planning & Zoning Commission Recommendation to the City Council:

On November 19, 2024, the Planning and Zoning Commission recommended approval (7-0) of the request for General Business (GB).

In favor: T.J. Donnell, Bob Ingraham, Brenda Reiss, Audrey Wernecke, Cynthia Sneed, Kimberly Bradford-Brown, and Randy Strader
Opposed: None

Stated Reasons for P&Z Recommendation:

The Commission supported staff's recommendation.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on November 19, 2024. There were no registered speakers.

Applicant's Neighborhood Communication Summary and Public Input:

The Applicant sent a letter notice to the surrounding neighborhood and property owners on October 30, 2024, informing them of the rezoning request and information about the public hearing schedules. See attached Neighborhood Communication Summary and letter.

The Applicant has indicated that they have not received any feedback from neighboring residents, and to date staff has not received any correspondence.

COMMENTARY**Existing Site and Surrounding Land Uses:**

The 3.75-acre subject property is developed as an Outdoor Sports and Recreation use consisting of four sand volleyball courts, which were permitted by a Conditional Use Permit (CUP) in August 2013.

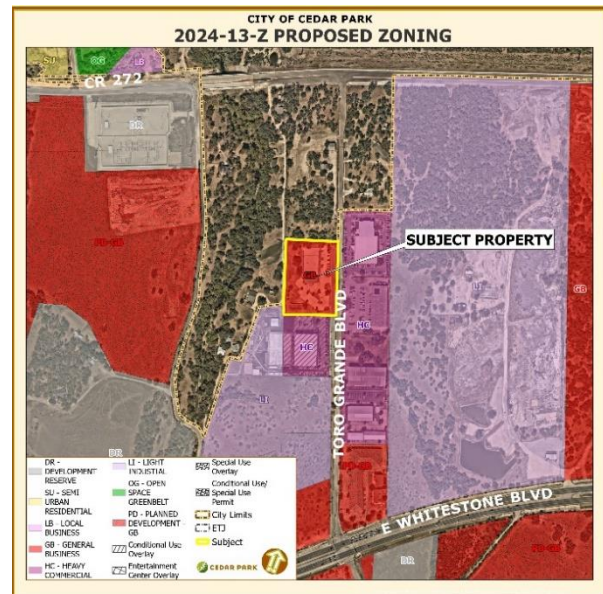
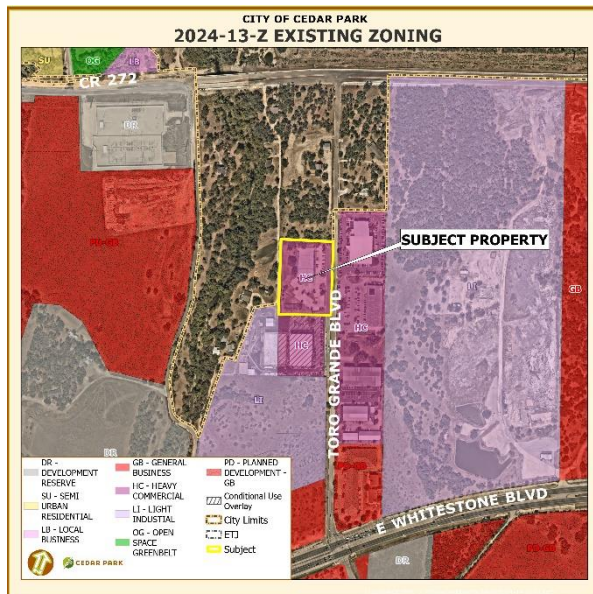
Although the subject property is within an area envisioned for manufacturing, processing, and warehouse uses, most of the developed properties along Toro Grande Boulevard consist of personal retail and service uses, such as athletic facilities, clinics, and shops that serve the local

community. Further to the east and north of the subject property are areas envisioned to be developed with regional commercial uses such as retail, personal services, and recreational uses that aim to meet the needs of residents within a three-to-five-mile radius or more.

The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Industrial/Manufacturing (I/M)	ETJ	Vacant
South	Industrial/Manufacturing (I/M)	Heavy Commercial-Conditional Overlay (HC-CO)	Indoor Commercial Amusement/Gym
East	Industrial/Manufacturing (I/M)	Heavy Commercial (HC)	Indoor Commercial Amusement
West	Industrial/Manufacturing (I/M)	ETJ, Light Industrial (LI)	Residential, Single Family, Indoor Commercial Amusement/Gym (under construction)

The following maps depict the current and proposed zoning classifications.



Purpose of Requested Zoning District:

The General Business (GB) district is primarily intended for moderate and large retail centers, big-box stores, and malls that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development

Future Land Use Plan:

The Future Land Use Plan (FLUP) designates the subject property as Industrial/Manufacturing (I/M). In conjunction with this rezoning request, the Applicant has submitted a request to amend the FLUP designation to Regional Office/Retail/Commercial (REG). The requested General Business (GB) zoning district is compatible with the requested Regional Office/Retail/Commercial (REG) FLUP designation.

Comprehensive Plan:

The request for the General Business (GB) district follows these goals of the Comprehensive Plan:

Future Land Use

- Establish Cedar Park as a regional destination for family-oriented activities.
- Plan for central gathering area in the community that are interesting, vibrant, and encourage social interaction.
- Ensure an appropriate mix of land use types within the City.

Livability

- Ensure that Cedar Park is a desirable place to live, work, worship, and raise a family

Site Information:

Zoning Case History:

The City of Cedar Park annexed the subject property in 2010 by Ordinance No. A11-10-12-16-C1 (ANX-10-001). The following zoning case resulted in the current Heavy Commercial (HC) district for the subject property.

YEAR	CASE NUMBER	REQUEST	P&Z RECOMMENDATION	CITY COUNCIL ACTION
2010	Z-10-009 Ord No Z12-11-01-13-C1	Original zoning of Commercial Services (CS) to Approximately 3.75 Acres	Approval (4-0) 11-16-2010	Approved (7-0) 1-13-2011

Major Corridor:

The subject property is not located within a major corridor.

Transportation:

The subject property fronts and has access to Toro Grande Boulevard and is located equidistant between East Whitestone Boulevard and New Hope Drive.

Subdivision:

A subdivision plat will be required prior to issuance of a Site Development Permit as the subject property has not been platted.

Land uses:

Permitted uses are all uses permitted in the General Business (GB) zoning district as identified in Table 11.02.064 of the Zoning Ordinance and summarized in the attached exhibit for reference.

Building Setback and Height Requirements:

The setbacks, building height, and other zoning standards of the General Business (GB) zoning district are summarized in the attached exhibit, which has been included for reference.

Staff Commentary:

The Applicant intends to construct two additional sand volleyball courts and associated walkways on the rear portion of the subject property. However, the developable site area is limited due to topographic and vegetative constraints, as well as the development standards of the current Heavy Commercial (HC) district. This district imposes significantly larger setbacks that serve to protect adjacent uses due to the nature and purpose of this zoning district. To increase the developable area, the Applicant seeks to rezone the subject property to the General Business (GB) district, which requires smaller rear property setbacks and therefore, greater flexibility for any future expansion. In addition, the requested General Business (GB) zoning district will establish a zoning district that is more in line with the existing uses on the subject property and vicinity.

In conjunction with this rezoning request, the Applicant submitted a Special Use Permit (SUP) (2024-14-SUP) to allow the Outdoor Commercial Amusement, Minor use on the subject property for the proposed expansion.

Public Information Plan:

<i>November 6, 2024:</i>	Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
<i>November 8, 2024:</i>	Ten (10) letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract
<i>November 19, 2024:</i>	Planning and Zoning Commission public hearing
<i>December 5, 2024:</i>	City Council 1st reading and public hearing
<i>December 12, 2024:</i>	City Council 2nd reading

Initiating Dept: Development Services

Fiscal Impact

Account No.: n/a

Budget

Budget/Expended: n/a

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

Associated Information:

Ordinance with Exhibits

Attachments:

General Business (GB) Uses and Setbacks

Letter of Intent

Neighborhood Communication Summary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO REZONE APPROXIMATELY 3.75 ACRES FROM HEAVY COMMERCIAL (HC) TO GENERAL BUSINESS (GB) LOCATED AT 1401 TORO GRANDE BOULEVARD (2024-13-Z); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area; and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on November 19, 2024 the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed zoning of General Business (GB); and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses

surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. City of Cedar Park Ordinance No. 75-2: Comprehensive Zoning Ordinance is hereby amended to rezone approximately 3.75 acres from Heavy Commercial (HC) to General Business (GB) located at 1401 Toro Grande Boulevard., otherwise set forth in the legal description labeled Exhibit “A” and the property location map labeled Exhibit “B.”

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicating the authority for said notation.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 5th day of December, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the ____ day of _____, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

James Penniman-Morin, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

EXHIBIT A

3.750 ACRES
AUSTIN SPORTS CENTER
Page 1 of 2

FN. NO. 10-177(KWA)
AUGUST 30, 2010
BPI JOB NO. 108724-002

DESCRIPTION

OF 3.750 ACRES OF LAND OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NANCY BRASSFIELD, BY DEED OF RECORD IN VOLUME 2271, PAGE 925 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.750 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Toro Grande Boulevard (40' R.O.W.), being the northeasterly corner of that certain Tract 5E - 3.250 acre tract of land conveyed to Milton Crumley, by Deed of Record in Volume 2271, Page 930 of said Official Records, for the southeasterly corner hereof;

THENCE, S69°06'11"W, leaving said westerly right-of-way line of Toro Grande Boulevard, along the northerly line of said Tract 5E, being the southerly line of said 3.720 acre tract and hereof, a distance of 346.13 feet to a 1/2 inch iron rod found in the easterly line of that certain 25.24 acre tract of land conveyed to Sealy Timber Ridge Investments, L.L.C., by Deed of Record in Document No. 2007054356 of the Official Public Records of Williamson County, Texas, being the northwesterly corner of said Tract 5E, for the southwesterly corner hereof;

THENCE, N20°52'33"W, along the easterly line of said 25.24 acre tract, being the easterly line of that certain 3.067 acre tract of land conveyed to Robert L. Moore, by Deed of Record in Volume 1698, Page 445 of said Official Records, and the easterly line of that certain 4.00 acre tract of land conveyed to Tom W. Moore, by Deed of Record in Volume 1698, Page 432 of said Official Records, for the westerly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain Tract 5C - 3.000 acre tract of land conveyed to Judy Williams, by Deed of Record in Volume 2271, Page 920 of said Official Records, for the northwesterly corner of said 3.750 acre tract and hereof;

THENCE, N69°06'11"E, leaving the easterly line of said 4.00 acre tract, along the southerly line of said Tract 5C, being the northerly line of said 3.750 acre tract and hereof, a distance of 346.45 feet to a 1/2 inch iron rod with cap set in the westerly right-of-way line of said Toro Grande Boulevard, being the southeasterly corner of said Tract 5C, for the northeasterly corner of said 3.750 acre tract and hereof;

FN 10-177(KWA)
AUGUST 30, 2010
PAGE 2 OF 2

THENCE, S20°50'13"E, along said westerly right-of-way line of said Toro Grande Boulevard, being the easterly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to the **POINT OF BEGINNING**, containing an area of 3.750 acres (163,343 SQ. FT.) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA GPS CONTROL MONUMENT NOS. A314, A731, A315 AND T034.

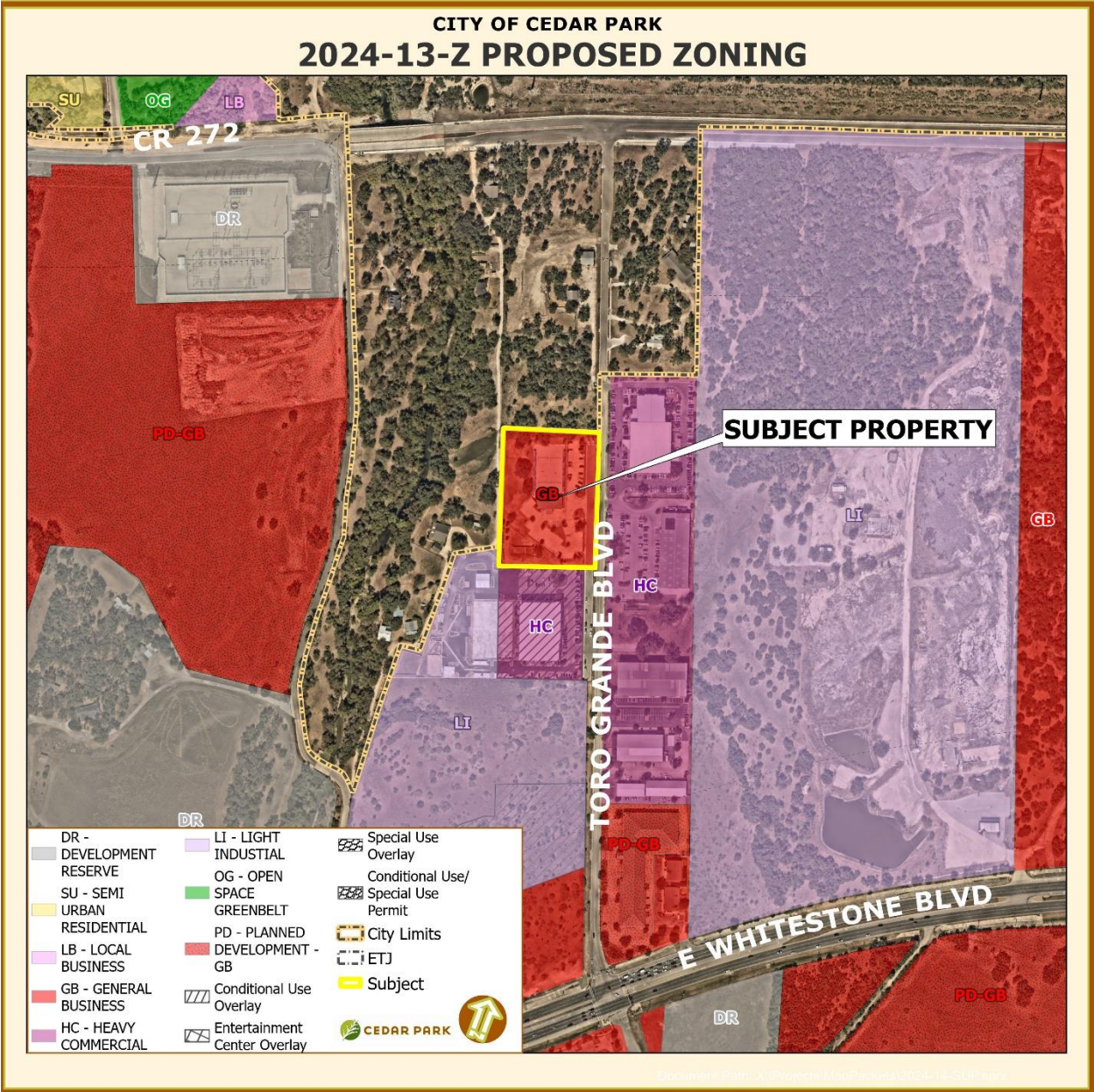
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF AUGUST 2010.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


8-30-10
ABRAM C. DASHNER, R.P.L.S.
NO. 4998
STATE OF TEXAS



EXHIBIT B



AUSTIN SPORTS CENTER SAND COMPLEX**Statement of Intent and Purpose of Rezoning****November 4, 2024**

Attention: **City of Cedar Park Development Services Intake**
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: **Austin Sports Center Sand Complex – Additional Sand Courts**
1401 Toro Grande Boulevard
Cedar Park, TX 78613



Dear City of Cedar Park Development Services Intake,

On behalf of Austin Sports Center, Mahoney Engineering submits this Statement of Intent and Purpose in support of our rezoning application for the 3.75-acre property located at 1401 Toro Grande Blvd. Our request is to rezone the property from Heavy Commercial (HC) to General Business (GB), a classification that aligns with the vision of expanding accessible recreational facilities within our community. The shift to GB zoning will enable Austin Sports Center to better serve Cedar Park residents by allowing for the construction of new sand courts and improved recreational amenities.

The proposed rezoning provides an opportunity to enhance community engagement through recreational spaces that prioritize active lifestyles and social interaction. Additionally, the transition from HC to GB zoning will facilitate the preservation of a heritage tree located at the rear of the property. This is made possible by the reduced rear setback in the GB zoning (from 25 feet to 5 feet), which allows us to protect this important natural feature while accommodating site improvements.

By rezoning to General Business, we aim to create a destination that complements Cedar Park's growth objectives. The Austin Sports Center Sand Complex will attract both residents and visitors, enhancing economic activity by drawing additional foot traffic that supports surrounding businesses. This increase in recreational offerings contributes to Cedar Park's appeal as a vibrant, family-friendly community, fostering an environment of health, wellness, and social connection.

Our development team is committed to maintaining harmonious interactions with the surrounding neighborhood, ensuring that operational aspects of the new facilities will be managed to respect neighboring properties. We look forward to collaborating with city officials and stakeholders to ensure that our plans meet Cedar Park's standards for growth, sustainability, and community impact.

We respectfully request the City of Cedar Park's approval of this rezoning application to advance our plans for the Austin Sports Center Sand Complex. We are confident that this rezoning will allow us to preserve Cedar Park's natural beauty, promote economic vitality, and contribute positively to the quality of life for all residents.

Thank you for considering our application. We are eager to provide any further information or clarification needed to support this proposal.

Sincerely,

MAHONEY ENGINEERING

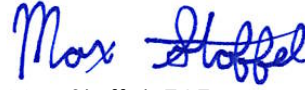


Daniel Mahoney, P.E.

President & CEO | Principal

Phone: (512) 596-2579

dmahoney@mahoneyeng.com



Max Stoffel, E.I.T.

Engineer Associate I

Phone: (512) 481-4042

mstoffel@mahoneyeng.com





APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

The surrounding neighborhood and property owners were notified through letters sent in the mail on 10/30. These letters included information describing the project and provided details on the meetings at which the project would be on the agenda, so residents could attend and learn more if they chose to do so.

2. Who was notified (i.e. property owners, HOA, etc)?

Property owners withing 500 feet of the property boundary of 1401 Toro Grande Blvd were notified. See attached scanned list of letters.

3. What concerns were raised during these communications?

No concerns have been raised at this time. We have not received any feedback from property owners regarding the proposal.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Not applicable; no concerns have been raised.

The above information is deemed to be true to the best of my knowledge.

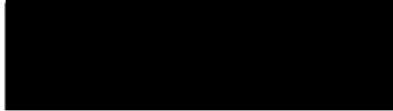
Signature: Max Stoffel

Date 11/4/2024

Letter of Notice

October 30, 2024

Attention:



Reference: Austin Sports Center Sand Complex – Additional Sand Courts
1401 Toro Grande Boulevard
Cedar Park, TX 78613

Dear Resident

This letter serves to inform you about a proposed zoning change for the property located at **1401 Toro Grande Blvd.** The proposal seeks to rezone this property from Heavy Commercial (HC) to General Business (GB) to better align with the intended future use and meet community needs.

This zoning change would allow for a broader range of uses, including expanded recreational amenities.

Details of the upcoming meeting regarding this project are as follows:

City of Cedar Park Planning and Zoning Commission Meeting: Nov. 19, 2024, 6:30 p.m.

City of Cedar Park City Council Meeting: December 5, 2024, 7:00 p.m.

City of Cedar Park City Council Meeting: December 12, 2024, 7:00 p.m.

All meetings are held in Cedar Park City Hall Council Chambers, 450 Cypress Creek Rd., Bldg. 4, Cedar Park, TX 78613

This information is provided for your awareness, and residents may attend if they wish to learn more about the project or express any questions or concerns.

Thank you for your attention to this matter.

Sincerely,

MAHONEY ENGINEERING



Daniel Mahoney, P.E.
President & CEO | Principal
Phone: (512) 596-2579

dmahoney@mahoneyeng.com



Max Stoffel, E.I.T.
Engineer Associate I
Phone: (512) 481-4042

mstoffel@mahoneyeng.com



General Business (GB) Zoning Standards and Permitted Uses

Minimum lot area	20,000 sf	Building setbacks *	Front *	25'
Minimum lot width	100'		Interior side	12'
Minimum lot depth	200'		Street side	25'
Maximum building height *	100'		Rear to property line	5'
Outdoor uses	Maximum display area *		Rear to street right-of-way	25'
	Maximum storage area *		ES, SR or SU residential district boundary	30'

* Subject to additional requirements and standards outlined in Table 11.03.091

Permitted By Right	Permitted with Conditions**	Permitted with Special Use Permit**
Animal grooming	Adult day care	Car wash
Animal veterinary service, small animal	Alcoholic beverage establishment	Commercial parking lot
Art studio, gallery	Alcoholic beverage sales, off-site	Day-care center
Bank, credit union, and financial institution	Automobile, minor service	Event center
Civic club	Automobile, rental	Gasoline service station
College, university or vocational school	Craft brewing/ distillery/ winery production with on-premise consumption	Kennel
Commissary	Day-care center, incidental	Mobile food establishment court
Data center	Hotel	Outdoor arena, stadium or amphitheater
Drug store	Nursery/ greenhouse, retail	Outdoor commercial amusement, major
Funeral home or mortuary	Research, testing lab, or product	Outdoor commercial amusement, minor
Government office	Restaurant, dine-in only	Private school (grades K-12)
Grocery	Restaurant, drive-in or drive-through	Tattoo parlor/body piercing studio
Gym	Retail sales	
Indoor arena or theater	Utility services, major	
Indoor commercial amusement	Vending kiosk	
Laundromat	Wireless telecommunications facilities, building-mounted	
Medical clinic		
Medical office		
Museum		
Non-emergency transport service		
Office, general		
Office/ showroom/ warehouse		
Personal services		
Place of religious assembly		
Print shop		
Public school (grades K-12)		
Utility services, general		

** Subject to additional conditions outlined in Sec 11.02.092

File Attachments for Item:

G.3 (2024-14-SUP) (Related To 2024-5-FLU And 2024-13-Z) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: (2024-14-SUP) (Related To 2024-5-FLU And 2024-13-Z) First Reading and Public Hearing Of An Ordinance For A Special Use Permit To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 3.75 Acres Located At 1401 Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***

Final Report

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	Outdoor Commercial Amusement, Minor Use
Applicant	Mahoney Engineering, c/o Maxwell Stoffel, EIT
Existing Future Land Use Plan	Industrial/ Manufacturing (I/M)
Proposed Future Land Use (2024-5-FLU)	Regional Office/Retail/Commercial (REG)
Current Zoning	Heavy Commercial (HC)
Proposed Zoning (2024-13-Z)	General Business (GB)
Summary of Applicant's Request	Request for a Special Use Permit (SUP) to allow an Outdoor Commercial Amusement, Minor use on approximately 3.75 acres.
Staff's Recommendation	Approve the SUP to allow an Outdoor Commercial Amusement, Minor use as requested.

Staff Recommendation:

Staff recommends approval of the SUP to allow an Outdoor Commercial Amusement, Minor use as requested.

Reason for Staff Recommendation:

The Outdoor Commercial Amusement, Minor use and concept plan comply with the criteria of the Cedar Park Code. The proposed use is compatible with existing development as well as the type of development envisioned by the REG Future Land Use Plan designation. The existing infrastructure and City services are also adequate to support the proposed Outdoor Commercial Amusement, Minor use on the subject property.

Planning & Zoning Commission Recommendation to the City Council:

On November 19, 2024, the Planning and Zoning Commission recommended approval (7-0) of the request for a Special Use Permit (SUP) to allow an Outdoor Commercial Amusement, Minor use.

In favor: T.J. Donnell, Bob Ingraham, Brenda Reiss, Audrey Wernecke, Cynthia Sneed, Kimberly Bradford-Brown, and Randy Strader

Opposed: None

Stated Reasons for P&Z Recommendation:

The Commission supported staff recommendation.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on November 19, 2024. There were no registered speakers.

Applicant's Neighborhood Communication Summary and Public Input:

The Applicant sent a letter notice to the surrounding neighborhood and property owners on October 30, 2024, informing them of the rezoning and Special Use Permit requests and information about the public hearing schedules. See attached Neighborhood Communication Summary and letter.

The Applicant has indicated that they received an inquiry about whether the volleyball courts would be constructed onsite or located on another property. Staff has not received any feedback from neighboring residents, and to date Staff has not received any correspondence.

COMMENTARY

Existing Site and Surrounding Land Uses:

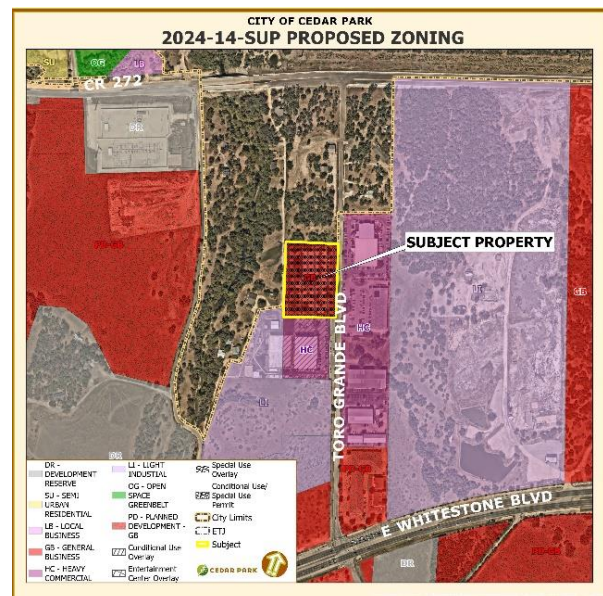
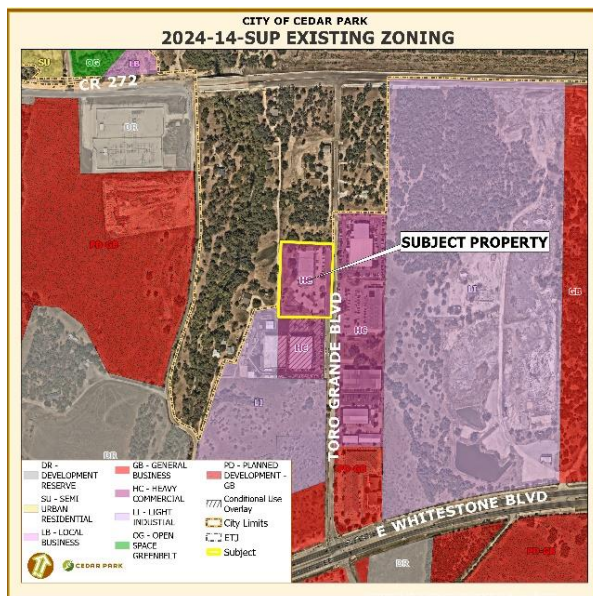
The 3.75-acre subject property is developed as an Outdoor Sports and Recreation use consisting of four sand volleyball courts, which were permitted by a Conditional Use Permit (CUP) in August 2013.

Although the subject property is within an area envisioned for manufacturing, processing, and warehouse uses, most of the developed properties along Toro Grande Boulevard consist of personal retail and service uses, such as sports facilities, clinics, and shops that serve the local community. Further to the east and north of the subject property are areas envisioned to be developed with regional commercial uses such as retail, personal services, and recreational uses that aim to meet the needs of residents within a three-to-five-mile radius or more.

The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Industrial/Manufacturing (I/M)	ETJ	Vacant
South	Industrial/Manufacturing (I/M)	Heavy Commercial-Conditional Overlay (HC-CO)	Indoor Commercial Amusement/Gym
East	Industrial/Manufacturing (I/M)	Heavy Commercial (HC)	Indoor Commercial Amusement
West	Industrial/Manufacturing (I/M)	ETJ, Light Industrial (LI)	Residential, Single Family, Indoor Commercial Amusement/Gym (under construction)

The following maps depict the current and proposed zoning classifications.



Purpose of Special Use Permit:

A special use is a use that is allowed within a district, but which is subject to specific standards and a public hearing process to reduce the potential for incompatibility with other uses within or adjacent to the district. The designation of a special use means that it is only allowed in a proposed location if all the conditions applicable to the use are met. A special use may or may not be appropriate in a particular location depending on the value of the public need and benefit versus the impacts of the use.

Future Land Use Plan:

The Future Land Use Plan (FLUP) designates the subject property as Industrial/Manufacturing (IM). In conjunction with this SUP request, the Applicant has submitted a request to amend the FLUP designation to Regional Office/Retail/Commercial (REG). This designation supports the Outdoor Commercial Amusement, Minor use with approval of a Special Use Permit (SUP).

Comprehensive Plan:

The request for a Special Use Permit is aligned with the following goals of the Comprehensive Plan:

Future Land Use

- Establish Cedar Park as a regional destination for family-oriented activities.
- Plan for central gathering area in the community that are interesting, vibrant, and encourage social interaction.
- Ensure an appropriate mix of land use types within the City.

Livability

- Ensure that Cedar Park is a desirable place to live, work, worship, and raise a family

Site Information:

Zoning Case History:

The City of Cedar Park annexed the subject property in 2010 by Ordinance No. A11-10-12-16-C1 (ANX-10-001). The following case resulted in the current Heavy Commercial (HC) zoning district for the subject property.

YEAR	CASE NUMBER	REQUEST	P&Z RECOMMENDATION	CITY COUNCIL ACTION
2010	Z-10-009 Ord No Z12-11-01-13- C1	Original zoning of Commercial Services (CS) to Approximately 3.75 Acres	Approval (4-0) 11-16-2010	Approved (7-0) 1-13-2011

Major Corridor:

The subject property is not located within a major corridor.

Transportation:

The subject property fronts and has access to Toro Grande Boulevard and is located equidistant between East Whitestone Boulevard and New Hope Drive.

Subdivision:

A subdivision plat will be required prior to issuance of a Site Development Permit as the subject property has not been platted.

Land uses:

Permitted uses are all uses permitted in the General Business (GB) zoning district as identified in Table 11.02.064 of the Zoning Ordinance and summarized in the attached exhibit for reference.

Building Setback and Height Requirements:

The setbacks, building height, and other zoning standards of the General Business (GB) zoning district are summarized in the attached exhibit, which has been included for reference.

Staff Commentary:

The Applicant wishes to add two sand volleyball courts and associated walkways to the 3.75-acre subject property. Sand volleyball courts fall under the definition of Outdoor Commercial Amusement, Minor use, which may only be permitted with approval of a Special Use Permit (SUP) by the City Council.

Outdoor commercial amusement, minor uses are defined in the Zoning Ordinance as “Uses that provide commercial amusement outdoors, on a local, neighborhood scale, as defined herein, including, but not limited to:

- A. Miniature golf establishments;
- B. Sports fields;
- C. Golf driving ranges; and
- D. Batting cages”.

The Zoning Code states the following criteria shall be used when formulating a recommendation for a SUP.

1. The proposed Special Use Permit conforms to adopted plans and all other applicable provisions of this Ordinance;
2. Adequate public facilities and services are available without the reduction of services for any existing uses;
3. All proposed accessory uses demonstrate that they are necessary and desirable;
4. The proposed Special Use has incorporated features sufficient to protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing and site building placement;
5. The proposed special use is compatible with adjacent existing uses and other allowed uses in the zoning districts, for which such compatibility is expressed in terms of appearance,

architectural scale and features, site design, landscaping, as well as the control of adverse impacts; and

6. The maximum density is no greater than that permitted in the applicable zoning district.

A Site Development Permit revision will be required for any new or modified improvements showing compliance with applicable site development standards.

Public Information Plan:

November 6, 2024: Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman

November 8, 2024 Ten (10) letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract

November 19, 2024: Planning and Zoning Commission public hearing

December 5, 2024: City Council 1st reading and public hearing

December 12, 2024: City Council 2nd reading

Attachments:

General Business (GB) Uses and Setbacks
Concept Plan
Statement of Intent
Neighbor Communication Summary

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO APPROVE A SPECIAL USE PERMIT TO ALLOW AN OUTDOOR COMMERCIAL AMUSEMENT, MINOR USE ON APPROXIMATELY 3.75 ACRES LOCATED AT 1401 TORO GRANDE BOULEVARD (2024-14-SUP); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BYLAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, pursuant to Cedar Park Code of Ordinances Division 11.02.04 Conditional and Special Uses, a Special Use Permit (SUP) may be granted to certain land uses that are not permitted by right in some or all zoning districts of the City, but are nevertheless recognized as being desirable to the full function and development of the City under appropriate circumstances and in conformity with the goals and objectives of the City's Comprehensive Plan; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area; and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on November 19, 2024, the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed Special Use Permit; and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the zoning district map of the City of Cedar Park adopted in ordinance no. 75-2 be and the same is hereby amended to grant a Special Use Permit for an Outdoor Commercial Amusement, Minor Use on approximately 3.75 acres, otherwise set forth in the legal description labeled Exhibit "A", the property location map labeled Exhibit "B", and the Concept Plan labeled Exhibit "C."

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicating the authority for said notation and to update the official zoning map to remove such designation from the map if the special use has been discontinued for a year or longer or if the use is replaced by another use pursuant to Cedar Park Code of Ordinances § 11.06.085(1), as amended.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 5th day of December, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the _____ day of _____, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

ATTEST:

James Penniman-Morin, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

JP LeCompte, City Attorney

EXHIBIT A

3.750 ACRES
AUSTIN SPORTS CENTER
Page 1 of 2

FN. NO. 10-177(KWA)
AUGUST 30, 2010
BPI JOB NO. 108724-002

DESCRIPTION

OF 3.750 ACRES OF LAND OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO NANCY BRASSFIELD, BY DEED OF RECORD IN VOLUME 2271, PAGE 925 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.750 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Toro Grande Boulevard (40' R.O.W.), being the northeasterly corner of that certain Tract 5E - 3.250 acre tract of land conveyed to Milton Crumley, by Deed of Record in Volume 2271, Page 930 of said Official Records, for the southeasterly corner hereof;

THENCE, S69°06'11"W, leaving said westerly right-of-way line of Toro Grande Boulevard, along the northerly line of said Tract 5E, being the southerly line of said 3.720 acre tract and hereof, a distance of 346.13 feet to a 1/2 inch iron rod found in the easterly line of that certain 25.24 acre tract of land conveyed to Sealy Timber Ridge Investments, L.L.C., by Deed of Record in Document No. 2007054356 of the Official Public Records of Williamson County, Texas, being the northwesterly corner of said Tract 5E, for the southwesterly corner hereof;

THENCE, N20°52'33"W, along the easterly line of said 25.24 acre tract, being the easterly line of that certain 3.067 acre tract of land conveyed to Robert L. Moore, by Deed of Record in Volume 1698, Page 445 of said Official Records, and the easterly line of that certain 4.00 acre tract of land conveyed to Tom W. Moore, by Deed of Record in Volume 1698, Page 432 of said Official Records, for the westerly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain Tract 5C - 3.000 acre tract of land conveyed to Judy Williams, by Deed of Record in Volume 2271, Page 920 of said Official Records, for the northwesterly corner of said 3.750 acre tract and hereof;

THENCE, N69°06'11"E, leaving the easterly line of said 4.00 acre tract, along the southerly line of said Tract 5C, being the northerly line of said 3.750 acre tract and hereof, a distance of 346.45 feet to a 1/2 inch iron rod with cap set in the westerly right-of-way line of said Toro Grande Boulevard, being the southeasterly corner of said Tract 5C, for the northeasterly corner of said 3.750 acre tract and hereof;

FN 10-177(KWA)
AUGUST 30, 2010
PAGE 2 OF 2

THENCE, S20°50'13"E, along said westerly right-of-way line of said Toro Grande Boulevard, being the easterly line of said 3.750 acre tract and hereof, a distance of 471.69 feet to the **POINT OF BEGINNING**, containing an area of 3.750 acres (163,343 SQ. FT.) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA GPS CONTROL MONUMENT NOS. A314, A731, A315 AND T034.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF AUGUST 2010.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

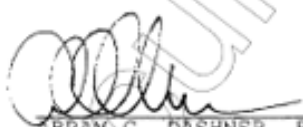

8-30-10
ABRAM C. DASHNER, R.P.L.S.
NO. 4998
STATE OF TEXAS



EXHIBIT B

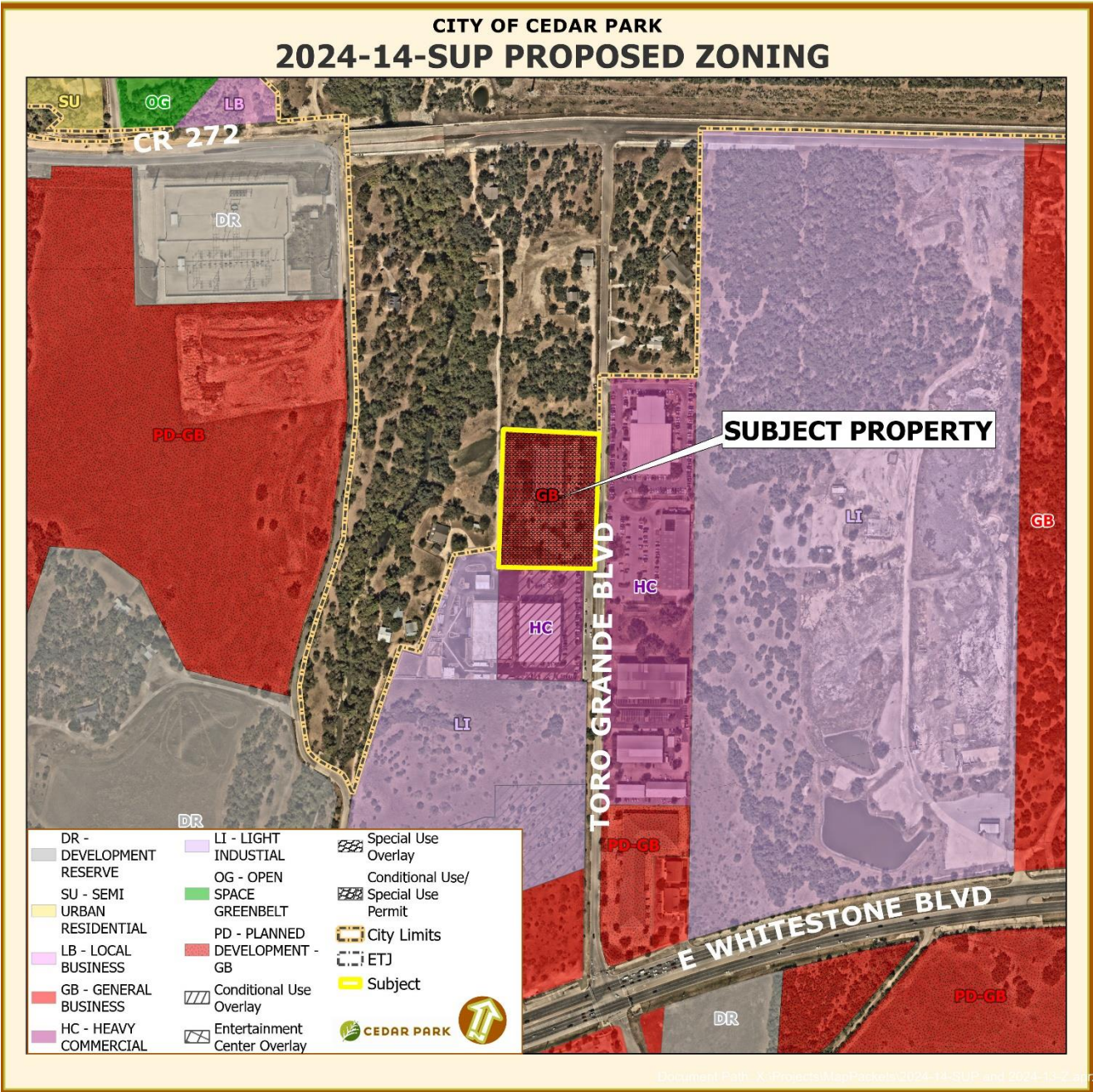
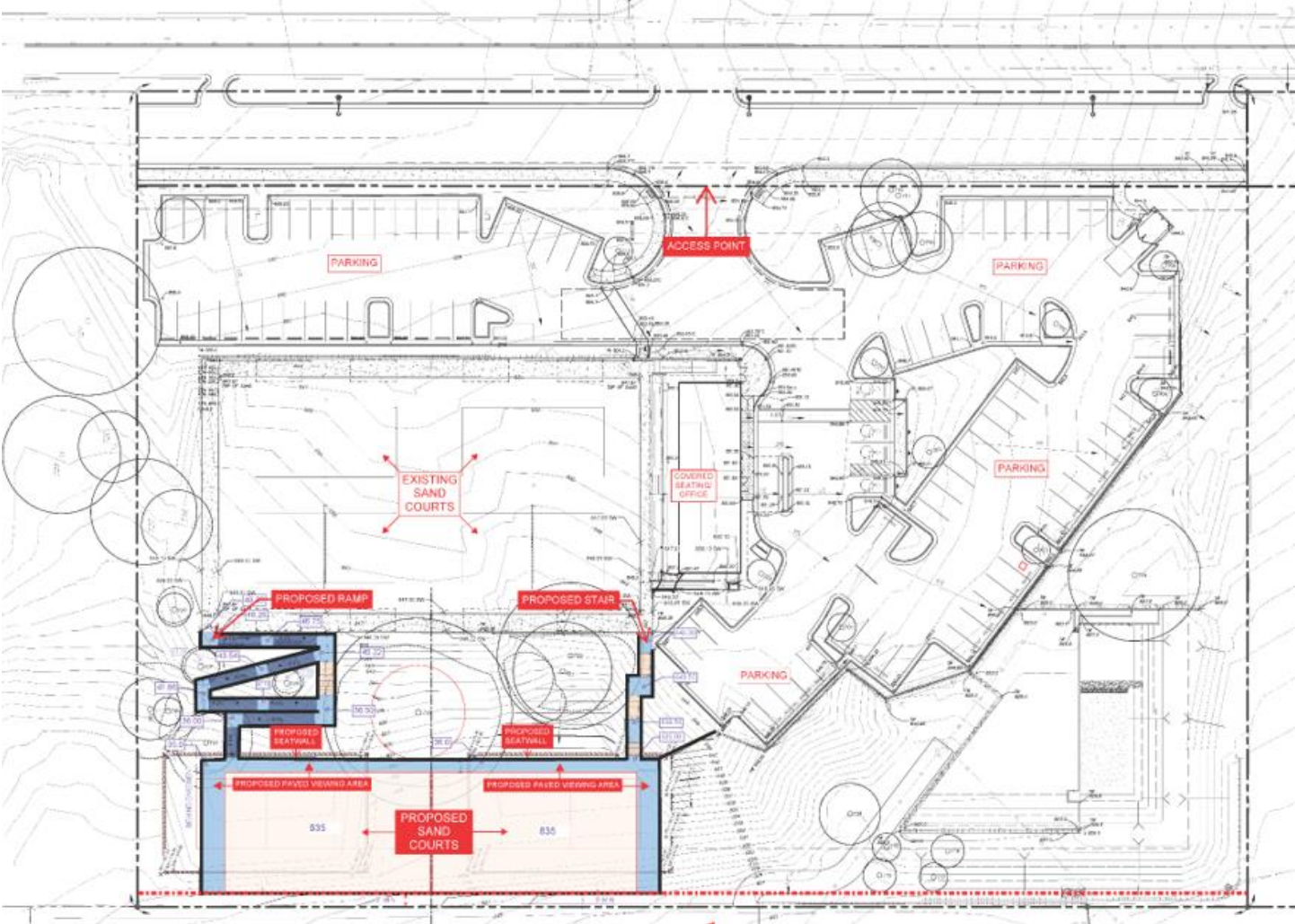


EXHIBIT C



AUSTIN SPORTS CENTER SAND COMPLEX**Statement of Intent and Purpose of the SUP****October 28, 2024**

Attention: **City of Cedar Park Development Services Intake**
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: **Austin Sports Center Sand Complex – Additional Sand Courts**
1401 Toro Grande Boulevard
Cedar Park, TX 78613



Dear City of Cedar Park Development Services Intake,

On behalf of Austin Sports Center, Mahoney Engineering submits this Statement of Intent and Purpose in support of our Special Use Permit application for the 3.75-acre property located at 1401 Toro Grande Blvd. This application is a crucial next step following our recent approval request to petition an Amendment to the Future Land Use Plan, which redesignates the property from Industrial Manufacturing (I/M) to Regional Office/Retail/Commercial (REG) use.

The purpose of this Special Use Permit is to facilitate the expansion of recreational facilities at Austin Sports Center Sand Complex, specifically the addition of sand courts and other amenities that encourage active lifestyles and community engagement. This development aims to create a central gathering place for residents, fostering social interaction and promoting health and wellness in alignment with the city's objectives.

The proposed use of the site will generate increased activity that benefits both the local community and surrounding businesses. By enhancing the recreational offerings at Austin Sports Center, we will attract more visitors and residents, fostering increased traffic that supports nearby commercial establishments. This economic synergy is vital for Cedar Park's continued growth, creating a self-sustaining environment that promotes businesses while enhancing the quality of life for residents.

We have carefully considered the impact of our proposal on the surrounding community and are committed to ensuring that it remains a positive addition to the area. Our plan includes strategies for mitigation of bothersome factors to neighboring properties and effective community engagement to ensure that the new facilities operate harmoniously with neighboring uses.

We respectfully request the City of Cedar Park's approval of this Special Use Permit to move forward with our plans to expand and improve the Austin Sports Center. We believe that this development will significantly contribute to the recreational landscape of Cedar Park and offer residents valuable opportunities for health, wellness, and community connection.

Thank you for considering our application. We are eager to provide any further information or clarification needed to support this proposal.

Sincerely,

MAHONEY ENGINEERING



Daniel Mahoney, P.E.

President & CEO | Principal

Phone: (512) 596-2579

dmahoney@mahoneyeng.com



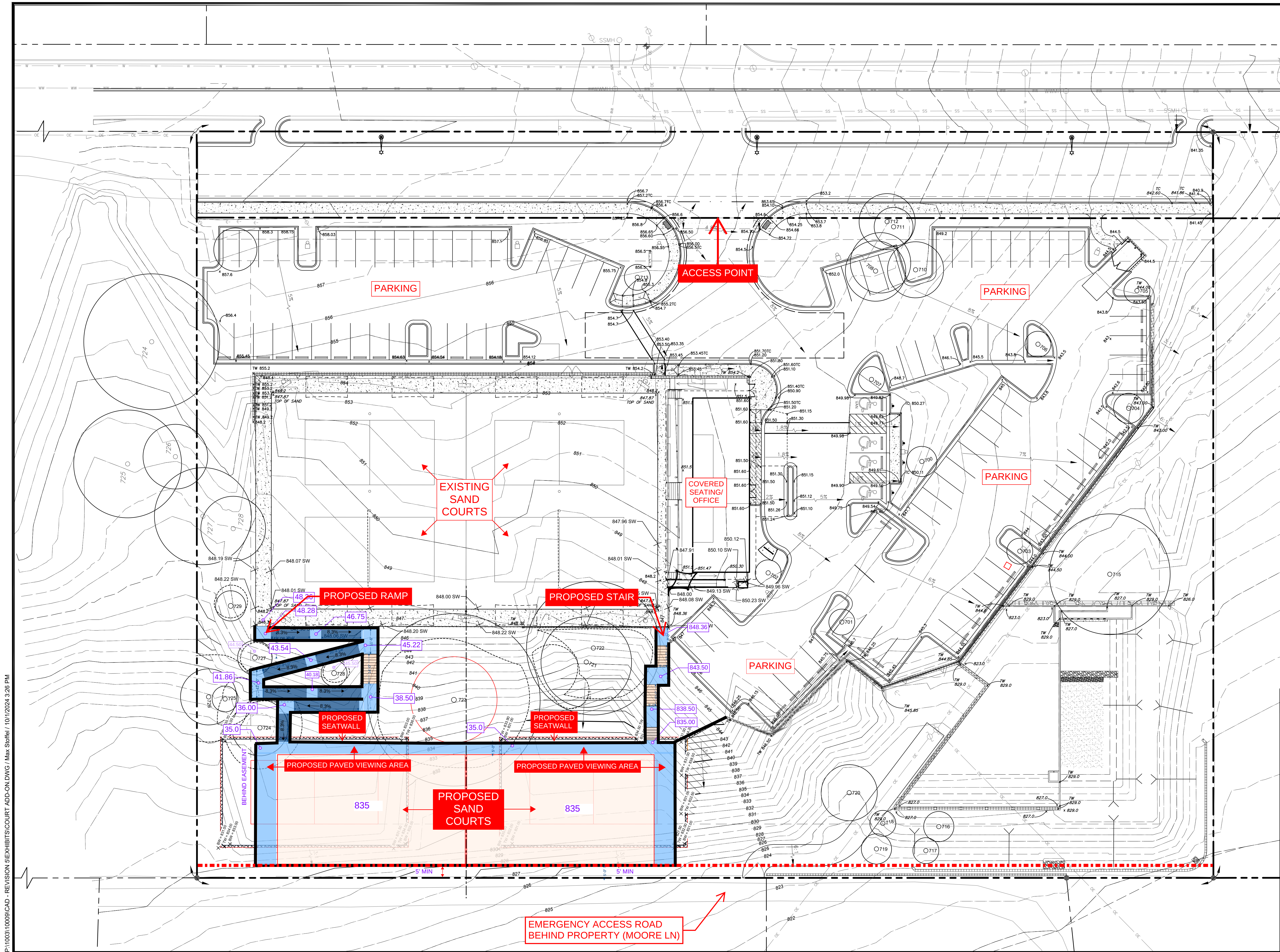
Max Stoffel, E.I.T.

Engineer Associate I

Phone: (512) 481-4042

mstoffel@mahoneyeng.com





AUSTIN SPORTS CENTER SAND COMPLEX

Concept Plan Information

October 28, 2024

Attention: City of Cedar Park Development Services Intake
450 Cypress Creek Road, Building 2
Cedar Park, TX 78613

Reference: Austin Sports Center Sand Complex – Additional Sand Courts
1401 Toro Grande Boulevard
Cedar Park, TX 78613



A. Site Access, Proposed Structures, Traffic Flow, Emergency Access, and Parking

The primary access point to the property is located at the east end off Toro Grande Blvd, providing efficient entry and exit to and from the site. There are no new structures planned beyond a proposed stairway and ADA-accessible ramp that will connect the existing sand courts with the new courts, prioritizing pedestrian safety and ensuring a convenient, clear pathway for movement between courts. Changes to traffic flow or control are not anticipated; current circulation patterns will remain in place without disruption. Emergency access to the courts is assured through Moore Ln, a road situated behind the property, providing quick and easy access for emergency services if necessary. The existing off-street parking arrangement will remain unchanged, as it sufficiently meets the needs of the facility, and no new loading or service areas are required as part of this proposal.

B. Compatibility and Appropriateness with Nearby Properties and Uses

Mahoney Engineering, on behalf of Austin Sports Center, emphasizes the compatibility of the proposed SUP, aligning naturally with the surrounding area's existing recreational and community-centered spaces. The surrounding facilities include an indoor swimming facility, a gymnastics facility, and a performing arts school, all of which complement the expansion of Austin Sports Center's sand courts and create a cohesive recreational community. This integration will further establish the area as a destination for both residents and visitors, contributing to a community district centered on active lifestyles.

The courts will primarily be used during daylight hours, so no new lighting is required. Existing lighting on-site has not caused disturbances in the past and will continue to support safe use without impacting neighboring properties. No changes are proposed to existing signage or hours of operation, ensuring continuity for both patrons and nearby businesses. The property's natural layout and existing features provide adequate screening or buffering measures and landscaping, thus no further measures regarding either are proposed.

Noise and odors are not expected to impact nearby properties, as the proposed courts are located away from noise-sensitive areas, blending naturally into existing activity patterns within this recreational zone. Measures will be implemented to ensure sand containment, including a seat wall around the courts to provide seating for viewers and to minimize sand spread into grassy areas, as well as a net wall surrounding the courts to contain balls and prevent them from entering neighboring properties.

C. Compliance with the Comprehensive Plan

The proposed expansion at 1401 Toro Grande Blvd. aligns strongly with the goals outlined in the City of Cedar Park Comprehensive Plan, which emphasizes creating a vibrant, connected, and diverse community. This project advances key objectives within the Comprehensive Plan, particularly by enhancing recreational opportunities that promote physical activity, social interaction, and community identity. With the addition of sand courts, Austin Sports Center supports Cedar Park's goal of fostering quality-of-life improvements and creating spaces that invite community members to gather, exercise, and enjoy recreational amenities.

By supporting the recreational sports district envisioned in this part of Cedar Park, Austin Sports Center's expansion will contribute to the city's growth as an attractive and active destination. This project's synergy with nearby sports, entertainment, and commercial venues will help Cedar Park realize its long-term development goals, creating a lively, well-rounded area for the benefit of residents and visitors alike.

Thank you for considering our application. We are eager to provide any further information or clarification needed to support this proposal.

Sincerely,

MAHONEY ENGINEERING



Daniel Mahoney, P.E.
President & CEO | Principal
Phone: (512) 596-2579
dmahoney@mahoneyeng.com



Max Stoffel, E.I.T.
Engineer Associate I
Phone: (512) 481-4042
mstoffel@mahoneyeng.com





APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

The surrounding neighborhood and property owners were notified through letters sent in the mail on 10/30. These letters included information describing the project and provided details on the meetings at which the project would be on the agenda, so residents could attend and learn more if they chose to do so.

2. Who was notified (i.e. property owners, HOA, etc)?

Property owners within 500 feet of the property boundary of 1401 Toro Grande Blvd were notified. See attached scanned list of letters.

3. What concerns were raised during these communications?

Concerns were raised by Charles Milligan, the owner of 755 Moore Ln and 1504 Krienke Ranch Rd. He was interested in seeing the Site Plan for the property and knowing about if Austin Sports Center was expanding to the property to the north. All concerns were settled.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

Not applicable; no concerns regarding the zoning request were raised. Any concerns that were raised were in regards to the SUP and any expansions to other properties. The concerns were settled in a timely, professional manner.

The above information is deemed to be true to the best of my knowledge.

Signature: Max Stoffel

Date 11/22/2024 _____

General Business (GB) Zoning Standards and Permitted Uses

Minimum lot area	20,000 sf	Building setbacks *	Front *	25'
Minimum lot width	100'		Interior side	12'
Minimum lot depth	200'		Street side	25'
Maximum building height *	100'		Rear to property line	5'
Outdoor uses	Maximum display area *		Rear to street right-of-way	25'
	Maximum storage area *		ES, SR or SU residential district boundary	30'

* Subject to additional requirements and standards outlined in Table 11.03.091

Permitted By Right	Permitted with Conditions**	Permitted with Special Use Permit**
Animal grooming	Adult day care	Car wash
Animal veterinary service, small animal	Alcoholic beverage establishment	Commercial parking lot
Art studio, gallery	Alcoholic beverage sales, off-site	Day-care center
Bank, credit union, and financial institution	Automobile, minor service	Event center
Civic club	Automobile, rental	Gasoline service station
College, university or vocational school	Craft brewing/ distillery/ winery production with on-premise consumption	Kennel
Commissary	Day-care center, incidental	Mobile food establishment court
Data center	Hotel	Outdoor arena, stadium or amphitheater
Drug store	Nursery/ greenhouse, retail	Outdoor commercial amusement, major
Funeral home or mortuary	Research, testing lab, or product	Outdoor commercial amusement, minor
Government office	Restaurant, dine-in only	Private school (grades K-12)
Grocery	Restaurant, drive-in or drive-through	Tattoo parlor/body piercing studio
Gym	Retail sales	
Indoor arena or theater	Utility services, major	
Indoor commercial amusement	Vending kiosk	
Laundromat	Wireless telecommunications facilities, building-mounted	
Medical clinic		
Medical office		
Museum		
Non-emergency transport service		
Office, general		
Office/ showroom/ warehouse		
Personal services		
Place of religious assembly		
Print shop		
Public school (grades K-12)		
Utility services, general		

** Subject to additional conditions outlined in Sec 11.02.092

File Attachments for Item:

G.4 (2024-9-SUP) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow A Gasoline Service Station Use On Approximately 1.56 Acres Generally Located At The Northwest Corner of East Whitestone Boulevard And Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: (2024-9-SUP) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow A Gasoline Service Station Use On Approximately 1.56 Acres Generally Located At The Northwest Corner of East Whitestone Boulevard And Toro Grande Boulevard. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request As Presented.***

Final Report

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	Vasda Developers, LLC, c/o Venkateshwar Gudapuri
Applicant	Kimley-Horn and Associates, c/o Ethan Harwell, AICP
Existing Future Land Use Plan	Regional Office/Retail/ Commercial (REG)
Current Zoning	General Business (GB)
Major Corridor	East Whitestone Blvd
Summary of Applicant's Request	Request to allow a Special Use Permit (SUP) to allow a Gasoline Service Station use on 1.56 acres.
Staff's Recommendation	Recommend approval of the SUP for a Gasoline Service Station use as presented.

Staff Recommendation:

Staff recommends approval of the Applicant's request to allow a Special Use Permit (SUP) for a Gasoline Service Station use on 1.56 acres.

Reason for Staff Recommendation:

The Gasoline Service Station use and associated concept plan meet the criteria of the Cedar Park Code. The proposed use is compatible with both existing development and the type of commercial uses envisioned by the Future Land Use Plan designation of Regional Office/Retail/Commercial (REG). The subject property will have adequate frontage from both a major arterial and collector road. Existing infrastructure and City services are also adequate to support the proposed Gasoline Service Station use. Development of the proposed use will be required to meet all required site development standards, including but not limited to stormwater, landscape, lighting and transportation standards.

Planning & Zoning Commission Recommendation to the City Council:

On November 19, 2024, the Planning and Zoning Commission recommended approval (7-0) of the request for a Special Use Permit (SUP) for a Gasoline Service Station use.

In favor: T.J. Donnell, Bob Ingraham, Brenda Reiss, Audrey Wernecke, Cynthia Sneed,
Kimberly Bradford-Brown, and Randy Strader
Opposed: None

Stated Reasons for P&Z Recommendation:

The Commission supported staff's recommendation.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on November 19, 2024. There were no speakers.

Applicant's Neighborhood Communication Summary and Public Input:

No property within 500 feet of the subject property is zoned or used for single family development. Therefore, no notice or communication was provided as summarized in the Neighborhood Communication Summary.

To date, staff has not received any communication on the proposed SUP request.

COMMENTARY

Existing Site and Surrounding Land Uses:

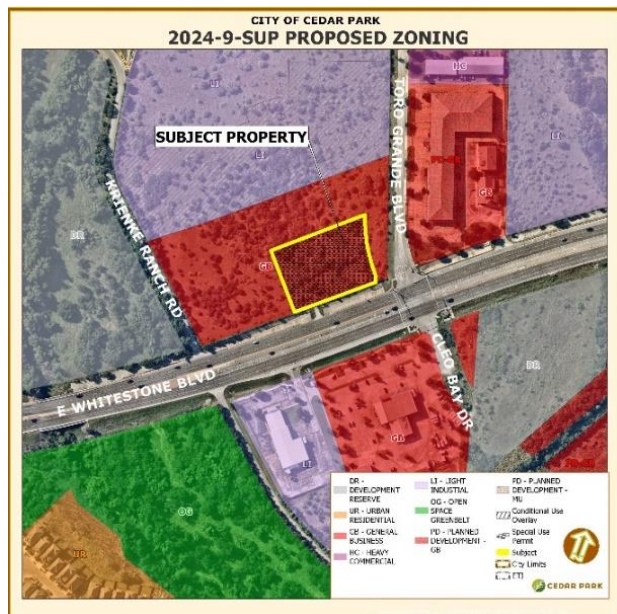
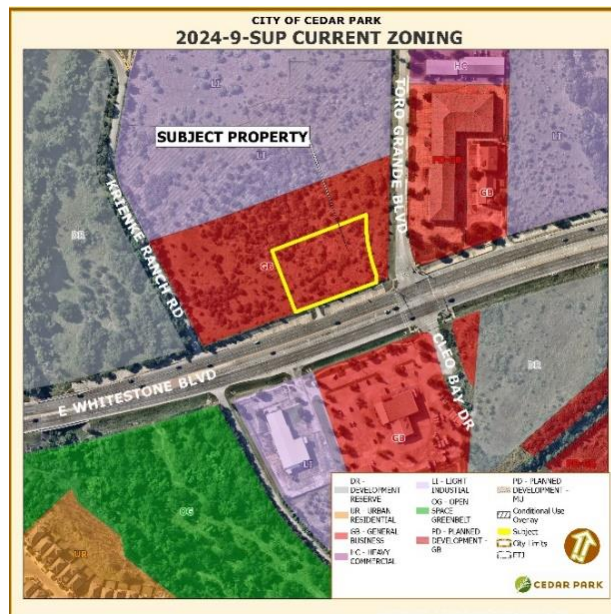
The 1.56-acre subject property is undeveloped and located at the northwest corner of Toro Grande Boulevard and East Whitestone Boulevard.

The Future Land Use Plan (FLUP) designates this property as Regional Office/Retail/Commercial (REG) and envisions the subject property for a broad range of commercial uses that serve the needs of residents and visitors to the community.

The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Regional Office/Retail/Commercial (REG)	General Business (GB)	Vacant
South	Regional Office/Retail/Commercial (REG)	General Business (GB)	Medical clinic; Place of religious assembly
East	Regional Office/Retail/Commercial (REG)	General Business (GB)	Automobile service, Self-storage facility, Personal services, Office, Retail
West	Regional Office/Retail/Commercial (REG)	General Business (GB)	Vacant

The following maps depict the current and proposed zoning classifications.



Purpose of Special Use Permit:

A special use is a use that is allowed within a district, but which is subject to specific standards and a public hearing process to reduce the potential for incompatibility with other uses within or adjacent to the district. The designation of a special use means that it is only allowed in a proposed location if all the conditions applicable to the use are met. A special use may or may not be appropriate in a particular location depending on the value of the public need and benefit versus the impacts of the use.

Future Land Use Plan:

The Future Land Use Plan (FLUP) identifies the subject property as Regional Office/Retail/Commercial (REG). This designation supports the Gasoline Service Station use with approval of a Special Use Permit (SUP).

Comprehensive Plan:

The request for a Special Use Permit is aligned with the following goals of the Comprehensive Plan:

Future Land Use

- Ensure an appropriate mix of land use types within the City.

Site Information:

Zoning Case History:

Part of the subject property was incorporated into the city limits in September 1996 (Ord 96-43) and the remainder in December 1997 (Ord 97-038). The entire subject property was designated the initial interim Single-Family Residential (R-1) district upon annexation. The following zoning cases resulted in the current General Business (GB) for the subject property.

YEAR	CASE NUMBER ORDINANCE	REQUEST	P&Z RECOMMENDATION	CITY COUNCIL ACTION
1999	(Z-99-007) 99-016	4 acres from Residential (R-1) to Office (O-1)	Approval 4/20/99	Approved 5/13/99
2007	(Z-07-018) Z29 07 06 07 3E	5.0 acres from interim Single-Family R-1 to GB 3	Approval 5/15/07	Approved 6/7/2007
2007	(Z-07-16) Z27-07-06-07-3C	6.5 acres from Office Neighborhood (O-1) to General Business (GB)	Approval 6/15/07	Approved 6/7/07

Major Corridor:

The subject property fronts a designated Major Corridor (East Whitestone Boulevard).

Transportation:

East Whitestone Boulevard is classified as a major arterial and Toro Grande Boulevard is classified as a commercial collector roadway in the City's Mobility Master Plan. Toro Grande Boulevard is currently a two-lane road and will eventually be designed and constructed as a four-lane primary collector with 110-ft minimum of right-of-way, raised medians, traffic signals and turning movement lanes at major intersections that will connect East Whitestone Boulevard to Parmer Lane.

Subdivision:

A subdivision application (2024-2-FP) for three (3) lots on approximately 22.49 acres including the subject property is in review. A recorded plat will be required prior to approval of a Site Development Permit.

Land uses:

Permitted uses are all uses permitted in the General Business (GB) zoning district as identified in Table 11.02.064 of the Zoning Ordinance and summarized in the attached exhibit for reference.

Building Setback and Height Requirements:

The setbacks, building height, and other zoning standards of the General Business (GB) zoning district are summarized in the attached exhibit, which has been included for reference.

Staff Commentary:

The City Code defines the Gasoline Service Station use as "Any building, land area, or other premises that sells gas and/or diesel fuels primarily to passenger vehicles, with or without the following accessory uses: sales of lubricants, tires, accessories or supplies, minor repairing of automobiles."

The Gasoline Service Station use is also subject to the following conditional use requirements:

- a. The property on which the station is located is situated no less than 300 feet from the boundary or a property line of an Estate Residential (ES), Suburban Residential (SR), or Semi-Urban Residential (SU) district.
- b. No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way, or 20 feet to the property line of a residential district;
- c. Canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch, if provided;
- d. No overnight storage of material, merchandise, or equipment unless it is stored within the principal building;
- e. Refuse and trash is stored in closed containers and in an area screened from view at all points on any public or private property or street;
- f. In the event the use is abandoned, all underground storage tanks and pumps are removed; and

- g. Car washes, if accessory to the service station, shall direct vehicular circulation for the car wash facility away from the circulation for the rest of the site and a stacking lane for the car wash includes a 12-foot wide “escape lane” to bypass the car wash.

The City Code states the following criteria shall be used when formulating a recommendation for a SUP.

1. The proposed Special Use Permit conforms to adopted plans and all other applicable provisions of this Ordinance;
2. Adequate public facilities and services are available without the reduction of services for any existing uses;
3. All proposed accessory uses demonstrate that they are necessary and desirable;
4. The proposed Special Use has incorporated features sufficient to protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing and site building placement;
5. The proposed special use is compatible with adjacent existing uses and other allowed uses in the zoning districts, for which such compatibility is expressed in terms of appearance, architectural scale and features, site design, landscaping, as well as the control of adverse impacts; and
6. The maximum density is no greater than that permitted in the applicable zoning district.

The Applicant requests a Special Use Permit (SUP) for a Gasoline Service Station use on the 1.56-acre subject property. The Concept Plan for the SUP shows a building with a 5,000 square foot convenience store and two retail suites totaling 2,400 square feet, six (6) multi-fuel dispensers, and associated parking.

The subject property will have access to East Whitestone Boulevard, through a shared driveway with the future lot to the west, and to Toro Grande Boulevard. The Applicant intends to integrate the subject property into a larger 22.43-acre development that is planned as a commercial center. Future development of the commercial center will consist of a variety of uses including additional retail, restaurant, office, personal services, and office/showroom/warehouse.

Public Information Plan:

- November 6, 2024:* Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
- November 8, 2024:* Four (4) letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract
- November 19, 2024:* Planning and Zoning Commission public hearing
- December 5, 2024:* City Council 1st reading and public hearing
- December 12, 2024:* City Council 2nd reading

Initiating Dept: Development Services

Fiscal Impact

Account No.: n/a

Budget

Budget/Expended: n/a

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

Associated Information:

Ordinance with Exhibits

General Business (GB) Uses and Setbacks

Concept Plan

Letter of Intent

Neighborhood Communication Summary

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO APPROVE A SPECIAL USE PERMIT(SUP) TO ALLOW A GASOLINE SERVICE STATION USE ON APPROXIMATELY 1.56 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST WHITESTONE BOULEVARD AND TORO GRANDE BOULEVARD (2024-9-SUP); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BYLAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, pursuant to Cedar Park Code of Ordinances Division 11.02.04 Conditional and Special Uses, a Special Use Permit (SUP) may be granted to certain land uses that are not permitted by right in some or all zoning districts of the City, but are nevertheless recognized as being desirable to the full function and development of the City under appropriate circumstances and in conformity with the goals and objectives of the City's Comprehensive Plan; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area; and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on November 19, 2024, the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed Special Use Permit; and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the zoning district map of the City of Cedar Park adopted in ordinance no. 75-2 be and the same is hereby amended to grant a Special Use Permit for a Gasoline Service Station use on approximately 1.56 acres, otherwise set forth in the legal description labeled Exhibit "A", the property location map labeled Exhibit "B", and the Concept Plan labeled Exhibit "C."

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicating the authority for said notation and to update the official zoning map to remove such designation from the map if the special use has been discontinued for a year or longer or if the use is replaced by another use pursuant to Cedar Park Code of Ordinances § 11.06.085(1), as amended.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 5th day of December, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the _____ day of _____, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

ATTEST:

James Penniman-Morin, Mayor

LeAnn M. Quinn, TRMC
City SecretaryAPPROVED AS TO FORM
AND CONTENT:

JP LeCompte, City Attorney

EXHIBIT A

1.562 ACRES
WASHINGTON ANDERSON SURVEY, A-15
CEDAR PARK, WILLIAMSON COUNTY, TX

FILE NO. 2024.117
PROJECT: 617.074002(EX9)
DATE: 08/13/2024

DESCRIPTION

1.562 ACRES SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 25.23 ACRE TRACT CONVEYED TO VASDA DEVELOPERS LLC, BY DEED OF RECORD IN DOCUMENT NO. 2021140921, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.562 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a TxDOT Type II monument found at the intersection of the northwest right-of-way line of FM 1431 (200' r.o.w.) and the northeast right-of-way line of Co. Rd. 272 (r.o.w. varies), being the southwest corner of said 25.23 acre tract, also being the beginning of a non-tangent curve to the left;

THENCE, along said northwest right-of-way line, being the southeast line of said 25.23 acre tract, the following two (2) courses and distances:

1. Along said curve, having a radius of 5629.58 feet, a central angle of 2°50'36", an arc length of 201.10 feet, the chord of which bears N49°15'19"E, a distance of 279.35 feet to a TxDOT Type II monument found at the end of said curve;
2. N47°54'23"E, a distance of 49.16 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving said northwest right-of-way line, over and across said 25.23 acre tract, the following five (5) courses and distances:

1. N42°05'51"W, a distance of 222.48 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the northwesterly corner hereof;
2. N47°54'40"E, a distance of 334.08 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the northeasterly corner hereof;
3. S09°13'09"E, a distance of 2.88 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the beginning of a non-tangent curve to the left;
4. Along said curve, HAVING A RADIUS OF 541.99 feet, a central angle of 21°15'34", an arc length of 201.10 feet, the chord of which bears S31°14'15"E, a distance of 199.95 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the end of said curve;
5. S20°53'03"E, a distance of 25.37 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set in the southeast line of said 25.23 acre tract, being said northwest right-of-way line, for the southeasterly corner hereof;

THENCE, S47°54'23"W, along said northwest right-of-way line, being the southeast line of said 25.23 acre tract, a distance of 285.66 feet to the **POINT OF BEGINNING**, and containing 1.562 acres (68,034 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALTERRA RTKNET VIRTUAL REFERENCE NETWORK

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754



EXHIBIT B

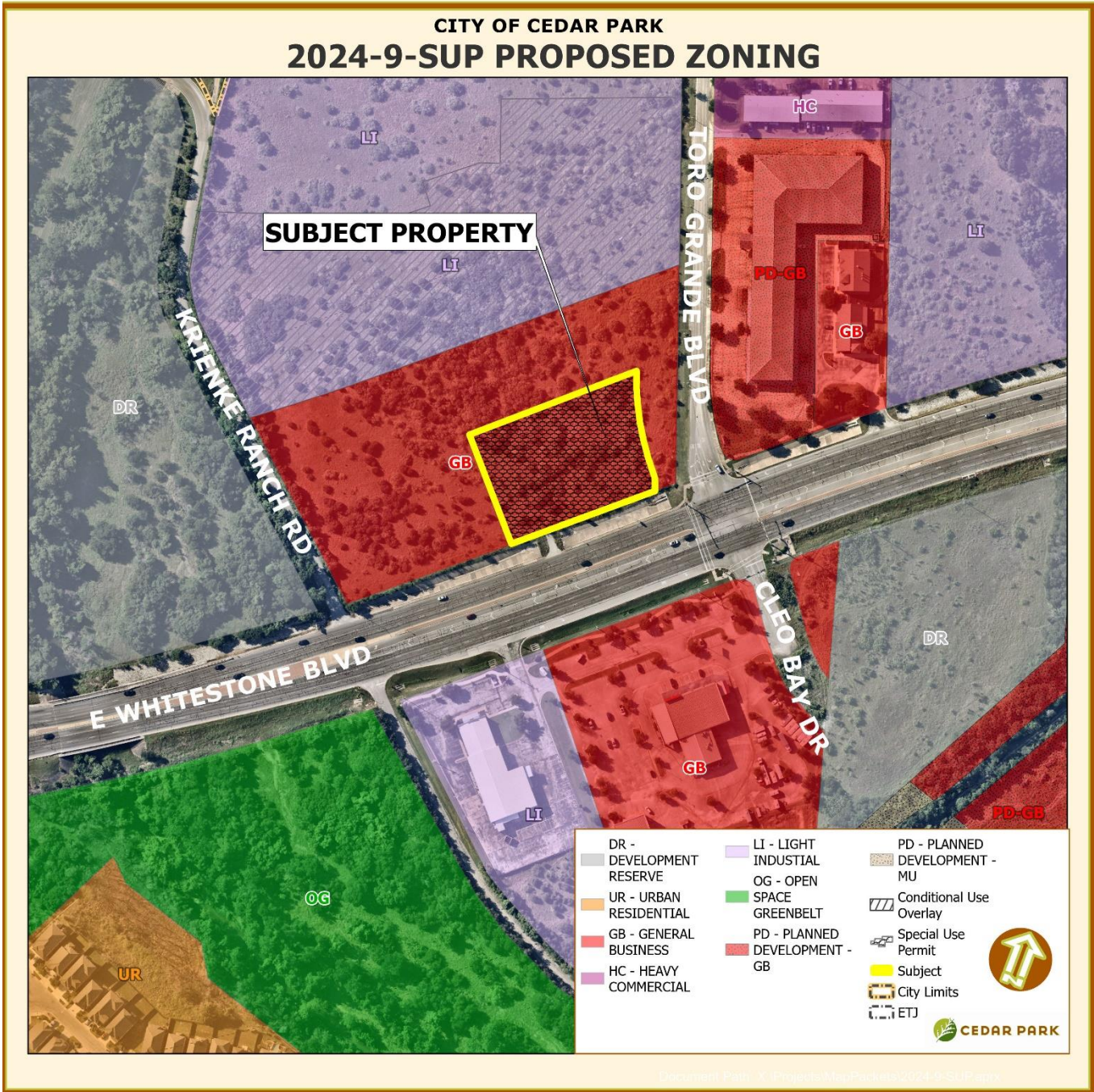
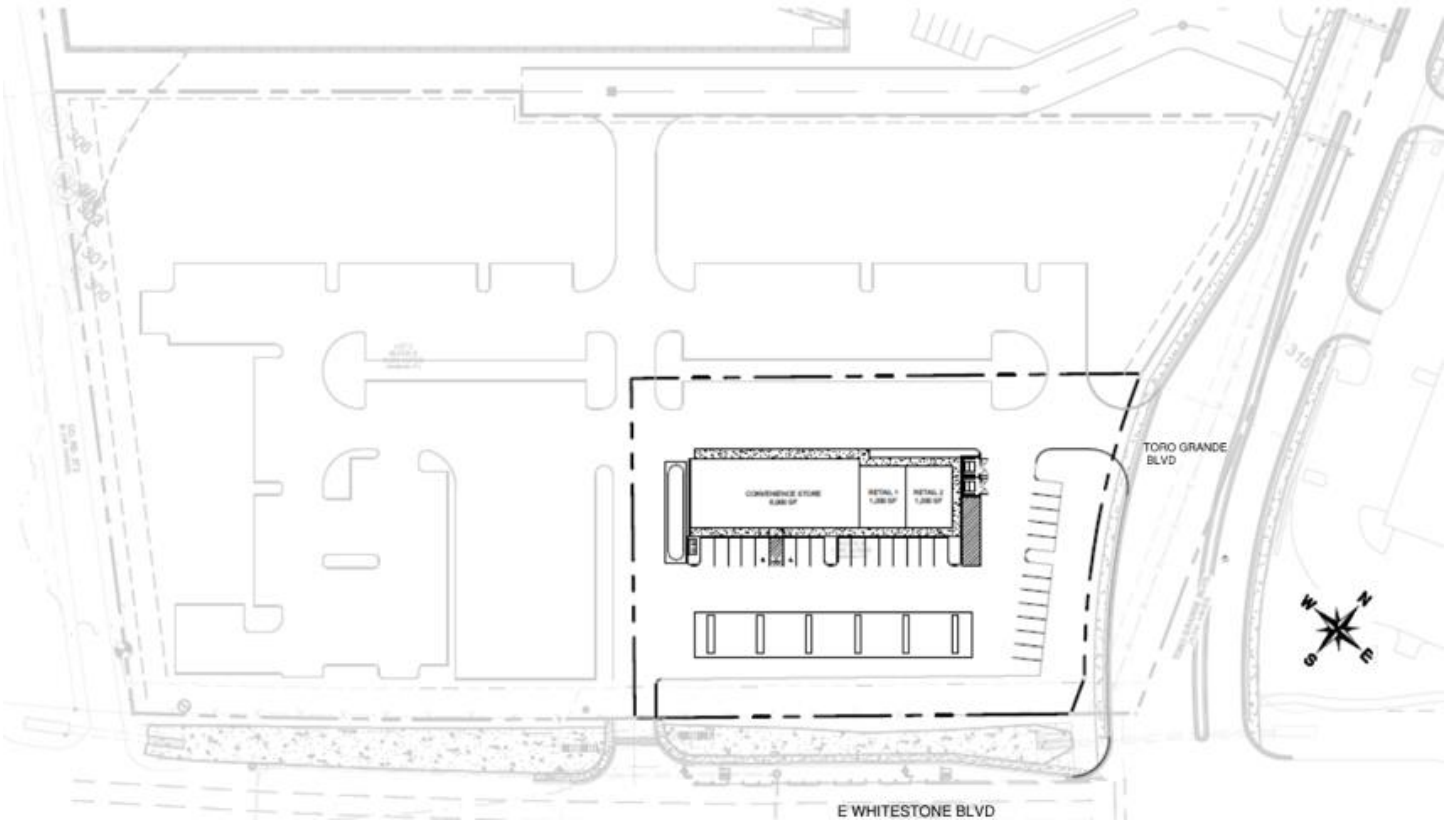


EXHIBIT C





August 16, 2024

Amy Link, AICP
Director of Development Services
City of Cedar Park
450 Cypress Creek Road, Building 1
Cedar Park, TX 78613

Via Electronic Submittal

RE: Request for a Special Use Permit for a Gasoline Service Station Use on approximately 1.562 acres generally located at 3251 E Whitestone Blvd, Cedar Park, TX 78613 (WCAD R314530 and R318983) (the "Property")

Dear Ms. Link:

As representatives of the owner of the above stated Property, Kimley-Horn respectfully submits this request for a Special Use Permit (SUP) to permit a Gasoline Service Station. This 1.562 acres occupies the hard corner of Whitestone Blvd. and Toro Grande Blvd. and is part of a large commercial center.

As shown on the attached concept plan the proposed site will include a convenience store, two retail suites, and fuel pumps. The site will be integrated into the larger commercial center and access, detention facilities, and other development features and present as a unified shopping center.

The Future Land Use Designation for the Property is Regional Office/Retail/Commercial (REG). The proposed use is compliant with the FLUM; therefore, a Future Land Use Plan Amendment is not required. The Regional Office/Retail/Commercial promotes the development of shopping centers and employment areas which are typically larger in scale and high traffic generators. The proposed gasoline service station use is an important amenity within these large commercial centers providing access to convenience goods and fuel to visitors, employees, and nearby residents.

Properties in the immediate vicinity include existing retail centers, personal services, offices, recreational facilities. Additionally, the master development, of which this SUP is a part, will include additional retail, restaurant, office, personal services, and a flex-industrial facility.

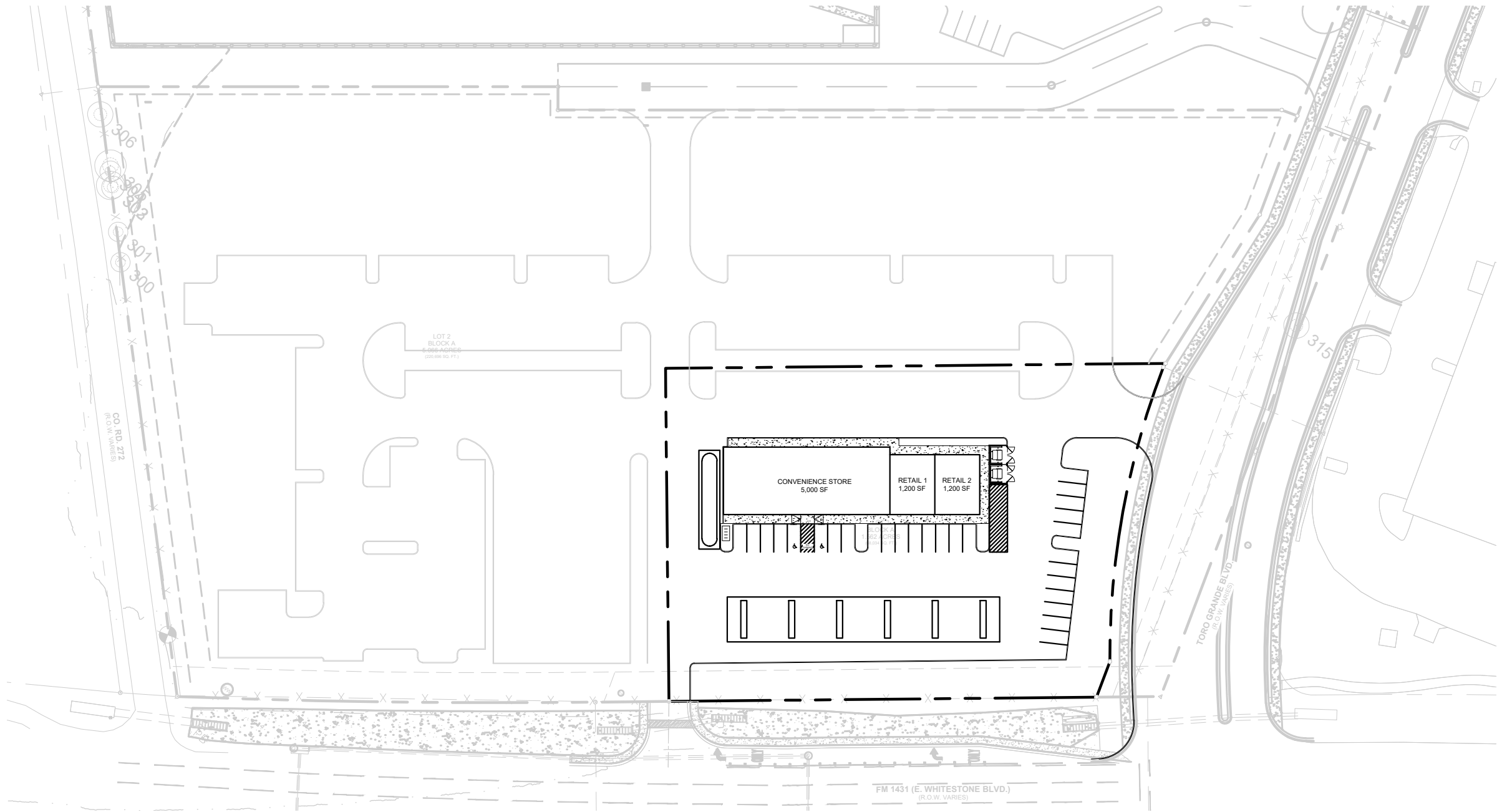
Thank you for your time and attention to this project. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Harwell'.

Ethan Harwell, AICP

512 580 5803
ethan.harwell@kimley-horn.com



Toro Grande SUP Concept Plan

Site Layout Exhibit

Cedar Park, Texas
AUGUST 2024

APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

No properties within 500-feet are zoned for or used as single-family.

2. Who was notified (i.e. property owners, HOA, etc)?

No properties within 500-feet are zoned for or used as single-family.

3. What concerns were raised during these communications?

No properties within 500-feet are zoned for or used as single-family.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No properties within 500-feet are zoned for or used as single-family.

The above information is deemed to be true to the best of my knowledge.

Signature: _____



Date 8/15/2024

General Business (GB) Zoning Standards and Permitted Uses

Minimum lot area	20,000 sf	Building setbacks *	Front *	25'
Minimum lot width	100'		Interior side	12'
Minimum lot depth	200'		Street side	25'
Maximum building height *	100'		Rear to property line	5'
Outdoor uses	Maximum display area *		Rear to street right-of-way	25'
	Maximum storage area *		ES, SR or SU residential district boundary	30'

* Subject to additional requirements and standards outlined in Table 11.03.091

Permitted By Right	Permitted with Conditions**	Permitted with Special Use Permit**
Animal grooming	Adult day care	Car wash
Animal veterinary service, small animal	Alcoholic beverage establishment	Commercial parking lot
Art studio, gallery	Alcoholic beverage sales, off-site	Day-care center
Bank, credit union, and financial institution	Automobile, minor service	Event center
Civic club	Automobile, rental	Gasoline service station
College, university or vocational school	Craft brewing/ distillery/ winery production with on-premise consumption	Kennel
Commissary	Day-care center, incidental	Mobile food establishment court
Data center	Hotel	Outdoor arena, stadium or amphitheater
Drug store	Nursery/ greenhouse, retail	Outdoor commercial amusement, major
Funeral home or mortuary	Research, testing lab, or product	Outdoor commercial amusement, minor
Government office	Restaurant, dine-in only	Private school (grades K-12)
Grocery	Restaurant, drive-in or drive-through	Tattoo parlor/body piercing studio
Gym	Retail sales	
Indoor arena or theater	Utility services, major	
Indoor commercial amusement	Vending kiosk	
Laundromat	Wireless telecommunications facilities, building-mounted	
Medical clinic		
Medical office		
Museum		
Non-emergency transport service		
Office, general		
Office/ showroom/ warehouse		
Personal services		
Place of religious assembly		
Print shop		
Public school (grades K-12)		
Utility services, general		

** Subject to additional conditions outlined in Sec 11.02.092

File Attachments for Item:

G.5 First Reading And Public Hearing Of An Ordinance Amending Traffic Control Device Inventory – Schedule V Established At Cedar Park Code Of Ordinances Chapter 17 Traffic And Vehicles, Section 17.02.12 School Zones And Speed Limits; To Amend And Establish School Zone Speed Limits On Cypress Creek Road.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: First Reading And Public Hearing Of An Ordinance Amending Traffic Control Device Inventory – Schedule V Established At Cedar Park Code Of Ordinances Chapter 17 Traffic and Vehicles, Section 17.02.12 School Zones and Speed Limits; To Amend and Establish School Zone Speed Limits on Cypress Creek Road.

Commentary

This item is a First Reading and Public Hearing of an Ordinance amending and establishing school zone speed limits on Cypress Creek Rd. near Cedar Park High School (“CPHS”). The Cedar Park Code of Ordinances Section 17.03.004 establishes a 45 miles per hour (mph) speed limit on Cypress Creek Rd. between Lakeline Boulevard and the west city limit at El Sol Dr., except between the marked school zones of Cedar Park Middle School (“CPMS”) and CPHS” which the prima facie maximum speed limit Monday through Friday shall be 30 miles per hour during the effective hours as posted. This existing 30 mph school zone extends from approximately 340 feet west of El Salido Pkwy. to approximately 300 feet east of El Sol Dr. and encompasses two CPHS access driveways and the intersection of Simbrah Dr. at Cypress Creek Rd.

Speed limits are revised from time to time to address new roadway construction, adjacent development, or even just changes in driver behavior. Section 545.356 of the Texas Transportation Code gives municipalities authority to alter speed limits based on engineering and traffic investigations. The Texas Department of Transportation Procedures for Establishing Speed Zones recommends a school speed limit with a speed reduction of no more than 15 miles per hour (MPH) below the posted speed limit. Recent changes to the Leander Independent School District (“LISD”) attendance zones have impacted attendance rates at both CPMS and CPHS. As a result, both Anderson Mill Road and Cypress Creek Rd. have experienced increases in traffic volumes during school hours since the original school zone was established. For this reason, and to ensure the safety of

students walking or biking to the CPMS and CPHS campuses, staff recommends establishing a school zone speed limit of 30 mph for the section of Cypress Creek Rd. from approximately 300 feet east of Anderson Mill Rd. to approximately 340 west of El Salido Pkwy. The proposed amendment, as depicted below, will effectively extend the existing school zone to include the intersection of El Sol Dr. at Cypress Creek Rd. LISD staff has indicated support for the proposed amendment as described.



On September 26, 2024, the City Council approved an ordinance that annexed the Anderson Mill Rd. right-of-way from north of Volente Rd. to just north of Zeppelin Dr. With approval of this annexation ordinance, staff evaluated the need to establish a school zone on Anderson Mill Rd. It was determined that a school zone is not recommended at this time since pedestrian crossings that provide access to CPHS are served by existing traffic signals with protected crosswalks at Anderson Mill Rd. at Cypress Creek Dr. and Anderson Mill Rd. at Twin Creeks Club Dr. Staff will continue to evaluate traffic and pedestrian activity along Anderson Mill Rd. to assess the need for a school zone when conditions warrant.

Unless directed otherwise, staff will return with a second reading of this ordinance amendment at the following City Council Meeting. Upon ordinance adoption and publication, appropriate school speed zone signs will be installed in compliance with the requirements of the Texas Manual of Uniform Traffic Control Devices.

Initiating Dept: Engineering & Capital Projects

Fiscal Impact

Fund: N/A

Budget

Budget: N/A

☐ **Finance Director Review**

Legal Certification

Approved as to form and content: ☐ Yes ☐ No **City Attorney**

Associated Information:

2024-2026 Strategic Plan

This agenda item generally supports and furthers the following goals and/objectives from the City Council 2024-2026 Strategic Plan:

- Goal: 2. Safe Community
 - o Objective: B. Neighborhoods: Invest in Programs that improve neighborhood safety.
 - i. Monitor traffic patterns and behaviors and consider enhancements for mobility and safety as appropriate.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING TRAFFIC CONTROL DEVICE INVENTORY – SCHEDULE V, ESTABLISHED AT CEDAR PARK CODE OF ORDINANCES CHAPTER 17 TRAFFIC AND VEHICLES, ARTICLE 17.02 TRAFFIC CONTROL DEVICES, SECTION 17.02.012, SCHOOL ZONES AND SPEED LIMITS, ESTABLISHING AND AMENDING SPEED LIMITS FOR CYPRESS CREEK ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Texas Transportation Code Section 545.356 gives municipalities the authority to alter the prima facie speed limit based on the changes to land use and driving behavior based on an engineering and traffic investigation; and

WHEREAS, the Texas Department of Transportation Procedures for Establishing Speed Zones supports speed limits to be based primarily on the 85th percentile speed;

WHEREAS, the City Council previously established a lowered speed limit of 30 miles per hour on Cypress Creek Road within the marked school zones of Cedar Park Middle School and Cedar Park High School (the “School Zone”) during the effective hours of said school zone as posted; and

WHEREAS, recent changes to the Leander Independent School District attendance zones have impacted attendance rates at both Cedar Park Middle and Cedar Park High Schools, and as a result, both Anderson Mill Road and Cypress Creek Road have experienced increases in traffic volumes during school hours since the original School Zone was established; and

WHEREAS, the City annexed a portion of Cypress Creek Road west of the existing School Zone to the intersection with Anderson Mill Road, effective September 26, 2024; and

WHEREAS, the City Council now desires to extend the School Zone to include a portion of newly annexed Cypress Creek Road and to establish a lowered speed limit of 30 miles per hour during the posted effective hours of said School Zone, in accordance with traffic engineering studies and the Texas Transportation Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the Traffic Control Device Inventory – Schedule V described in the Cedar Park Code of Ordinances, Section 17.02.012, School Zones and Speed Limits is hereby amended as further described below:

Amend the existing Cypress Creek Rd. school zone by establishing a school zone speed limit of 30 mph from approximately 300 feet east of Anderson Mill Rd. to approximately 340 west of El Salido Pkwy.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 5th day of December, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the ____ day of _____, 2024, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

PASSED AND APPROVED this the ____ day of _____ 2024.

CITY OF CEDAR PARK, TEXAS

James Penniman-Morin, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

File Attachments for Item:

H.1 Consideration Of A Resolution Authorizing An Agreement For Construction Of The Fire Station 1 Expansion And Remodel Project With Jonestar Construction, LLC In An Amount Not To Exceed \$856,747.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: Consideration Of A Resolution Authorizing An Agreement For Construction Of The Fire Station 1 Expansion And Remodel Project With Jonestar Construction, LLC In An Amount Not To Exceed \$856,747.

Commentary

The purpose of this resolution is to authorize the City Manager to execute an agreement for the construction of the Fire Station 1 Expansion and Remodel Project (“Project”). Funding for the Project is provided by a combination of American Rescue Plan Act (“ARPA”) allocations, 2017 limited tax notes proceeds, 2020 limited tax notes proceeds, and General Fund. The Project is located at 503 Brushy Creek Rd and scope of the Project includes the construction of an apparatus bay expansion, an expansion of the fitness area, replacing existing interior fluorescent light fixtures with LED fixtures, replacing all existing HVAC equipment, and replacing existing interior finishes.

This Project was procured using an alternative delivery method termed competitive sealed proposal (CSP) in accordance with Chapter 2269 of the Government Code and authorized by the City’s Purchasing Policy, as approved by City Council. The CSP method differs from the traditional competitive bidding method (“hard bid” or “low bid”) in that the CSP method allows the governmental entity to select the offeror that offers the best value to the governmental entity. As required by state statute, the request for competitive sealed proposal included grading criteria and weighting factors that are used to determine the offeror that submits the proposal that offers the best value to the City. In this request, the evaluation factors and ranking criteria included: cost proposal (60%), contractor relevant experience and references (30%), and proposed schedule (10%).

Five (5) proposals from contractors were received and read in public on November 20, 2024. A selection committee consisting of representatives of internal departmental staff

graded the submitted proposals in accordance with the state statute and the evaluation criteria stated in the request for proposals. After implementing the grading matrix, Jonestar Construction, LLC (“Jonestar”) was ranked as the offeror who provides the best value to the City. Of the five (5) proposers, Jonestar ranked first for cost proposal, fifth for experience and references, and first for proposed schedule.

Jonestar’s cost proposal of \$856,747. is within the currently available construction budget for the Project.

Construction will commence following the execution of a construction agreement and is anticipated to take approximately five months.

City staff recommends execution of an agreement for the Fire Station 1 Expansion and Remodel Project with Jonestar Construction, LLC for an amount not to exceed \$856,747. A table summarizing the overall ranking based on the grading matrix is attached to this memo.

Initiating Dept: Engineering and Capital Projects

Fiscal Impact

Fund: F74

Budget

Budget: \$ 856,747.

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

Associated Information:

2024-2026 Strategic Plan

This agenda item specifically supports and furthers the following goal, objective, and strategy from the City Council 2024-2026 Strategic Plan:

- Goal 1. *Infrastructure and Environment*
 - Objective B. Sustaining Infrastructure and Assets
 - Strategy i. Complete City Facility Maintenance Evaluation and develop implementation plan, including identifying funding and resources

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR CONSTRUCTION OF THE FIRE STATION 1 EXPANSION AND REMODEL PROJECT WITH JONESTAR CONSTRUCTION, LLC IN AN AMOUNT NOT TO EXCEED \$856,747.; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Fire Station 1 Expansion and Remodel Project (“Project”) is funded by a combination of American Rescue Plan Act (“ARPA”) allocations, 2017 limited tax notes proceeds, 2020 limited tax notes proceeds, and General Fund; and

WHEREAS, the Project includes the construction of an apparatus bay expansion, an expansion of the fitness area, replacing existing interior fluorescent light fixtures with LED fixtures, replacing all existing HVAC equipment, and replacing existing interior finishes; and

WHEREAS, in accordance with Texas Government Code Chapter 2269, the Project was procured using an alternative delivery method termed competitive sealed proposal (CSP), which was authorized by the City’s Purchasing Policy, as approved by City Council; and

WHEREAS, five (5) proposals were received and their corresponding cost proposals were read aloud on November 20, 2024; and

WHEREAS, a selection committee graded the proposals in accordance with state statute and the evaluation criteria and weighting factors included in the request for proposals made available to the public; and

WHEREAS, Jonestar Construction, LLC was determined to be the contractor who provides the best value to the City; and

WHEREAS, City staff recommends execution of an agreement for construction of the Project with Jonestar Construction, LLC in an amount not to exceed \$856,747.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute an agreement for construction of the Fire Station 1 Expansion and Remodel Project with Jonestar Construction, LLC in an amount not to exceed \$856,747., subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 5th day of December, 2024.

CITY OF CEDAR PARK, TEXAS

ATTEST:

James Penniman-Morin, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

**Fire Station 1 Expansion and Renovation
Competitive Sealed Proposal
Evaluation Criteria Ranking Summary**

Overall Rank	Offeror	Cost Proposal Rank (60%)	Experience Rank (30%)	Schedule Rank (10%)	Base Cost Proposal Amount	Bid Alternates Total Amount
4	Trimbuilt	4	1	2	\$ 930,270.00	\$ 275,360.00
1	Jonestar	1	5	1	\$ 506,297.00	\$ 350,450.00
3	Majestic	3	4	4	\$ 699,950.00	\$ 242,250.00
2	HCS	2	2	3	\$ 584,800.00	\$ 344,425.00
5	Tegrity	5	3	5	\$ 977,777.00	\$ 273,108.00

File Attachments for Item:

H.2 Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Williamson Central Appraisal District Election.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Williamson Central Appraisal District Election.

Commentary

The Williamson Central Appraisal District (WCAD) Board is comprised of nine (9) directors. Five directors are appointed by the taxing units, three directors are elected by majority vote at the general County election, and the Williamson County Tax Assessor Collector serves as an ex-officio voting member.

Current Board of Directors: **Appointed Positions**

Jon Lux, Chairman
Lora H. Weber, Vice Chairman
Harry Gibbs
Michael Wei
Lisa Birkman

Publicly Elected Positions

Hope Hisle-Piper – Place 1, Secretary
Mike Sanders – Place 2
Mason Moses – Place 3

Larry Gaddes, Williamson County Tax Assessor Collector

WCAD sent the official ballot containing the following candidates for the 2024 election:

Birkman, Lisa
Gibbs, Harry
Lux, John

Weber, Lora
 Wei, Michael
 Fox, Sunnie (nominated for 3-year term only)
 Ufomata, Anjalicia “Angie” (nominated for 3-year term only)

The governing body of each taxing jurisdiction entitled to vote shall determine its vote by resolution and submit it to the Chief Appraiser before December 15. The Chief Appraiser shall count the votes and declare the results to the governing body of each taxing unit and to the candidates by December 31. WCAD is required to have two appointed members serve a one-year term; to ensure they have two members serving a one-year term, those two members with the most votes for a one-year term will be elected and should those same members also receive votes for a three-year term, those three-year votes will be added to their one-year term votes. WCAD is required to have three appointed members serve a three-year term. All other nominees’ votes (either for one- or three-year term) will be counted and those with the three highest vote totals will be elected to a three-year term.

The number of votes allocated to each taxing jurisdiction is based on the jurisdiction’s percentage of the total 2023 countywide levy. The City of Cedar Park receives 130 votes of 5,000 total votes. These votes may be allocated for one candidate or multiple candidates for either a one-year or three-year term.

The official ballot and a short biography for each nominee is attached.

Initiating Dept: Finance

Fiscal Impact
Fund: None

Budget
Amount: \$0

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

2024-2026 Strategic Plan

This agenda item generally supports and furthers the following goals and/objectives from the City Council 2024-2026 Strategic Plan:

- Goal: Service and Fiscal Excellence
 - Objective: Government Operations

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGERTO CAST THE OFFICIAL BALLOT FOR THE 2024 BOARD OF DIRECTORS FOR THE WILLIAMSON CENTRAL APPRAISAL DISTRICT BOARD ELECTION; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Section 6.03(g) of the Property Tax Code provides for the governing body of taxing units to nominate individuals for positions on the Williamson Central Appraisal District Board of Directors; and

WHEREAS, the City Council has received the official ballot for the Williamson Central Appraisal District Board presenting the candidates for consideration; and

WHEREAS, the City of Cedar Park has 130 votes to cast, which may be allocated to a single candidate or amongst the candidates.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to cast 130 votes for the 2024 Williamson Central Appraisal District Board of Directors Election as follows:

<u>Candidates</u>	<u>One-Year Term</u>	<u>Three-Year Term</u>
Lisa Birkman	_____	_____
Harry Gibbs	_____	_____
Jon Lux	_____	_____
Lora Weber	_____	_____
Michael Wei	_____	_____
Sunnie Fox		_____
Anjalicia “Angie” Ufomata		_____

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 5th of December, 2024.

CITY OF CEDAR PARK, TEXAS

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

James Penniman-Morin, Mayor

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney



"Our mission is to provide an accurate, fair and cost-effective appraisal roll while maintaining high levels of transparency and giving industry leading customer service to the consumers of our data and services."

October 28, 2024

Jim Penniman-Morin, Mayor
City of Cedar Park
600 N. Bell Blvd.
Cedar Park, Texas 78613

Dear Mayor Penniman-Morin:

Attached is the official ballot listing the nominees submitted for the Board of Directors for the Williamson Central Appraisal District in accordance with Section 6.03 of the Texas Property Tax Code. You will also find attached a short biography for each nominee.

The ballot lists the total number of votes available for your unit to cast. Please note, you may distribute these votes amongst the listed candidates at your discretion.

We are required to have two members serve a one-year term. To ensure we have two members serving a one-year term, those two members with the most votes for a one-year term will be elected and should those same members also receive votes for a three-year term, those three-year votes will be added to their one-year term votes. We are required to have three members serve a three-year term. All other nominees' votes (either for one- or three-year term) will be counted and those with the three highest vote totals will be elected to a three-year term.

According to Section 6.03 of the Texas Property Tax Code each taxing unit must determine their vote by resolution and submit it to the Chief Appraiser **before December 15, 2024.**

If you have any questions, please feel free to call.

With Kindest Regards,

Alvin Lankford
Chief Appraiser

BOARD OF DIRECTORS ~ ENTITY APPOINTED
JON LUX, CHAIRMAN
LORA H. WEBER, VICE-CHAIRMAN
HARRY GIBBS
MICHAEL WEI
LISA BIRKMAN
LARRY GADDES

BOARD OF DIRECTORS ~ PUBLICLY ELECTED
HOPE HISLE-PIPER, SECRETARY
MIKE SANDERS
MASON MOSES

**CHIEF
APPRAISER**

Alvin Lankford
alvinl@wcad.org

Williamson Central Appraisal District
Board of Directors Nominees
Official Ballot 2024

INSTRUCTION NOTE:

Indicate your vote for the candidate or candidates of your choice by placing the number of votes in the blank beside the candidate or candidates’ name.

ENTITY City of Cedar Park NUMBER OF VOTES 130

NOMINEES	1 YEAR TERM	3 YEAR TERM
BIRKMAN, LISA		
GIBBS, HARRY		
LUX, JON		
WEBER, LORA		
WEI, MICHAEL		

NOMINEES	3 YEAR TERM
FOX, SUNNIE	
UFOMATA, ANJALICIA “ANGIE”	

ATTEST:

Signature

Date

Birkman

Lisa is a sixth generation Texan, born on the Army base of Ft. Hood in Killeen, Texas, where her father served as an officer in the Army. Her family has owned a heritage farm in the Leander area since 1854 and Lisa helps manage her family's farm business interests. After Lisa graduated from Georgetown High School, she went on to attend Texas A&M University, where she graduated with a Bachelor of Science degree in elementary education. Commissioner Birkman was a public-school teacher for 13 years, teaching in Granbury, Austin and in Round Rock elementary schools.

After a successful career in education, Lisa decided to run for a seat on the Brushy Creek Municipal Utility District (MUD) board of directors. She served the residents of the MUD for four years, before deciding to run for a vacant seat on the Williamson County Commissioners Court. Lisa won the race and was the first woman elected to serve on the Commissioners Court. She was sworn into office on May 3, 2004, and represented Precinct 1 and the Round Rock area until December 31, 2016. During her terms, Lisa held several leadership positions, including serving on the Williamson County Mental Health Task Force, the County's Benefits Committee, and as president of the Williamson County Conservation Foundation board of directors. In 2008, Lisa was appointed by Governor Rick Perry to serve on the statewide Texas Agriculture Financing Authority (TAFA) that provides economic development opportunities to young farmers in rural areas throughout Texas.

Lisa married Rick Birkman in 1989 and they began the Texas Roofing Company in 1995, whose focus was commercial roofing in the Austin area. They owned and operated the successful company for twenty-five years until it was sold in 2020 after Rick's death.

Lisa retired from Williamson County in 2016, to pursue other interests and activities but has remained passionate about serving her community, including as a commissioner on Emergency Service District #8 Board of Directors from 2020 – 2022.

Lisa has been a volunteer Court Appointed Special Advocate (CASA) for local foster kids since 2014. She has two adult daughters, Elizabeth and Ricki, and two precious granddaughters, Amelia and Aurora. In her free time, Lisa enjoys reading mystery novels, doing crafts and traveling with her family.

Fox

Sunnie Fox has worked with Keller Williams, Berkshire Hathaway, TJ Lewis, Magnolia Realty since 2017.

She has successfully closed transactions for 50 families in the Austin Metro

area, specializing in Cedar Park, Round Rock, & Leander. Owned and operated a successful franchise retail cookie shop/bakery – Eileen's Colossal Cookies in Cedar Park, Tx and was a classroom teacher first grade and kindergarten for Pflugerville ISD and Lincoln Public Schools in Lincoln, Nebraska.

Current philanthropic work includes Cedar Park Chamber of Commerce – Board of Directors, Cedar Park Public Library Foundation – Board of Directors, IncubatorEDU Vista Ridge HS – Mentor, and Young Men's Service League – Board of Directors. This last organization consists of moms and sons serving the community together, she and her son have served over 75 hours together since 2022.

Gibbs

Harry Gibbs has vast real estate experience. Licensed as a Texas Real Estate Broker since 1980, Harry has represented owner/landlords, buyers, and sellers in numerous large commercial real estate transactions in Williamson County as well as nine other Texas counties. Harry continues to stay active in commercial real estate.

Harry has served the Texas Association of REALTORS as Commercial Liaison to Leadership in 2018, Chairman of the Commercial Committee in 2016, and Public Policy Committee Chairman in 2013. He has also served on the Land Use Committee, Commercial Forms Committee, and Nominating Committee. He is a TRLP Instructor and a Spokesperson Training Instructor. Harry is a broker with Keller Williams Realty Georgetown, KW Commercial.

Harry is a CCIM – Certified Commercial Investment Member since 1996, and a CIPS – Certified International Property Specialist. He is a 2007 graduate of TRLP – Texas REALTOR Leadership Program. Harry graduated from The University of Texas, Austin in 1982. He has a BBA in Real Estate and Urban Land Development as well as a BBA in Finance.

Harry is a two-time president of the Georgetown Sunrise Rotary Club, former member and Chairman of the Georgetown Planning and Zoning Commission, and currently serves on the Board of Directors for the Williamson Central Appraisal District. Harry was named as the 2020 Board Member of the Year by the Texas Association of Appraisal Districts.

Harry has a wonderful wife who is also in real estate, two great stepchildren, four absolutely wonderful grandchildren, and a really cool frisbee catching Blue Heeler named Grace.

Lux

Jon Lux is a proud U.S. Navy veteran with 21 years of service. After enlistment, he was awarded a Naval ROTC scholarship to the University of New Mexico, where, upon completion of his B.A. in Economics, he was commissioned as an Ensign in the U.S. Navy. He served as a Surface Warfare Officer on multiple sea tours and ashore he served on the staffs of Commander Mine War Command and Commander Mine Countermeasures Squadron Three, and served as Executive Officer Naval Station in Ingleside, TX. Jon attended the United States Navy Postgraduate School in Monterey, California, where he graduated with a Master of Science in Management. Jon was awarded numerous medals and awards during his distinguished service. After retirement from the U.S. Navy, Jon has worked in the private sector as a Division Manager, Division Chief, Program Manager, and Director for information technology providers. After traveling the world in his role with the Navy, Jon selected Cedar Park and Williamson County as the place of choice to live, work, play, thrive and call home for his family. He is married to Michelle and has two adult children. Upon arrival in Cedar Park, Jon immediately jumped into serving the community. He served on the Cedar Park Tourism Advisory Board, Cedar Park Planning and Zoning Commission and served four years on Cedar Park City Council. He currently, in addition to the WCAD Board of Directors, serves as Chairman of the Leander Independent School District Bond Oversight Committee.

Ufomata

Anjalicia “Angie” Ufomata is a seasoned realtor with extensive experience in the Austin, Texas real estate market. She has a proven track record as the top-selling agent at Cultivate Realty. Before transitioning to real estate, she spent nearly a decade as an educator in Round Rock ISD. Since 2019, she has been a resident of Williamson County and is an active parent with three children attending Leander ISD schools. Her diverse background has given her a unique perspective and a deep understanding of community needs.

Weber

Lora Weber is a longtime public-sector executive, small business owner, and community leader. Lora enjoyed a long career with several state agencies encompassing everything from public utility regulation to business licensing to higher education. She is the successful leader of organizations with diverse, complex mandates and multi-state operations. Lora has served on national boards including the Verizon Consumer Advisory Board and the National Consumers League. Locally, she has served as chair of the Round Rock Chamber of Commerce and of the Round Rock Economic Development Advisory Committee. She currently serves on the Economic Development District for the Capital Area Council of Governments. Lora holds a Bachelor of Arts degree in English and political science. She and her husband, Jay, love living in Round Rock, but try to spend as much time as possible scuba-diving all over the world.

Wei

Prior to his real estate career, Michael was a data-driven scientist, project manager, and team leader for nearly 20 years. His expertise in data analysis tools, such as Power Business Intelligence (PBI) and regulatory compliance engineering allowed him to provide expert scientific perspective and practical decision-making. He is actively serving Austin metro communities by volunteering as the Vice President of the PTA Council of Round Rock ISD, the Committee member of Greater Austin Asian Chamber of Commerce, and Board of Director of Austin Chinese American Network.

File Attachments for Item:

H.3 Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Travis Central Appraisal District Election.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: Consideration Of A Resolution Authorizing The Official Ballot And Casting Votes For The 2024 Board Of Directors Of The Travis Central Appraisal District Election.

Commentary

The Travis Central Appraisal District (TCAD) Board will be comprised of nine (9) directors beginning in 2025. Five directors are appointed by the taxing units, three directors are elected by majority vote at the general County election, and the Travis County Tax Assessor Collector serves as an ex-officio voting member.

Current Board of Directors: **Appointed Positions**
James Valadez, Chair
Debbie Cartwright, Vice Chair
Nicole Conley, Secretary/Treasurer
Jie Li
Blanca Zamora-Garcia
Dr. Osezua Ehiyamen
Vivek Kulkarni
Tom Buckle
Elizabeth Montoya

Elected Positions
Jett Hanna, Place 1
Shenghao Daniel Wang, Place 2
Dick Lavine, Place 3

Travis County Tax Assessor Collector

TCAD sent the official ballot containing the following candidates for the appointed positions for the 2024 election:

Nominee	Sponsoring Jurisdiction
Ken Bautsch	City of Lakeway
Deborah Cartwright	Austin ISD, City of Elgin
Nicole Conley	City of Austin
Dr. Osezua Ehiyamen	Austin ISD
Nathan Folse, Jr.	Austin ISD
Jim Gray	City of Lakeway
John Havenstrite	Eanes ISD, Leander ISD
Thomas Kilgore	City of Lakeway
Heidi Langan	Austin ISD
Jie Li	Austin ISD
Elizabeth Montoya	City of Pflugerville, Pflugerville ISD
Aaron Moreno	City of Manor
Matt Sherman	City of Lakeway
James Valadez	Travis County
Gretchen Vance	City of Lakeway
Blanca Zamora-Garcia	Del Valle ISD

The governing body of each taxing jurisdiction entitled to vote shall determine its vote by resolution and submit it to the Chief Appraiser before December 15. The Chief Appraiser shall count the votes and declare the results to the governing body of each taxing unit and to the candidates by December 31. The nominees who receive the three highest number of votes will be appointed to 3-year terms. The nominees who receive the next two highest number of votes will be appointed to 1-year terms. According to the Property Tax Code, any ties will be resolved by a method of chance by the Chief Appraiser.

The number of votes allocated to each taxing jurisdiction is based on the jurisdiction's percentage of the total 2023 countywide levy. The City of Cedar Park receives 5 votes of 5,000 total votes. These votes may be allocated for one candidate or multiple candidates.

The official ballot and a short biography for each nominee is attached.

Initiating Dept: Finance

Fiscal Impact
Fund: None

Budget
Amount: \$0

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

2024-2026 Strategic Plan

This agenda item generally supports and furthers the following goals and/objectives from the City Council 2024-2026 Strategic Plan:

- Goal: Service and Fiscal Excellence
 - Objective: Government Operations

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO CAST THE OFFICIAL BALLOT FOR THE 2024 BOARD OF DIRECTORS FOR THE TRAVIS CENTRAL APPRAISAL DISTRICT BOARD ELECTION; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Section 6.03(g) of the Property Tax Code provides for the governing body of taxing units to nominate individuals for positions on the Travis Central Appraisal District Board of Directors; and

WHEREAS, the City Council has received the official ballot for the Travis Central Appraisal District Board presenting the candidates for consideration; and

WHEREAS, the City of Cedar Park has 5 votes to cast, which may be allocated to a single candidate or amongst the candidates.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to cast 5 votes for the 2024 Travis Central Appraisal District Board of Directors Election as follows:

<u>Candidates</u>	<u>Votes</u>
Ken Bautsch	_____
Deborah Cartwright	_____
Nicole Conley	_____
Dr. Osezua Ehiyamen	_____
Nathan Folse, Jr.	_____
Jim Gray	_____
John Havenstrite	_____
Thomas Kilgore	_____
Heidi Langan	_____
Jie Li	_____
Elizabeth Montoya	_____
Aaron Moreno	_____
Matt Sherman	_____
James Valadez	_____
Gretchen Vance	_____
Blanca Zamora-Garcia	_____

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 5th day of Decemberwill, 2024.

CITY OF CEDAR PARK, TEXAS

ATTEST:

James Penniman-Morin, Mayor

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DR. OSEZUA EHIYAMEN
BRUCE ELFANT
JETT HANNA
VIVEK KULKARNI
DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

October 17, 2024

CITY OF CEDAR PARK – Juris No. 3F
ATTN: THE HONORABLE JIM PENNIMAN-MORIN, MAYOR
450 CYPRESS CREEK RD, BLDG #1
CEDAR PARK, TX 78613

The deadline has passed for jurisdictions to make nominations for the Board of Directors of the Travis Central Appraisal District. The following are the nominations, in alphabetical order by last name, and sponsoring jurisdiction:

Ken Bautsch	City of Lakeway
Deborah Cartwright	Austin ISD, City of Elgin
Nicole Conley	City of Austin
Dr. Osezua Ehiyamen	Austin ISD
Nathan Folse, Jr.	Austin ISD
Jim Gray	City of Lakeway
John Havenstrite	Eanes ISD, Leander ISD
Thomas Kilgore	City of Lakeway
Heidi Langan	Austin ISD
Jie Li	Austin ISD
Elizabeth Montoya	City of Pflugerville, Pflugerville ISD
Aaron Moreno	City of Manor
Matt Sherman	City of Lakeway
James Valadez	Travis County
Gretchen Vance	City of Lakeway
Blanca Zamora-Garcia	Del Valle ISD

This letter serves as a ballot and is being sent to the presiding officer of each taxing unit entitled to vote in the Travis Central Appraisal District Board of Directors' appointment. Enclosed you will also find biographies for any individual where one was provided with their nomination. Your entity is entitled to **5** votes that can be split among any of the nominees on the ballot. Votes must be formalized by resolution of the taxing unit's governing body. Please include the name and number of votes allotted to each nominee in your resolution. The resolution with voting allotment must be returned to the Chief Appraiser of the appraisal district by **December 14, 2024**, at the following mailing address or email address:

Travis Central Appraisal District
ATTN: Leana Mann
PO Box 149012
Austin, TX 78714-9012
Lmann@tcadcentral.org

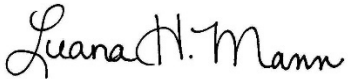
nominees who receive the three highest number of votes will be appointed to 3-year terms. The nominees who receive the next two highest number of votes will be appointed to 1-year terms.

	Term Length	Term Beginning	Term ending
Board of Directors, Appointed Place 1	3 Years	January 1, 2025	December 31, 2027
Board of Directors, Appointed Place 2	3 Years	January 1, 2025	December 31, 2027
Board of Directors, Appointed Place 3	3 Years	January 1, 2025	December 31, 2027
Board of Directors, Appointed Place 4	1 Year	January 1, 2025	December 31, 2025
Board of Directors, Appointed Place 5	1 Year	January 1, 2025	December 31, 2025

Before December 31, 2024, the Chief Appraiser will count the votes submitted by each entity, declare the results, and submit the results to both the governing bodies of each entity and each of the nominated candidates. According to the Property Tax Code, any ties will be resolved by a method of chance by the Chief Appraiser.

Should you have any questions, please do not hesitate to contact me by phone at (512) 834-9317 Ext. 405 or by email at Lmann@tcadcentral.org.

Sincerely,



Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Travis Central Appraisal District

Taxing Unit ID	Taxing Unit Code	Type	Taxing Unit	Levy	% of Levy	Voting Entitlement
1001	01	School	AUSTIN ISD	\$ 1,592,442,300.75	30.54%	1,525
1002	02	City	CITY OF AUSTIN	\$ 990,998,728.29	19.00%	950
1003	03	County	TRAVIS COUNTY	\$ 959,172,382.00	18.39%	920
1097	68	Junior College	AUSTIN COMM COLL DIST	\$ 274,197,394.72	5.26%	265
1026	19	School	PFLUGERVILLE ISD	\$ 272,657,626.58	5.23%	260
1006	07	School	LAKE TRAVIS ISD	\$ 197,345,130.11	3.78%	190
1007	08	School	EANES ISD	\$ 185,094,356.43	3.55%	175
1005	06	School	DEL VALLE ISD	\$ 161,896,596.08	3.10%	155
1098	69	School	LEANDER ISD	\$ 161,391,498.81	3.10%	155
1053	34	School	MANOR ISD	\$ 118,963,096.64	2.28%	115
1072	5A	School	ROUND ROCK ISD	\$ 107,608,571.04	2.06%	105
1035	20	City	CITY OF PFLUGERVILLE	\$ 60,084,543.62	1.15%	60
1023	16	School	LAGO VISTA ISD	\$ 36,000,563.68	0.69%	35
1004	05	City	CITY OF MANOR	\$ 14,709,464.00	0.28%	15
1090	6F	City	CITY OF LEANDER	\$ 12,234,446.61	0.23%	10
1036	21	City	CITY OF LAKEWAY	\$ 11,297,713.97	0.22%	10
1071	49	City	CITY OF LAGO VISTA	\$ 9,895,763.60	0.19%	10
1027	2A	School	ELGIN ISD	\$ 9,655,171.37	0.19%	10
1042	3A	School	MARBLE FALLS ISD	\$ 8,762,100.14	0.17%	10
1046	3F	City	CITY OF CEDAR PARK	\$ 5,981,118.86	0.11%	5
1008	09	City	CITY OF WEST LAKE HILLS	\$ 5,832,892.50	0.11%	5
1078	50	City	CITY OF JONESTOWN	\$ 4,250,354.87	0.08%	5
1018	11	City	CITY OF ROLLINGWOOD	\$ 2,994,707.73	0.06%	5

Ken Bautsch (City of Lakeway)

Mr. Ken Bautsch is a Lakeway resident. He and his wife have lived in Lakeway for 15 years.

Ken has a BBA-Mktg degree from University of Houston. He served in the US Army and is a Vietnam Veteran.

Mr. Bautsch had a long corporate career. His 36 years in sales and sales management in the IT industry spanned electronic accounting systems, mainframe computer systems, minicomputer systems, corporate PC-based LANs and WLANs. As a Burroughs Corporation salesman/trainee I sold and installed electronic accounting systems (programmable posting machines) and later mainframe computer systems. As an OEM for Hewlett Packard, we developed and customized operational software, installed hardware and software, and supported one-source integrated business systems. As an HP/Intel/Novell/Microsoft partner, we designed, sold, implemented, and supported corporate PC-based local area networks and multi-location wide area networks. I retired in 2010.

Ken Bautsch developed many skills throughout his career, including: accounting, estimating, work plan development, proposal development, project management, profit responsibility, training and communication skills.

Debbie received her law degree from the University of Houston and a master's degree from the LBJ School of Public Affairs at The University of Texas at Austin. Her undergraduate degree in secondary education music and history is from Howard Payne University in Brownwood, Texas.

Debbie enjoyed a lengthy career as an attorney and administrator in the field of property taxation. She worked for three property tax law firms representing appraisal districts in litigation and providing advice on public law and property tax administration. She received professional awards from the Texas Association of Appraisal Districts and the Texas Rural Chief Appraisers Association. She was the recipient of the Wayne Peveto Award from the Texas A&M Real Estate Center in 2013 for her work and professionalism in the field of property taxation.

In addition to work in private law practice, Debbie served the State of Texas as assistant general counsel for Comptroller Carol Keeton Strayhorn from 2001 to 2006 and then the director of the Property Tax Assistance Division for Comptroller Susan Combs from 2009 to 2014. She then worked with the Texas Taxpayers and Research Association, providing legal and legislative counsel from 2016 to 2019. In the 2021 legislative session, Debbie consulted with the law firm of Low Swinney Evans & James on legislative matters.

During much of this time, Debbie was involved in charitable endeavors. A native of Elgin, Texas, Debbie worked with the Elgin Historical Association in the late-1990's to raise money to restore the Union Depot, which had fallen into disrepair. She was responsible for a monetary grant from the Texas Historical Foundation to place a new floor in the building, which became the Elgin Depot Museum. Debbie became more involved with the Association and served as an officer from 2017 to 2019. During that time, she worked to organize the historical archives held by the Association and assist with public access to the Museum and its exhibits. She also contributed stories to two books published by the Association.

Debbie was a member of the Texas Historical Foundation from 2020 to 2022 and served as co-chair of the Elgin Sesquicentennial Committee in 2022. She was actively involved in the activities of the city's celebration of its 150th birthday and assisted in the preparation of an updated history book entitled "Milestones: History of Elgin, Texas."

Debbie is a member of the State Bar of Texas and the International Association of Assessing Officers. She is a member of First Baptist Church of Austin and served as a trustee for her alma mater Howard Payne University from 2015 through 2023. Debbie currently serves on the board of directors for the Travis Central Appraisal District and is a member of the Bastrop County Historical Society. She is an officer of the Elgin Oral History Project, a non-profit organization created in 2021, to record audio stories from residents and former residents of Elgin.

Nicole Conley joined Siebert Williams Shank & Co. LLC. as Managing Director in 2020 to expand and support issuer clients in the Austin-area MSA; and, to closely serve the K-12 school district market. Previously, she served as both the Chief Financial Officer and Chief of Business & Operations for the Austin Independent School District, where she was responsible for managing a nearly \$3.5 billion budget and capital program, which included 129 school communities serving more than 80,000 students. Nicole has more than 25 years of financial management experience, amassing a breadth of knowledge from serving large, complex, urban systems, including: the City Council of New York, New York City Department of Education, District of Columbia Public Schools, Fairfax County Public Schools and Atlanta Public Schools. Ms. Conley developed and secured voter approval for the school district and Austin-area's first ever billion-dollar bond program; and, has issued nearly \$4 billion in tax-exempt and taxable bonds. Under her leadership, AISD earned its highest financial ratings and national accolades for budget presentation, financial reporting and transparency. In 2018, Nicole was appointed by the Speaker of the House to serve on the Texas Commission on Public School Finance, whose work culminated in a historic \$11.6 billion investment into public education and property tax relief. In 2018, Conley lobbied the state of Texas to better fund public education on this influential committee which helped shape marquee legislation the following year that made sweeping changes to the Texas school finance system, which emerged as a national model for funding equity. She previously served on several investment boards including, TexStar, an \$8 billion investment pool for the state's local governments and INVESTQ, a Retirement Plan cooperative for employees across the State of Texas. She is a recipient of the Council of Great City School's Bill Wise CFO Award for Innovation and Excellence, the Texas Association of Business Officials Champion for Education Award; and, the Austin Business Journal named her among its "Profiles in Power," CFO of the year in 2013 and she recently won a Legacy Award in 2022 for her decades of work in Education Finance. As she continues to pay it forward, in 2023, Ms. Conley was recognized by colleagues as an industry pioneer and received the Bond Buyer's Freda Johnson award which honors trailblazing, women leaders in public finance. Ms. Conley has a bachelor's degree from the University of Colorado at Boulder, a master's degree from the Robert J. Milano Graduate School of Management, and a Certificate of Public Finance from Georgetown University. Ms. Conley holds SIE, Series 52, 53, 63 and 7 licenses. She serves on the Boards of the Greater Austin Chamber as Vice Chair of Finance; Travis Central Appraisal District; LINQ Technologies; and, Mindpop.

Osezua Ehiyamen (Austin ISD)

Dr. Osezua Ehiyamen is a distinguished academic and researcher with over two decades of experience in public administration, conflict management, and property tax. He currently serves as a Resident Researcher and Associate Professor of Public Administration with Innovations for Peace and Development at the University of Texas at Austin. Between 2018 and 2022, Dr. Osezua was a distinguished visiting research scholar in the Department of History at the University of Texas at Austin, and he continues to contribute as an Adjunct Professor of Public Administration at Austin Christian University, Georgetown, Texas.

In addition to his academic roles, Dr. Osezua actively contributes to his community, serving as the co-chair of the District Advisory Council (DAC) of the Austin Independent School District (AISD). He previously held leadership positions as University Chair (2014–2018) for the Departments of Political Science and Public Administration in Nigeria and was an elected member of the Nigerian University Senate. A Fellow of the Chartered Institute of Public Administration (CIPAN), Dr. Osezua's commitment to public administration has been recognized globally.

Dr. Osezua has received numerous accolades, including the Best Ph.D. Thesis Award in Africa (2006) from the Council for the Development of Social Science Research in Africa (CODESRIA), Senegal, and a fellowship with the Brown International Advanced Research Institutes (BIARI) at Brown University in 2017. He currently serves on the Board of Directors of the Travis Central Appraisal District (TCAD), where he focuses on increasing awareness within African immigrant communities about property tax systems, equitable appraisals, and public school funding. Dr. Osezua is also a laureate of the Texas State PTA Emerging Leaders Academy (2023).

With over 18 years of teaching experience, Dr. Osezua has taught various courses related to property tax, including Property Tax Systems and Public Revenue, Property Tax Policy and Reform Strategies, Ethics in Property Taxation, and Conflict Resolution in Property Taxation. His research explores the intersection of property tax and sustainable local government financing, urban development, and fiscal decentralization, with a focus on the role of property tax in public revenue generation. He also delves into the challenges of equitable tax systems, the impact of property tax reform, and the integration of technology in tax administration to improve efficiency and compliance.

Dr. Osezua's research has been widely published in national and international outlets, including the *Pakistan Journal of Life and Social Sciences*, *Romania Journal of Public Affairs*, *Dynamics of Public Administration*, and *Journal of Social Sciences*. He has co-edited the book *Contemporary Issues in the Management of Higher Education* (2017) and is currently the Editor-in-Chief of the *Journal of Organizational Leadership and Management* at the University of Texas at Austin. His contributions to public policy reforms and public service management, especially in property tax reform, have been recognized as influential in the field.

Beyond his academic and professional accomplishments, Dr. Osezua is an active leader in various non-profit organizations, receiving leadership awards from the United States, South Africa, Ghana, and Russia. He also serves as the Chair of the Board of Directors of Africans in the Diaspora.

Dr. Osezua earned his B.Sc. in Political Science and M.Sc. in Political Science and Public Administration from the University of Benin, and a Ph.D. in Public Administration with a focus on Conflict Management from Obafemi Awolowo University, Nigeria. All his degrees were evaluated and certified as equivalent in the United States in 2018. He also holds a Diploma in Leadership from Austin Christian University, Texas (2023).

Dr. Osezua is happily married to Dr. Tina Osezua, and they are blessed with two sons, Samuel and Joshua. Samuel graduated cum laude in Software Engineering from the University of Texas at Dallas and is currently pursuing postgraduate studies at the University of Texas at Austin. Joshua is a senior at the University of Texas at San Antonio.

Mr. Folse is a certified residential appraiser and holds a law degree. He shared that "serving on an advisory board offers a unique opportunity to contribute my expertise, insights, and leadership to an organization I care about. Currently having three children in AISD schools and a fourth child starting next year, it will allow me to help shape strategic decisions, provide guidance, and influence the direction of AISD for years to come. By serving, I can deepen my understanding of the industry and make a meaningful impact while enhancing my skills and experience.

Jim Gray (City of Lakeway)

Jim Gray is a business professional and resident of Lakeway. He moved to Lakeway with his family in 2019. He is working to help attract business to the area.

Mr. Gray is a graduate of The Columbus Academy and Miami University.

In his professional life he spent 15 years with Sharp Electronics. His position culminated in running the facsimile division which was #1 in US sales. He moved to Austin in 1996 to begin working with entrepreneurs and technology firm startups. He is an experienced problem solver, whether it is in a large business or a new tech firm.

John Havenstrite (Eanes ISD, Leander ISD)

John Havenstrite is Partner Engagement Manager for We Are Blood, the nonprofit providing all blood and blood related products to every hospital, cancer clinic, and surgery center in the Greater Austin / Hill Country region. There he works to enhance knowledge of the critical role blood banks play in the lives of Texans. Specifically, John helps electeds, policy makers, business leaders, and community groups collaborate to meet the rapidly growing needs of the health care community.

However, John began his career in municipal finance. For fourteen years he served as the Tax Assessor Collector for dozens of municipalities that served hundreds of thousands of commercial and residential property owners scattered across four urban and rural Texas counties. In that capacity John became expertly familiar with the varying functions, responsibilities, and operations of the region's appraisal districts, the tax assessment and collection cycle, and the relationship each has with municipal finance and economic development.

Prior to moving to Austin in 2004, John was a partner and vice president of a Houston based urban planning firm. Here he gained experience creating and managing virtually all public/private municipal entities permitted in Texas. All of which are dependent upon a reliable, well-functioning appraisal district, and tax assessment collection team.

John spent six years on the Eanes ISD Board of Trustees, three as Board President. He was elected to the Board in 2017 and rolled off in 2023. During that time John served three years as the Secretary of the Central Texas School Board Association (CTSBA), and earned the Master Trustee designation as a graduate of the 2020 class of Leadership-TASB (L-TASB). John currently serves on Capital Area Council of Government's (CAPCOG) General Assembly as a public education delegate (Eanes ISD).

John grew up in New Orleans, and graduated from Louisiana State University (LSU) with degrees in History, Political Science, and Journalism. He volunteers regularly at his church, and in his community whenever he can. But more important than any of the foregoing, John is the proud father of two Westlake High School graduates, one of whom is now at Savannah College of Art and Design (SCAD), while the other is attending California Polytechnic State University (Cal Poly). John is also the slightly addled owner of one dog, two cats, and three chickens.

Thomas Kilgore (City of Lakeway)

Thomas Kilgore is the Mayor for the City of Lakeway. He was elected in 2021. His focus is on Public Safety, Transparency, Accountability and Conservative Management.

Mr. Kilgore is a retired US Army Officer. Following his public service, he worked for 20 years in the Energy Industry. He retired in 2016 from the private equity firm where he was the Chief Risk Officer, and Chief Compliance Officer.

Mr. Kilgore is a graduate of the United States Military Academy at West Point, commissioned in 1980. He holds a Bachelor of Science in Engineering. He also earned a Master of Business Administration from Duke University's Fuqua School of Business. While on active duty he served as an Assistant Professor of Economics at West Point.

Tom strongly believes in service, to our nation and our community. He and his wife purchased their Lakeway home in early 2016. They moved to Lakeway to be closer to children and grandchildren.

Heidi Langan is a recently retired teacher with over 25 years of experience. She has served as the area President of the Association of Texas Professional Educators. She has also been involved in advocacy for school funding and public schools at the local and state levels. Ms. Langan shared that "I want to make sure that the funding for schools is stable and I believe that fair property values is a way to achieve that."

Li (Austin ISD)

Jie Li is an investor and advisor to startups, passionate about mentoring entrepreneurs and helping them achieve their goals. She has served as a mentor and judge for Techstars and the Harvard Innovation Lab. Beyond her involvement in Austin's innovation ecosystem, she is committed to the education sector. Jie has been a member of the Kealing Middle School Campus Advisory Council since 2022, serving as co-chair since 2023, and also contributed to the AISD District Calendar Taskforce. Additionally, she mentors first-generation Harvard students and was appointed to the Board of the Travis Central Appraisal District by AISD in January 2024. Jie holds a BA in Economics with honors from Cornell University and an MBA from Harvard Business School.

Elizabeth Montoya (City of Pflugerville, Pflugerville ISD)

Elizabeth J Montoya, Certified Public Accountant

1002 Rocky Creek Drive Pflugerville, Texas 78660
 Cell: (512) 296-1081 – elizabeth@montovamonzingo.com

Executive Profile

A results-driven, hands-on Certified Public Accountant with wide industry experience and proven success in tax, budget development, accounting and finance operations, strategic and operational planning, process improvement, integrated system design and implementation, and organizational alignment with demonstrated team building and problem solving skills that have consistently led to highly motivated and efficient teams.

Government Board Experience

Travis Central Appraisal District Board of Directors, currently serving
 City of Pflugerville TIRZ Board of Directors, currently serving
 Travis County Citizens Bond Advisory Committee, 2023
 Past service for the City of Pflugerville: Equity Commission, Finance and Budget Committee and various task specific commissions

Non-Profit Board Experience

The House of Songs, Treasurer, currently serving
 Senior Access, Treasurer, currently serving
 100 Women of Pflugerville, Treasurer, currently serving
 John Brotherton's Pitmaster Foundation, Treasurer, currently serving

Skill Highlights

- | | |
|--|----------------------------------|
| • Executive and Investor Presentations | • Demand Planning |
| • Diverse Industry Experience | • Financial Modeling |
| • Collaborative Team building | • Cross-functional Team Building |
| • Accounting and Finance Operations | • Supply Chain Management |
| • Business Expansion | • Organizational Alignment |
| • Financial and Strategic Planning | • Infrastructure Design |
| • New Business Modeling | • Budgeting and Benchmarking |
| • Contract Negotiation | |

Professional Experience

Managing Partner
 April 2015 to present
 Montoya & Monzingo, LLP Certified Public Accountants

Manage the daily operations of a local firm focused on helping small to mid-sized businesses and individuals with their goals.

Elizabeth J Montoya, Certified Public Accountant

1002 Rocky Creek Drive Pflugerville, Texas 78660
 Cell: (512) 296-1081 – elizabeth@montoyamonzingocpas.com

Chief Financial Officer

October 2001 to April 2015

Texas Electric Cooperatives, Inc. — Austin, Texas

Responsible for the integrity of the organization's systems, policies, processes and transactions to ensure the successful implementation of a rapid growth plan. Texas Electric Cooperatives is the statewide association of electric cooperatives in Texas with multiple business lines and 22 locations that provides a diverse offering of products and services including manufacturing, distribution services, logistics, consulting, education and training, and publications.

- Developed and executed strategic initiatives and programs designed to enhance the strength and competitiveness of the cooperative and its members
- Manage strategic and tactical corporate financial operations and cash flow, including responsibility for purchasing, process development, human resources, accounting and information technology
- Design and implement a fully integrated infrastructure for a multi-business line company, including an end-to-end supply chain solution that supported a revenue growth from \$30 million to \$200 million in 10 years and a training and education solution that supported 300% growth in class participation
- Executed multiple strategic business transactions including the formation of alliance partnerships, real estate sales, oil and gas leases and timberland transactions

Military Experience

Accounting and Finance Career Field

January 1986 to January 1995

United States Air Force

Education

MS: Human Relations

University of Oklahoma

BBA: Accounting

Park University

Skills

accounting, acquisitions, administrative, balance sheet, benefit design, budgeting, cash flow, consulting, CPA, demand planning, distribution, due diligence, education and training, ERP, equity planning, facilities management, financial management, GAAP, Great Plains Dynamics, human resources, information technology, logistics, management reporting, manufacturing, media production, oil and gas, operations, policies, process development, publications, purchasing, radio production, real estate, reporting, sales, SEC reporting, software implementation, strategic planning, supply chain, system integration, telecommunications, television production, tax, tax planning, leadership, strategic planning

AARON MORENO CITY OF MANOR COUNCIL MEMBER PLACE 5



Councilman Aaron Moreno was born in Austin and raised in Manor, Texas. He has deep roots in the community since graduating from Manor ISD in 2014. His upbringing was filled with hands-on experiences that shaped who he is today. Growing up, Aaron learned the value of hard work and determination through ranching alongside his brothers and grandfather. While managing backstage operations for the Manor High School Theater Department, he further developed his skills in coordination and problem-solving. These early experiences paved the way for Aaron to connect with the community in various roles, including as an after-school counselor at the YMCA and as "Farmer Aaron" at Crowes Nest Farm.

Professionally, Aaron built a solid foundation at Applied Materials, where he spent four years gaining industry knowledge. He then transitioned to the Austin Transportation Department, which allowed him to contribute to the city's infrastructure and growth.

At 24, Aaron began his formal journey into local governance as a City's Board of Adjustments member. In 2021, he was elected to Place 5 on the Manor City Council, becoming one of the youngest individuals in the city's history to serve in this capacity. Aaron's dedication to public service is evident through his active participation in several key committees, including Parks and Trees, Health, Budget, and Emergency Management. Over the past three years, he has been committed to understanding the needs of his constituents and advocating for their interests.

Outside of work and public service, Aaron enjoys life's super pleasures—spending time with family, hiking, riding his Harley, and fishing. His love for film, music, and the arts fills his creativity and inspires him to embrace every experience.

tt Sherman (City of Lakeway)

Matt Sherman is a Lakeway City Council Member, elected in 2024. He and his family have been proud residents of Lakeway since 2019.

Professionally, he works in advertising, where he helps clients maximize their revenue through effective ad sales strategies.

Mr. Sherman commitment to community service began with his role on the Aviation Zoning Committee. Before being elected to the city council, he served as a Commissioner on the Lakeway Zoning and Planning Commission (ZAPCO) and chaired the Lakeway 2024 Comprehensive Plan Committee.

Matt is a commercially rated pilot. His dedication to the community extends to his involvement with various local organizations. Matt is a member of the Lake Travis Trail Coalition and Lakeway Friends of the Parks. Additionally, he has combined his interest in flying with his love for animals by serving as a pilot for Pilots N Paws, an organization that relocates dogs from high-kill shelters to specialized rescue organizations. He also serves on the board of the Lakeway View HOA.

James Valadez (Travis County)

A native Austinite, James Valadez owns and operates Sequoia Real Estate, LLC, a full-service real estate brokerage focused on residential and commercial sales and leasing in the Austin area. He is a member of the Austin Board of Realtors, Texas Real Estate Commission, and Credit Union National Association and serves on the Board of Directors for the Travis Central Appraisal District, A+ Federal Credit Union, and Dell Seton Medical Center at The University of Texas. Valadez has previously served as a member of the City of Austin's Board of Adjustment, the City of Austin's Community Development Commission, and the 2023 Travis County Citizens Bond Advisory Committee.

He is a graduate of The University of Texas at Austin and McCallum High School.

Gretchen Vance (City of Lakeway)

Gretchen Vance is a Lakeway City Council Member, and the Mayor Pro tem. She was first elected in 2019. She and her family have lived in Lakeway since 2011.

Mrs. Vance attended the University of Georgia. She began her career in the hospitality industry with Ritz Carlton. In 2009, Gretchen became a TCEQ Licensed Irrigator (LI18220). This knowledge puts her in a unique position to understand water supply and safety, back flow and irrigation planning and requirements.

She and her family are entrepreneurs. Her family businesses have included one of the largest irrigation companies in south central Texas, and a water acrobatics and jet boarding business. Currently she owns and operates Electric Avenue Athletics (EAA).

Electric Avenue Athletics (EAA) is the only dedicated Junior Olympics Acrobatics & Tumbling (A&T) gym in the nation. This facility is home to the 2018 & 2019 USA Gymnastics National Champions in both the Senior and Junior Division. As well as the 2021 & 2022 NYATA National Champions.

Blanca Zamora-Garcia (Del Valle ISD)

24 years ago, Blanca started Casa Blanca Realty. Blanca is known for integrity, diplomacy and sincerity in all her dealings. In her tenure in the real estate business, she has strived to be someone her clients and other real estate professionals can trust. A former educator with the Austin Independent School District and consultant with the Texas Education Agency, Blanca applies her unique teaching and listening skills to her business. Being a long-time Central Texas resident, she offers a seasoned knowledge of Austin and surrounding suburbs, counties and communities. Blanca's motto is, "Relationships over Transactions." Much of her business comes from repeat clients or referrals. Whether it is a starter home, investment property or second home, Blanca provides the same level of service for all her buyers, sellers and renters.

Blanca is committed to serving the Austin community by volunteering her time and expertise and serving on boards that she feels help improve the lives of the communities she cares for.

She currently serves on the Board of Directors of the Travis Central Appraisal District where her real estate expertise, desire to increase avenues for the Hispanic community to learn more about how the property tax system, and dedication to ensuring funding for local public schools have led to her being a strong advocate for the District's outreach to underserved communities, increased transparency with Travis County property owners, and accurate and equitable appraisals.

Blanca has served on the Board of Directors of the Greater Austin Hispanic Chamber of Commerce (GAHCC), where she was the Chair of the Education Committee and partnered with Wal-Mart to mentor students in grades 9 through 12 to help them prepare for postsecondary education. During her tenure as Board Chair, the GAHCC grew to over 800 members. She was named the GAHCC Business Woman of the Year 2012 and received the GAHCC Lifetime Achievement Award in 2018.

Blanca served on the Foundation of the GAHCC, the non-profit arm of the GAHCC. In her role as Co-Chair of the "Let's Win The Future", endowments were established at the University of Texas School of Education, Texas State University, School of Business, Austin Community College, St. Edward's University and Houston Tillotson University, raising more than \$400,000 for Central Texas students.

She is also a long-time member of the Settlement Club, the fundraising arm for the Settlement Home for Girls who have experienced emotional trauma, abuse or neglect. As Chair of the Education Committee, she began the Annual Quince Celebration. It has become so popular that all girls look forward to participating in the annual celebration.

Blanca previously served on the Avance Austin Board, a national non-profit organization working to transform the lives of underserved, under-resourced families.

Blanca was voted the Best Real Estate Agent for 2021 by the *Austin Chronicle*.

Blanca received a BS from Texas A&I University and a Master's in Education/Curriculum & Instruction at the University of Texas. She has resided in Austin since 1975. She is married to longtime attorney Alberto Garcia and her daughter, Bianca Garcia, also resides in Austin.

File Attachments for Item:

H.4 Consideration Of The 2025 City of Cedar Park Meeting Calendar.



CITY COUNCIL AGENDA
December 5, 2024

Item/Subject: Consideration Of The 2025 City Of Cedar Park Calendar.

Commentary

The purpose of this item is to consider and approve the 2025 City of Cedar Park meeting calendar.

Initiating Dept: CMO

Fiscal Impact
Fund:

Budget
Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

2024 – 2026 Strategic Plan

This agenda item generally supports and furthers the following goals and objectives from the City Council 2024-2026 Strategic Plan:

- Goal: Service and Fiscal Excellence

- Objective: A. Government Operations: Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.



2025 City of Cedar Park Council Meetings

This calendar is subject to change. To verify the meeting please check the posted online agendas no earlier than 72 hours prior to the start of the meeting.

January 2025						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Council Workshop: Jan. 11

February 2025						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

LISD Spring Break: March 17-21

April 2025						
S	M	T	W	TH	F	S
		1	2	3	4	5
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Election Day: May 3

June 2025						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Council Retreat June 26-28

July 2025						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Budget Workshop: Aug 7

September 2025						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Budget: Sept. 4

October 2025						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

ICMA/ TML: Oct 25-31

November 2025						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

	City Council
	Holiday

Holidays (Observed)	
Jan. 1, 2025	New Year's Day
Jan. 20	Martin Luther King Day
Feb. 17	Presidents Day
May 26	Memorial Day
June 19	Juneteenth
July 4	Independence Day
Sept. 1	Labor Day
Nov. 11	Veteran's Day
Nov. 27-28	Thanksgiving
Dec. 24-25	Christmas Holidays