



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
MARCH 13, 2025 AT 7:00 PM**

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

Event Password: CedarPark2025

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

Access Code: 2554 902 9845

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 - AMENDED

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

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.

I. EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the City Council will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

B.1 Section §551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter And Section §551.072 Deliberation Concerning The Purchase, Exchange, Lease, Or Value Of Real Property:

a. Legal Issues Concerning The City Council Rules Of Procedure Section 3.20 Executive Session And Section 5.2 Enforcement Actions.

The Council Reconvenes into Open Meeting.

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

- C.1 Invocation. (Harris)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. No deliberations with the Council. The Council may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future Agenda.)
- C.4 City Manager Report: Update On The City's Water Conservation Measures - Nanette McCartan, Utility Program Manager.
- C.5 City Manager Report: Update On The Upcoming Programs And Events Hosted By The Library And Parks & Recreation Department - Marjory Gibson, Library Public Services Manager, Catherine Ingram, Asst. Library Director, And Josh Rodrigue, Recreation Manager.

Consent Agenda

Pursuant to Council Rule 2.3, the City Council Consent Agenda consists of Agenda Items E and F.

- D.1 Approval Of Minutes: No Items For Consideration.
- E.1** Second Reading And Approval Of An Ordinance Suspending A Gas Reliability Infrastructure Program Interim Rate Adjustment Proposed By Texas Gas Service Company.
- F.1** A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Crawl Walk Run Company At Veterans Memorial Park On April 19, 2025.

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.2](#) A Resolution Authorizing Issuance Of A Special Use In Parks Permit To St. Alphonsa Church At Lakeline Park On May 3, 2025.
- [E.3](#) A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Al Komorowski At Milburn Park On May 17, 2025.
- [E.4](#) A Resolution Authorizing An Agreement With BrightView Landscape Services, Inc. For Landscape Maintenance Services At Designated City Facilities In An Amount Not To Exceed \$89,764 For A One Year Term With Two Possible Renewal Terms, For A Total Amount Not To Exceed \$282,974 Over Three Years.
- [E.5](#) A Resolution Authorizing An Agreement With ROAR Over Texas, Inc. To Furnish A Professional Fireworks Display For The City's 4th Of July Special Event In An Amount Not To Exceed \$25,000 For A One Year Term With Four Possible Renewal Terms, For A Total Amount Not To Exceed \$125,000 Over Five Years.
- [E.6](#) A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Hill Country Bible Church Easter Sunrise Service.
- [E.7](#) A Resolution Granting A Utility Easement To Pedernales Electric Cooperative, Inc. For Electric Infrastructure For The New Public Safety Training Center.
- [E.8](#) A Resolution Authorizing A Change Order With Fazzone Construction Company, Inc. For Construction Of The Brushy Creek North Fork Trail Project In An Amount Not To Exceed \$155,841.15.

Public Hearings

- [G.1](#) First Reading And Public Hearing Of An Ordinance Amending Chapter 9, Human Resources, Article 9.11 Municipal Civil Service, Section 9.11.002 Classification And Number Of Positions Revising The Number Of Positions In The Police Department.

Regular Agenda (Non-Consent)

- [H.1](#) Consideration For Appointment Of Bob Antle To Place One On The Planning And Zoning Commission. (Hutchinson)
- [H.2](#) (2024-7-FLU) (Related to 2024-16-Z) Second Reading And Consideration Of An Ordinance For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 7.79 Acres Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request.***
- [H.3](#) (2024-16-Z) (Related To 2024-7-FLU) Second Reading And Consideration Of An Ordinance To Rezone Approximately 7.79 Acres From Professional Office (PO) To General Business-Conditional Overlay (GB-CO) Generally Located At The Southwest Corner Of East Whitestone

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.

Boulevard And Arrow Point Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request With Conditions.***

- [H.4](#) Consideration Of A Resolution Authorizing An Agreement With Marathon Fitness For Weight Room Strength And Cardio Equipment In An Amount Not To Exceed \$357,540.06.
- 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:

E.1 Second Reading And Approval Of An Ordinance Suspending A Gas Reliability Infrastructure Program Interim Rate Adjustment Proposed By Texas Gas Service Company.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: Second Reading And Approval Of An Ordinance Suspending A Gas Reliability Infrastructure Program Interim Rate Adjustment Proposed By Texas Gas Service Company.

Commentary

Cedar Park residents receive natural gas service from Texas Gas Service Company (Travis County) and Atmos Energy Corporation (Williamson County).

Pursuant to State law, Texas Gas Service recently filed its 2024 Gas Reliability Infrastructure Program Interim Rate Adjustment seeking recovery of their costs associated with infrastructure construction and improvements. Texas Gas Service is seeking to recover \$117,718,719 in invested capital and the current filing will increase the average residential customer rates by approximately \$3.36 per month. This will increase the current residential customer charge from \$18 to \$21.36 per month.

Under the GRIP statute, cities may not challenge the rate request by Texas Gas Company. The only action that a city may take is to suspend the effective date of the rate increase by 45 days to allow for further review and consideration. The new rate is set to go into effect on April 12, 2025, unless it is suspended for 45 days.

The proposed ordinance would suspend the effective date of Texas Gas Company's proposed rate increase for an additional 45 days to allow for further review and consideration by the coalition of Central Texas Service Area (CTSA) cities, which the City of Cedar Park is a member of.

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 goal and objective from the City Council 2024-2026 Strategic Plan:

- Goal 4. Service and Fiscal Excellence
 - Objective A. Government Operations

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS SUSPENDING THE PROPOSED GAS RELIABILITY INFRASTRUCTURE PROGRAM INTERIM RATE ADJUSTMENT BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC.; 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 Gas Service Company (“TGS”), a division of ONE Gas, Inc., an Oklahoma corporation, is a gas distribution utility operating within the City of Cedar Park, Texas; and

WHEREAS, the City of Cedar Park (“City”) is a home rule municipal corporation operating pursuant to the laws of the State of Texas, and, pursuant to Texas Utilities Code, Section 103.001, the City is a regulatory authority having exclusive original jurisdiction over the rates, operations, and services of a gas distribution utility within the City’s corporate limits; and

WHEREAS, on February 11, 2025, TGS filed its 2024 Gas Reliability Infrastructure Program Interim Rate within the City, proposing that the rate adjustment be effective on April 12, 2025; and

WHEREAS, pursuant to Texas Utilities Code Section 104.301, the City may act to suspend the implementation of the proposed adjustment for up to 45 days; and

WHEREAS, the City Council has determined that additional time and information is needed for it to study the proposed rate adjustment and tariffs and the reasons therefore; and

WHEREAS, the City Council has determined that it is in the best interest of its citizens and ratepayers to suspend the proposed rate adjustment.

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

SECTION 1. The implementation of the interim rate adjustment and associated Rate Schedule IRA filed by TGS, and the Company’s proposed effective date of April 12, 2025, shall be and hereby are **SUSPENDED** within the City of Cedar Park pursuant to Section 104.301(a) of the Texas Utilities Code for 45 days beyond said date (that is, through May 27, 2025), or until adoption by the City Council of a final ordinance addressing the implementation of the Company’s interim rate adjustment, whichever shall first occur.

SECTION 2. This ordinance takes effect upon its adoption.

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 27th day of February 2025, 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 13th day of March, 2025, 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 13th day of March, 2025.

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:

F.1 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Crawl Walk Run Company At Veterans Memorial Park On April 19, 2025.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Crawl Walk Run Company At Veterans Memorial Park On April 19, 2025.

Commentary

Christopher Hill is requesting a special use permit on behalf of Crawl Walk Run Company to allow a fundraising run on Saturday, April 19, 2025. The event will utilize the pavilion and the trail system, to include set up and take down, from 10 a.m. until 12 p.m. Bobby has rented the pavilion for their use on that day and approximately 100 participants are expected for the event.

Article 8.03 of the Cedar Park Code of Ordinances pertaining to conduct in parks and playgrounds requires a special permit for this type of activity. Staff respectfully requests Council authorization for the issuance of a special use permit for this event.

The permit application is attached.

Initiating Dept: Parks

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: Livability and Sense of Place
 - Objective: Recreation & Cultural Opportunities

RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING ISSUANCE OF A SPECIAL USE PERMIT TO CHRISTOPHER HILL ON BEHALF OF CRAWL WALK RUN COMPANY FOR A FUNDRAISING RUN AT VETERANS MEMORIAL PARK ON APRIL 19, 2025; 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, pursuant to the Code of Ordinances Chapter 8, Article 8.03, Section 8.03.004 special permits for activities not permitted in City parks or recreation areas shall be obtained by making application to the Director of Parks and Recreation and approved by the City Council; and

WHEREAS, an application for a special use permit was submitted by Christopher Hill on behalf of Crawl Walk Run Company for use of Veterans Memorial Park pavilion and trail system on April 19, 2025; and

WHEREAS, in accordance with the applicable standards for issuance, the proposed activity or use will not unreasonably interfere with or detract from the general public's enjoyment; and

WHEREAS, the proposed activity or use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation; and

WHEREAS, the proposed activity or use is not anticipated to include violence, crime or disorderly conduct; and

WHEREAS, the proposed activity or use will not entail extraordinary or burdensome expense or police operation by the City; and

WHEREAS, the proposed activity or use is not in conflict with another scheduled activity; and

WHEREAS, the Director of Parks and Recreation has recommended issuance of the special permit.

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

SECTION 1. The special use permit requested by Christopher Hill on behalf of Crawl Walk Run Company for a fundraising run at Veterans Memorial Park on April 19, 2025, or an alternate date approved by the Director of Parks and Recreation, is hereby approved.

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 13th day of March, 2025.

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



Application for Special Use in Parks
City of Cedar Park – Parks & Recreation Department
1435 Main Street ♦ Cedar Park, TX 78613
(512) 401-5500 ♦ Fax (512) 260-1661

APPLICANT INFORMATION

Applicant's Name Christopher Hill
 Address 2700 Cypress Ln City & Zip Cedar Park 78613
 Home Phone 7374975911 Work Phone Same E-mail Address Crawlwalk Run Company @ gmail
 Organization's Name (if applicable) Crawlwalk Run Company Phone Number 7374975911
 Organization's Address 2700 Cypress Ln City & Zip Cedar Park 78613

EVENT INFORMATION

Type of Event 5K for charity Date of Event 04-19-25
 Name of Park Veteran Memorial Location in Park Run Trail
 Time Event Begins 10:00am Time Event Ends 12:00pm Number of Participants 100

Will participants be charged? ☒ Yes ☐ No If so, how much? Donations of 50 to 100

Describe in detail all activities planned (please attach another sheet of paper, if necessary). Run, walk, 3 loops around park 3.45 miles There will be a Finish line at east side of park with Aid station and volunteer stations Race begins at 10:30 and shook Takot

Will any type of sound amplifying equipment be used at the event (other than small, portable speakers)? ☒ Yes ☐ No
 If so, please explain what type of equipment will be used.

There will be a small P/A for music warmup and opening ceremony

Will the event include live musical entertainment? ☐ Yes ☒ No If yes, please explain what type of live music. _____

List any variances required from Park Rules & Regulations that have not been addressed on this application. _____

Will the event interfere with or detract from the general public's enjoyment? ☐ Yes ☒ No

Will the event interfere with or detract from the promotion of public health, welfare, safety and recreation? ☐ Yes ☒ No

Is violence, crime or disorderly conduct anticipated as part of the event? ☐ Yes ☒ No

Will the event entail extraordinary or burdensome expense or police operation by the City? ☐ Yes ☒ No

Is there a conflict with another scheduled activity? ☐ Yes ☒ No

* If you replied "Yes" to any of the above questions, please explain. _____

Applicant's Signature

Ch Hill

Date 02-19-25

File Attachments for Item:

F.2 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To St. Alphonsa Church At Lakeline Park On May 3, 2025.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing Issuance Of A Special Use In Parks Permit To St. Alphonsa Church At Lakeline Park On May 3, 2025.

Commentary

Bobby Mathew is requesting a special use permit on behalf of St. Alphonsa Church to allow a church picnic on Saturday, May 3, 2025. The event will utilize the Grand Pavilion and Great Lawn, to include set up and take down, from 9 a.m. until 10 p.m. Bobby has rented the pavilion for their use on that day and approximately 300 participants are expected for the event.

Article 8.03 of the Cedar Park Code of Ordinances pertaining to conduct in parks and playgrounds requires a special permit for this type of activity. Staff respectfully requests Council authorization for the issuance of a special use permit for this event.

The permit application is attached.

Initiating Dept: Parks

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: Livability and Sense of Place
 - Objective: Recreation & Cultural Opportunities

RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING ISSUANCE OF A SPECIAL USE PERMIT TO BOBBY MATHEW ON BEHALF OF ST. ALPHONSA CHURCH FOR A CHURCH PICNIC AT LAKELINE PARK ON MAY 3, 2025; 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, pursuant to the Code of Ordinances Chapter 8, Article 8.03, Section 8.03.004 special permits for activities not permitted in City parks or recreation areas shall be obtained by making application to the Director of Parks and Recreation and approved by the City Council; and

WHEREAS, an application for a special use permit was submitted by Bobby Mathew on behalf of St. Alphonsa Church for use of Lakeline Park Grand Pavilion on May 3, 2025; and

WHEREAS, in accordance with the applicable standards for issuance, the proposed activity or use will not unreasonably interfere with or detract from the general public's enjoyment; and

WHEREAS, the proposed activity or use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation; and

WHEREAS, the proposed activity or use is not anticipated to include violence, crime or disorderly conduct; and

WHEREAS, the proposed activity or use will not entail extraordinary or burdensome expense or police operation by the City; and

WHEREAS, the proposed activity or use is not in conflict with another scheduled activity; and

WHEREAS, the Director of Parks and Recreation has recommended issuance of the special permit.

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

SECTION 1. The special use permit requested by Bobby Mathew on behalf of St. Alphonsa Church for a church picnic at Lakeline Park on May 3, 2025, or an alternate date approved by the Director of Parks and Recreation, is hereby approved.

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 13th day of March, 2025.

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



CEDAR PARK

Application for Special Use in Parks
City of Cedar Park – Parks & Recreation Department
1435 Main Street ♦ Cedar Park, TX 78613
(512) 401-5500 ♦ Fax (512)260-1661

APPLICANT INFORMATION

Applicant's Name Bobby Mathew
 Address 4102 Dalton DR City & Zip Cedar Park, 78613
 Home Phone 5128262180 Work Phone _____ E-mail Address [REDACTED]
 Organization's Name (if applicable) St. Alphonsa Syro-Malabar Church Phone Number _____
 Organization's Address 3600 CO RD 175 City & Zip Leander, 78641

EVENT INFORMATION

Type of Event Picnic Date of Event May 3rd 2025
 Name of Park Lakeline Park Location in Park Grand Pavlion, Ridgetop Pavlion &
 Time Event Begins 9am Time Event Ends 10pm Number of Participants 300
 Will participants be charged? ☒ Yes ☐ No If so, how much? Entry fee for the picnic.
 Describe in detail all activities planned (please attach another sheet of paper, if necessary).
We will be conducting picnic games and BBQ/Grill at the park. There will be an entry fee and it
the fundraising. We will get couple of inflatables for kids. There will be karaoke songs at the
pavilion. This is a family event.

Will any type of sound amplifying equipment be used at the event (other than small, portable speakers)? ☒ Yes ☐ No
 If so, please explain what type of equipment will be used. Speakers will be used.

Will the event include live musical entertainment? ☒ Yes ☐ No If yes, please explain what type of live music. _____
We will have karaoke songs. There will be one or two people singing songs with karaoke

List any variances required from Park Rules & Regulations that have not been addressed on this application. _____

Will the event interfere with or detract from the general public's enjoyment? ☐ Yes ☒ No
 Will the event interfere with or detract from the promotion of public health, welfare, safety and recreation? ☐ Yes ☒ No
 Is violence, crime or disorderly conduct anticipated as part of the event? ☐ Yes ☒ No
 Will the event entail extraordinary or burdensome expense or police operation by the City? ☐ Yes ☒ No
 Is there a conflict with another scheduled activity? ☐ Yes ☒ No

* If you replied "Yes" to any of the above questions, please explain. _____

Applicant's Signature _____

Date 01/17/2025

File Attachments for Item:

F.3 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Al Komorowski At Milburn Park On May 17, 2025.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Al Komorowski At Milburn Park On May 17, 2025.

Commentary

Al Komorowski is requesting a special use permit to allow a social picnic on Saturday, May 17, 2025. The event will utilize the large pavilion and one volleyball court, to include set up and take down, from 2 p.m. until 9 p.m. Al has rented the pavilion and the volleyball court for their use on that day and approximately 100 participants are expected for the event.

Article 8.03 of the Cedar Park Code of Ordinances pertaining to conduct in parks and playgrounds requires a special permit for this type of activity. Staff respectfully requests Council authorization for the issuance of a special use permit for this event.

The permit application is attached.

Initiating Dept: Parks

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: Livability and Sense of Place
 - Objective: Recreation & Cultural Opportunities

RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING ISSUANCE OF A SPECIAL USE PERMIT TO AL KOMOROWSKI FOR A SOCIAL PICNIC AT MILBURN PARK ON MAY 17, 2025; 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, pursuant to the Code of Ordinances Chapter 8, Article 8.03, Section 8.03.004 special permits for activities not permitted in City parks or recreation areas shall be obtained by making application to the Director of Parks and Recreation and approved by the City Council; and

WHEREAS, an application for a special use permit was submitted by Al Komorowski for use of Milburn Park large pavilion and one volleyball court on May 17, 2025; and

WHEREAS, in accordance with the applicable standards for issuance, the proposed activity or use will not unreasonably interfere with or detract from the general public's enjoyment; and

WHEREAS, the proposed activity or use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation; and

WHEREAS, the proposed activity or use is not anticipated to include violence, crime or disorderly conduct; and

WHEREAS, the proposed activity or use will not entail extraordinary or burdensome expense or police operation by the City; and

WHEREAS, the proposed activity or use is not in conflict with another scheduled activity; and

WHEREAS, the Director of Parks and Recreation has recommended issuance of the special permit.

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

SECTION 1. The special use permit requested by Al Komorowski for a social picnic at Milburn Park on May 17, 2025, or an alternate date approved by the Director of Parks and Recreation, is hereby approved.

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 13th day of March, 2025.

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



Application for Special Use in Parks
City of Cedar Park – Parks & Recreation Department
1435 Main Street ♦ Cedar Park, TX 78613
(512) 401-5500 ♦ Fax (512)260-1661

APPLICANT INFORMATION

Applicant's Name Al Komorowski
 Address 1600 S Lakeline Blvd City & Zip Cedar Park 78613
 Home Phone 512-906-9680 Work Phone _____ E-mail Address al.komorowski@cedarparktx.com
 Organization's Name (if applicable) _____ Phone Number _____
 Organization's Address _____ City & Zip _____

EVENT INFORMATION

Type of Event Picnic Date of Event 5/17/25
 Name of Park Milburn Park Location in Park Pavilion
 Time Event Begins 2 pm Time Event Ends 9 pm Number of Participants <100

Will participants be charged? ☐ Yes ☒ No If so, how much? _____

Describe in detail all activities planned (please attach another sheet of paper, if necessary). _____

Activities will include eating, socializing, volleyball, cornhole, frisbee, horse shoes, and dancing,

Will any type of sound amplifying equipment be used at the event (other than small, portable speakers)? ☒ Yes ☐ No
 If so, please explain what type of equipment will be used. Amplified speakers.

We will direct sound from speakers away from houses toward the parking lot and strip mall.

Will the event include live musical entertainment? ☒ Yes ☐ No If yes, please explain what type of live music. _____

Band will play 80s dance songs.

List any variances required from Park Rules & Regulations that have not been addressed on this application. _____

Will the event interfere with or detract from the general public's enjoyment? ☐ Yes ☒ No

Will the event interfere with or detract from the promotion of public health, welfare, safety and recreation? ☐ Yes ☒ No

Is violence, crime or disorderly conduct anticipated as part of the event? ☐ Yes ☒ No

Will the event entail extraordinary or burdensome expense or police operation by the City? ☐ Yes ☒ No

Is there a conflict with another scheduled activity? ☐ Yes ☒ No

* If you replied "Yes" to any of the above questions, please explain. _____

Applicant's Signature

Al Komorowski

Date 2/19/25

File Attachments for Item:

F.4 A Resolution Authorizing An Agreement With BrightView Landscape Services, Inc. For Landscape Maintenance Services At Designated City Facilities In An Amount Not To Exceed \$89,764 For A One Year Term With Two Possible Renewal Terms, For A Total Amount Not To Exceed \$282,974 Over Three Years.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing An Agreement With BrightView Landscape Services, Inc. For Landscape Maintenance Services At Designated City Facilities In An Amount Not To Exceed \$89,764 For A One Year Term With Two Possible Renewal Terms, For A Total Amount Not To Exceed \$282,974 Over Three Years.

Commentary

The purpose of this resolution is to authorize the City Manager to execute an agreement for professional landscape maintenance services at City owned facilities. Funding for this contract will be provided by the operating budget of each facility's respective Department.

The City owned facilities included in this contract are the Cedar Park Recreation Center, ReCreate/Old Library, Police Station, Municipal Court, Fire Stations 1, 2, 4 & 5 and 201 Buttercup Creek Blvd. The landscape maintenance services include bi-weekly visits to each facility, which includes mowing, weed eating, edging, blowing and landscape bed beautification. Additionally, it will include monthly irrigation checks and potential repairs at the listed facilities.

Staff developed a request for proposal (RFP) and was advertised in accordance with Texas Local Government Code Chapter 252 to determine the provider that offers the best value to the City. Eleven (11) proposals from contractors were received and a selection committee consisting of representatives of internal departmental staff graded the submitted proposals in accordance with the criteria stated in the RFP, which included: Proposal and Experience (25%), Evaluation of Provider's Ability to Perform (35%), and Price (40%). After implementing the grading matrix, the top two scores from the initial review were invited to participate in an interview with the selection committee. Based on scoring tabulations from the interview process, Brightview Landscape Services was ranked as the offeror who provides the best value to the City, as they ranked first in price, first in ability to perform and second in experience.

City staff recommends execution of a one (1) year agreement, with the possibility of two additional annual renewals, for landscape maintenance services with BrightView Landscape Services, Inc. for a total amount not to exceed \$89,764 for the first year, for a total amount not to exceed \$282,974 over a possible term of three (3) years. This amount includes potential irrigation repairs and a maximum annual price increase of 5%. A table summarizing the overall rankings based on the grading matrix is attached to this memo.

Initiating Dept: Parks

Fiscal Impact

Fund:

Budget

Amount:

☐ **Finance Director Review**

Legal Certification

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

Associated Information:

Scoring Tabulation:

Vendor	Initial Rank	Final Rank
Brightview Landscape Services	2	1
Yellowstone Landscape	1	2
Grassworks Lawncare	3	
Stillwater Site Services	4	
Earthworks Landscape and Maintenance	5	
Abescape Group	6	
Utz Environmental	7	
Unity Contractor Services	8	
Green World Care Inc	9	
The Ground Guys of Pflugerville	10	
Trinity Enterprise TX LLC	11	

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 NEGOTIATE AND EXECUTE AN AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$89,764 IN YEAR ONE, WITH TWO POSSIBLE ANNUAL RENEWALS IN A TOTAL AMOUNT NOT TO EXCEED \$282,974 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 City of Cedar Park wishes to maintain the landscaping at designated City owned facilities, including mowing, weed eating, edging, blowing and landscape bed beautification, and desires to promptly complete any required repairs to irrigation systems at these facilities (collectively "Landscape Maintenance Services"); and

WHEREAS, Texas Local Government Code Chapter 252 requires that, unless exempted, before entering into a contract that requires an expenditure of more than \$50,000, a municipality must comply with the competitive bidding procedures; and

WHEREAS, in accordance with Texas Local Government Code Chapter 252, a Request for Proposal (RFP) was issued to establish a vendor to complete Landscape Maintenance Services at designated City owned facilities; and

WHEREAS, the City received eleven proposals in response to the RFP; and

WHEREAS, a selection committee evaluated the proposals based on the grading criteria included in the RFP; and

WHEREAS, BrightView Landscape Services, Inc. submitted a qualified response that was determined to be the best value to the City of Cedar Park; and

WHEREAS, City staff recommends execution of an Agreement with BrightView Landscape Services, Inc. for Landscape Maintenance Services in an amount not to exceed \$89,764 for a term of one (1) year with two (2) possible annual renewals, for a total authorized expenditure of \$282,974 over a three (3) year term.

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 negotiate and execute an Agreement with BrightView Landscape Services, Inc. for Landscape Maintenance Services in an amount not to exceed \$89,764 for a term of one (1)

year with two (2) possible annual renewals, for a total authorized expenditure of \$282,974 over a three (3) year term, 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 13th day of March, 2025.

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:

F.5 A Resolution Authorizing An Agreement With ROAR Over Texas, Inc. To Furnish A Professional Fireworks Display For The City's 4th Of July Special Event In An Amount Not To Exceed \$25,000 For A One Year Term With Four Possible Renewal Terms, For A Total Amount Not To Exceed \$125,000 Over Five Years.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing An Agreement With ROAR Over Texas, Inc. To Furnish A Professional Fireworks Display For The City's 4th Of July Special Event In An Amount Not To Exceed \$25,000 For A One Year Term With Four Possible Renewal Terms, For A Total Amount Not To Exceed \$125,000 Over Five Years.

Commentary

The purpose of this resolution is to authorize the City Manager to execute an agreement for professional fireworks display for the City's annual 4th of July Special Event. Funding for this contract will be provided by the Parks and Recreation Department's operating budget.

Staff developed a request for proposal (RFP) and was advertised in accordance with Texas Local Government Code Chapter 252 to determine the provider that offers the best value to the City. ROAR Over Texas, Inc. was the only proposal received.

Initiating Dept: Parks

Fiscal Impact

Fund: 101-194-5560

Budget

Amount: \$25,000

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No

City Attorney

Associated Information:

None

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR A PROFESSIONAL FIREWORKS DISPLAY FOR THE CITY'S 4th OF JULY EVENT WITH ROAR OVER TEXAS, INC. IN AN AMOUNT NOT TO EXCEED \$25,000 IN YEAR ONE, WITH FOUR POSSIBLE ANNUAL RENEWALS IN A TOTAL AMOUNT NOT TO EXCEED \$125,000. 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 City of Cedar Park wishes to furnish a professional fireworks display for the annual 4th of July special event; and

WHEREAS, Texas Local Government Code Chapter 252 requires that, unless exempted, before entering into a contract that requires an expenditure of more than \$50,000, a municipality must comply with the competitive bidding procedures; and

WHEREAS, in accordance with Texas Local Government Code Chapter 252, a Request for Proposal (RFP) was issued to establish a vendor to furnish a professional fireworks display for the annual fourth of July event; and

WHEREAS, the City received one proposal in response to the RFP; and

WHEREAS, a selection committee evaluated the proposal based on the grading criteria included in the RFP; and

WHEREAS, ROAR Over Texas, Inc. submitted a qualified response that was determined to be the best value to the City of Cedar Park; and

WHEREAS, City staff recommends execution of an Agreement with ROAR Over Texas, Inc. for a Professional Fireworks Display in an amount not to exceed \$25,000 for a term of one (1) year with four (4) possible annual renewals, for a total authorized expenditure of \$125,000 over a five (5) year term.

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 negotiate and execute an Agreement with ROAR Over Texas, Inc. for a Professional Fireworks Display in an amount not to exceed \$25,000 for a term of one (1) year with four (4) possible annual renewals, for a total authorized expenditure of \$125,000 over a five (5) year term, 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 13th day of March, 2025.

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:

F.6 A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Hill Country Bible Church Easter Sunrise Service.



CITY COUNCIL AGENDA

March 13, 2025

Item/Subject: A Resolution Authorizing A Special Exception Pursuant To Cedar Park Code Of Ordinances Article 8.08 Noise Regulations For The Hill Country Bible Church Easter Sunrise Service.

Commentary

The attached Resolution grants a Special Exception to Cedar Park Code of Ordinances, Section 8.08.003(b)(2), which prohibits the making of a noise which exceeds 65 dB(A) or 75 dB(C) during the hours between 10 P.M. and 7 A.M.

The exception will apply to the Hill Country Bible Church Easter Sunday Sunrise Service that is to be conducted outdoors on April 20, 2025, at 12124 Ranch Road 620 North, Cedar Park, Texas, on the campus of the Hill Country Bible Church. The service will feature live music and will make use of a sound system. Allowing for sound check and pre-service music, the Church anticipates a 5:00 A.M. start time.

The Associated Information section of this report contains the application in which the Church details the reasons for requesting the 5:00 A.M. start time and outlining the steps that will be taken to ensure the early start does not become a nuisance to surrounding properties.

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 Church has conducted other events for which noise exceptions have been required. These events have been managed in a responsible manner. Previous events have generated few, if any, complaints from surrounding properties.

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 HILL COUNTRY BIBLE CHURCH LOCATED AT 12124 RANCH ROAD 620 NORTH FOR THE PROPERTY LOCATED TO THE WEST OF THE WORSHIP CENTER AT HATCH ROAD, CEDAR PARK, TEXAS ON MARCH 31, 2024; 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, Hill Country Bible Church has applied for a Special Exception for the Hill Country Bible Church Easter Sunrise Service, which will be located in front of the Worship Center, at 12124 Ranch Road 620 North, 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 Hill Country Bible Church Easter Sunrise Service provides significant value to the community; and

WHEREAS, the City Council finds that Hill Country Bible Church has shown the ability to apply the best practical noise control measures; and

WHEREAS, the City Council finds that Hill Country Bible Church has shown limited proximity to residences at which reasonable persons would be disturbed by the noise; and

WHEREAS, Hill Country Bible Church has demonstrated that the April 20, 2025, Easter Sunrise Service 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 Hill Country Bible Church such exception being limited to the following terms.

- (a) Said Special Exception is granted for Sunday, April 20, 2025, and shall not be transferred to any other date or time.
- (b) Said Special Exception is granted for the property located at 12124 Ranch Road 620 North, Cedar Park, Texas and shall not be transferred to any other location.
- (c) Said Special Exception authorizes use of loud speakers and an amplification system beginning at a time no earlier than 5:00 A.M. on the date and 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 Hill Country Bible Church Easter Sunrise Service on April 20, 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 13th day of March, 2025.

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

From: noreply@civicplus.com <noreply@civicplus.com>

F.6

Sent: Thursday, February 13, 2025 3:14 PM

To: COMMANDSTAFF <commandstaff@cedarparktexas.gov>

45

Subject: [External] Online Form Submittal: Special Noise Exception Application

CAUTION: External Sender!

This email was sent by someone outside of the City of Cedar Park. Do not click links, open attachments, or reply to this message unless you recognize the sender. If you are unsure of the legitimacy of this email, contact the Information Services on-call.

Special Noise Exception Application

Applicant Information

Applicant's Name	Shelli Loftin
Address	12124 Ranch Road 620 N
City	Austin
State	TX
Zip Code	78750

Home Phone	512-331-5050
Cell Phone	512-650-0901
Email	Facilities@hcbc.com
Organization Name	Hill Country Bible Church
Organization Phone	512-331-5050
Organization Address	12124 Ranch Road 620 N
City	Austin
State	TX
Zip Code	78750
Event Information	
Please Select One	Single Event
Types of Event	Easter Sunrise Service
Date(s) of Event	April 20, 2025
Location of Event	Northwest Parking Lot
Time Event Begins & Ends	6:00 AM - 8:00 AM
Number of Participants	3000
Type of Noise	Instrumental Vocals
Level of Noise	75dBA and 85dBC
Time Noise Begins & Ends	5:00 AM - 8:30 AM
Describe in detail the purpose of request for exception and if hardship will result if not approved	Worship Church service to celebrate Jesus defeating the grave
Please describe the sound amplifying equipment to be used at the event	PA System with musical instruments and vocals on microphone

Please describe noise control measures (to include times) taken to minimize noise and impacts occurring therefrom

Practice will take place on Saturday April 19th from 12:00pm to 17:00pm on the outdoor stage
Sound check will begin at 5:00am on Sunday April 20th, and services outside will conclude by 8:00am

Required Items for Application

- All applicable entries completed on Application for Special Noise Exemption
- Schedule of events to include any sound or noise checks
- Application fee of \$50.00. Check or money order made out to the City of Cedar Park

Site plan, photographs, and/or drawings to include location of sound amplified equipment, event set-up and adjacent property or streets to support request *

[HCBC Lakeline Campus \(Aerial 2018\).pdf](#)

I acknowledge that I have reviewed the City of Cedar Park Ordinance Article 8.08 and agree to comply with this Article. *

Applicant's Signature Shelli Loftin

Date 2/13/2025

Email not displaying correctly? [View it in your browser.](#)

File Attachments for Item:

F.7 A Resolution Granting A Utility Easement To Pedernales Electric Cooperative, Inc. For Electric Infrastructure For The New Public Safety Training Center.

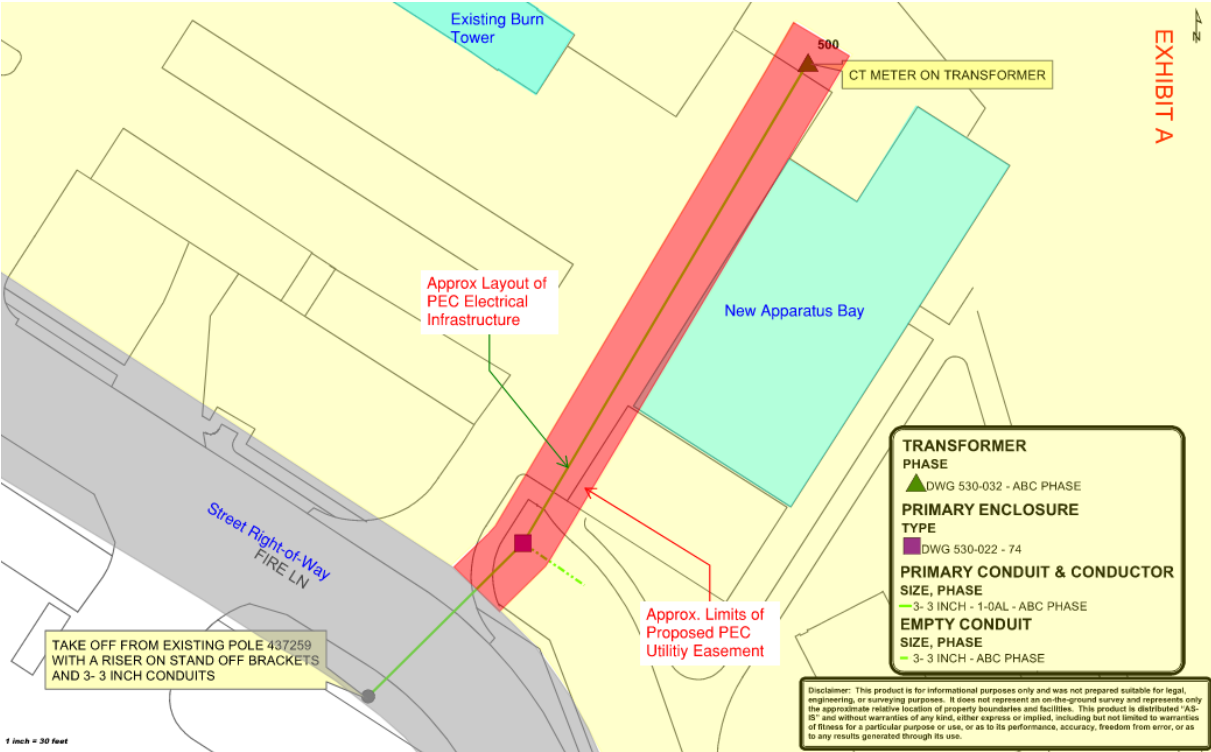


CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Granting A Utility Easement To Pedernales Electric Cooperative, Inc. For Electric Infrastructure For The New Public Safety Training Center.

Commentary

The purpose of this resolution is to authorize the City Manager to execute a utility easement to Pedernales Electric Cooperative, Inc. (“PEC”) for underground and above-ground electric infrastructure at the new Public Facility Training Center (the “project”), located at 1204 Fire Lane. In order to provide electric service to the buildings and site improvements associated with construction of the project, underground and above-ground electric infrastructure is necessary outside of existing right-of-way. The proposed easement would give PEC the ability to access the sites, install, and maintain their infrastructure as necessary. The easement would be contained to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built, as generally depicted in the exhibit below.



Initiating Dept: Engineering and 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:** Infrastructure and Environment
 - **Objective:** A. Infrastructure: Continue to prioritize investments that support the quality and reliability of critical infrastructure.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO GRANT A UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE FOR ELECTRIC INFRASTRUCTURE AT THE NEW PUBLIC SAFETY TRAINING CENTER; 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 new Public Safety Training Center, located at 1204 Fire Lane, requires electric service to building and site improvements from Pedernales Electric Cooperative (“PEC”); and

WHEREAS, PEC has requested that the City execute a utility easement for their required underground and above-ground infrastructure; and

WHEREAS, the proposed easement would give PEC the ability to access the site, install, and maintain their infrastructure as necessary and would be contained to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built; and

WHEREAS, Cedar Park Charter Section 10.01 prohibits right or control of public property of the City to be transferred except by resolution.

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 grant a utility easement to Pedernales Electric Cooperative for electric infrastructure necessary to provide electric service to the new Public Safety Training Center, 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 13th day of March, 2025.

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:

F.8 A Resolution Authorizing A Change Order With Fazzone Construction Company, Inc. For Construction Of The Brushy Creek North Fork Trail Project In An Amount Not To Exceed \$155,841.15.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing A Change Order With Fazzone Construction Company, Inc. For Construction Of The Brushy Creek North Fork Trail Project In An Amount Not To Exceed \$155,841.15.

Commentary

The purpose of this item is to authorize a change order for construction of the Brushy Creek North Fork Trail Project ("Project"). The Project consists of an approximately three-mile concrete shared-use trail along the North Fork of Brushy Creek stretching from Parmer Lane near Whitestone Blvd to the Brushy Creek Regional Trail.

Staff proposes a change order to wrap up construction of the Project. The change order includes additional authorization to reconcile the total quantities of actual constructed line items against the line items that were awarded with the original bid, additional cedar fencing, and minor drainage improvements added that were not originally anticipated with the trail extension going up to Colonial Parkway. This change order also includes 21 additional calendar days to cover the additional work.

Funding for this change order is available in the Project budget and does not require additional funding. City Staff recommends authorizing the City Manager to execute a change order with Fazzone Construction Company, Inc. in an amount not to exceed \$155,841.15

Initiating Dept: Engineering and Capital Projects

Fiscal Impact
Fund: P28

Budget
Amount: \$155,841.15

☐ **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 5. *Mobility and Connectivity*
 - Objective C. Bike, Pedestrian & Trail
 - Strategy i. Complete and open Brushy Creek North-Fork Trail project.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A CHANGE ORDER WITH FAZZONE CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION OF THE BRUSHY CREEK NORTH FORK TRAIL PROJECT IN AN AMOUNT NOT TO EXCEED \$155,841.15; 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 Brushy Creek North Fork Trail Project (“Project”) consists of the construction of an approximately three-mile concrete shared-use trail along the North Fork of Brushy Creek stretching from Parmer Lane near Whitestone Blvd to the Brushy Creek Regional Trail; and;

WHEREAS, the City of Cedar Park and Fazzone Construction Company, Inc. executed an agreement for construction services on February 23, 2023; and

WHEREAS, staff proposes a change order to wrap up construction of the Project; and

WHEREAS, the change order will reconcile the total quantities of actual constructed line items against the line items that were awarded with the original bid, additional cedar fencing, and minor drainage improvements added that were not originally anticipated with the trail extension going up to Colonial Parkway; and

WHEREAS, this change order includes an additional 21 calendar days to cover additional work; and

WHEREAS, funding for this change order is available in the Project budget; and

WHEREAS, City staff recommends execution of a change order for the Project with Fazzone Construction Company, Inc. in an amount not to exceed \$155,841.15.

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 a change order with Fazzone Construction Company, Inc. for construction of the Brushy Creek North Fork Trail Project in an amount not to exceed \$155,841.15, 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 13th day of March, 2025.

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 First Reading And Public Hearing Of An Ordinance Amending Chapter 9, Human Resources, Article 9.11 Municipal Civil Service, Section 9.11.002 Classification And Number Of Positions Revising The Number Of Positions In The Police Department.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: First Reading And Public Hearing Of An Ordinance Amending Chapter 9, Human Resources, Article 9.11 Municipal Civil Service, Section 9.11.002 Classification And Number Of Positions Revising The Number Of Positions In The Police Department.

Commentary

Under Section 143.021(a) of the Local Government Code (Civil Service), the City Council is responsible for establishing job classifications and the number of positions in each classification in the Police and Fire Departments. The attached ordinance is commonly known as the “Strength of Force” ordinance and authorizes the number of civil service positions in the Police Department. The “Strength of Force” in the Police

Department is currently authorized as follows:

- 1) Assistant Chief - 1
- 2) Commander - 2
- 3) Lieutenant - 7
- 4) Sergeant – 17
- 5) Corporal – 13
- 6) Police Officer – 69

The City’s FY25 budget approved one (1) conversion of Corporal to Lieutenant classification and new (2) Police Officer positions.

To comply with the approved FY25 budget, on October 3, 2024, the Strength of Force ordinance was approved and amended to include the Corporal to Lieutenant classification and addition of one (1) Police Officer position.

To comply with the approved FY25 budget, we request to amend the Strength of Force ordinance to add (1) Police Officer position.

With approval of this Ordinance, effective March 27, 2025, the Strength of Force for the Police Department will be as follows:

- 1) Assistant Chief - 1
- 2) Commander - 2
- 3) Lieutenant - 7
- 4) Sergeant –17
- 5) Corporal – 13
- 6) **Police Officer – 70**

Funds for this position were allocated in the approved FY25 Budget.

Initiating Dept: Human Resources

Fiscal Impact

Fund:

Budget

Budget:

☐

Finance Director Review

Legal Certification

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

Associated Information:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING CHAPTER 9, HUMAN RESOURCES, ARTICLE 9.11 MUNICIPAL CIVIL SERVICE, SECTION 9.11.002 CLASSIFICATION AND NUMBER OF POSITIONS IN THE POLICE DEPARTMENT; 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 City of Cedar Park has adopted Civil Service for the Police Department sworn employees; and

WHEREAS, the City Council shall establish the Classifications pursuant to Chapter 143.021 of the Texas Local Government Code; and

WHEREAS, the existing number of positions in each classification in the Police Department is as follows:

- 1) Assistant Police Chief - 1
- 2) Commander - 2
- 3) Lieutenant - 7
- 4) Sergeant – 17
- 5) Corporal – 13
- 6) Police Officer – 69

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

SECTION 1. Effective March 27, 2025, the number of sworn positions in each classification for the Police Department shall be as follows:

- 1) Assistant Police Chief - 1
- 2) Commander - 2
- 3) Lieutenant - 7
- 4) Sergeant – 17
- 5) Corporal – 13
- 6) **Police Officer – 70**

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 13th day of March, 2025, 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 _____, 2025, 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 March, 2025.

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

ARTICLE 9.11 MUNICIPAL CIVIL SERVICE

Sec. 9.11.002 Classification and number of positions

(a) Police Department. Effective October 3, 2024, the classifications and the number of positions in each classification for the Police Department are as follows:

(1) Assistant Police Chief	1
(2) Commander	2
(3) Lieutenant	7
(4) Sergeant	17
(5) Corporal	13
(6) Police Office	70

(Ordinance adopted 03/27/2025)

File Attachments for Item:

H.1 Consideration For Appointment Of Bob Antle To Place One On The Planning And Zoning Commission. (Hutchinson)



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: Consideration For Appointment Of Bob Antle To Place One On The Planning And Zoning Commission. (Hutchinson)

Commentary

		Term Length: 2 yr	
		Term: 8/1-7/31	
		Residency Requirement	
	Apptd by:	Current Members/Term Expires	Applicant
Place One	Hutchinson	TJ Donnell	Bob Antle
		7.31.25	<i>Unexpired Term 7.31.25</i>
Place Two	Kirkland	Bob Ingraham	
		7.31.26	
Place Three	Duffy	Brenda Reiss	
		7.31.23	
Place Four	Boyce	Audrey Wernecke	
		7.31.26	
Place Five	Harris	Cindy Sneed	
		7.31.25	
Place Six	Jefts	Kimberly Bradford-Brown	
		7.31.22	
Place Seven	Penniman-Morin	Randy Strader	
		7.31.26	



City of Cedar Park

Application for Appointment

In order to be considered for an appointment to a Cedar Park Board, Commission, Task Force, Committee, or other position, please complete the following application and attach a current resume and letter of interest.

1. PERSONAL INFORMATION

Full Legal Name	Robert Lyle Antle		Preferred Name	Bob
Spouse's Name	[REDACTED]			
Physical Home Address	[REDACTED]		Subdivision	Shady Trails
City	Cedar Park	State	Texas	Zip 78613
County	Williamson	Home Phone		
Mobile Phone	512 293 1565	Work Phone		
Email Address	[REDACTED]			
Date of Birth	[REDACTED]	Texas Driver License or DPS ID # [REDACTED]		
Are you a registered voter? Yes ☒ No ☐				

2. AREAS OF INTEREST

Please indicate the position(s) of interest to you. A list of all entities to which the City of Cedar Park makes appointments may be found at www.cedarparktexas.gov.

- | | |
|--|---|
| ☐ Economic Development Sales Tax Corporation (4A) | ☐ Parks, Arts, & Community Enrichment Board (PACE) |
| ☐ Community Development Corporation (4B) | ☒ Planning & Zoning Commission (P&Z) |
| ☐ Board of Adjustments | ☐ Tourism Advisory Board |
| ☐ Building Standards Commission | ☐ Other: _____ |
| ☐ Civil Service Commission | |

In the space below, please explain your interest in the position(s) selected above.

Also, please explain any experience you have related to your selection(s).

Interested in furthering smart, patient and responsible public policy making in the development of Cedar Park through build-out and it's long-term redevelopment opportunities.

Thirty six year Cedar Park resident consistently engaged in and/or aware of public policy making.

Thirty years of professional experience within the development industry within Cedar Park.

Have been retired professionally for the past nine years, have remained engaged and/or aware of public policy making within the City and it's ETJ. [REDACTED] I hold any financial interest in any real property within Cedar Park nor it's ETJ other than our Homestead at [REDACTED]

3. Employment History

Please provide your employment history for at least the past ten (10) years. Attach additional sheets as needed.

Employer Hawthorn Homes & Bob Antle Homes 1994-2015	Employer's Address N/A	Present Job Title N/A
		Profession Builder/Developer
Job Description Sole Proprietor of Hawthorn Homes and Bob Antle Homes. Build and Develop infill lots & single family homes. Also build-out homes on developed leftover lots & trouble lots aquired from other builder/developers. Active in NW Austin/Leander/Cedar Park 1994-2003, exclusively Cedar Park 2003-2015. From 1984-1994 managed construction & development for several large volume production builders. 1989-1995 HBA Greater Austin (HBAGA), 1995-2001 HBAGA Exec Committee, 2000 HBAGA President. One and only Chair of the Buttercup Creek Architectural Control Advisory Committee. LCPYL Board Member & 1995 LCPYL Volunteer of the Year.		

4. Miscellaneous Information

Note: "Material Interest" is defined as a ten (10) percent or greater ownership or serving on the governing board of directors. This does not apply to mutual funds in which you do not exercise authority in investment decisions.

Are you, your spouse, or any company in which you have a material interest currently delinquent in any local, state or federal taxes? ☐ Yes ☒ No	If yes, please provide details
--	--------------------------------

Do you, your spouse or any company in which you have a material interest or are employed by conduct any business with or receive funds from the City of Cedar Park or its boards, commissions or development corporations? ☐ Yes ☒ No	If yes, please provide details
---	--------------------------------

Are you or your spouse related to a City of Cedar Park public official? ☐ Yes ☒ No		
If yes, please provide name, title, and relationship.		
Name of Public Official	Title	Relationship

Do you currently serve, or have you ever served on any City of Cedar Park board, commission or committee or in any elected or appointed office? ☒ Yes ☐ No			
If yes, please list the entity, position held, dates and indicate if you were reimbursed.			
Entity	Position	Years	Reimbursed (Y/N)
City Council	Place One	2003-2004	N
City Council	Mayor	2004-2005	N

MISCELLANEOUS INFORMATION CONT.

Have you ever been convicted in a criminal proceeding (excluding traffic violations), placed on probation, required to perform community service, or had a criminal proceeding disposed of by pre-trial diversion, deferred prosecution, deferred adjudication or some similar proceeding? ☐ Yes ☒ No

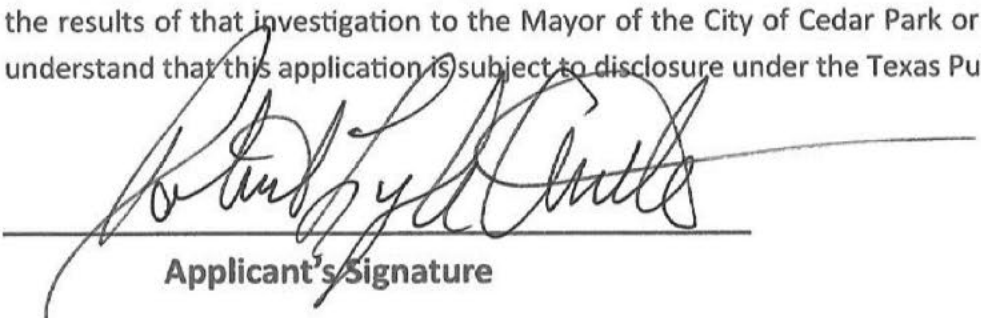
If yes, list the charge, the date of the offense, the city and/or county and state in which it allegedly occurred, and the disposition thereof.

In the spaces below, please provide two references.

Name	Contact Number	Relationship to Applicant
Corbin Van Arsdale		Friend
Stephen Thomas		Friend

CERTIFICATION OF APPLICANT

I hereby certify that the foregoing and any attached statements are true, accurate and complete. I agree that any misstatement, misrepresentation, or omission of fact may result in my disqualification for appointment. I assign and hereby give the City of Cedar Park full authority to conduct background investigations pertinent to this application. I specifically authorize the Texas Department of Public Safety to conduct a background investigation and to disclose the results of that investigation to the Mayor of the City of Cedar Park or his/her authorized representative. I also understand that this application is subject to disclosure under the Texas Public Information Act.


Applicant's Signature


Date

Completed application, resume and letter of interest may be submitted in person, email, mail, or by fax to:

City Secretary

City of Cedar Park

450 Cypress Creek Rd, Bldg. 1

Cedar Park, TX 78613

Phone: 512-401-5002

FAX # 512-401-5003

leann.quinn@cedarparktexas.gov

Applications are valid until December 31st of the year of submission.

Thank you for your interest in serving the Cedar Park Community.

Mayor & City Council,

2/28/2025

I am very appreciative of the opportunity to express my interest in serving on the Cedar Park Planning and Zoning Commission. Nearing our thirty-sixth anniversary of Cedar Park residency [REDACTED] remain very passionate about our community. We've been very fortunate to raise our family here and are blessed to currently have three generations living in Cedar Park.

If given the opportunity I believe I can add value to the Commission. My experience within the community, my professional experience in the development industry and my knowledge of our governmental practices provide me with what I believe is a unique skill set with which to serve. Now fully retired professionally I have the time to dedicate to the position, allowing me to carefully research cases, conduct field visits and reference the guiding regulations. My intention would be to approach every case or issue presented to the Commission with thoughtful, objective and patient consideration for a recommendation decision based upon the best interests of the entire community within Cedar Park.

[REDACTED] I do not have any ownership or financial interest in any real property or any business ventures within Cedar Park or it's ETJ other than our one Homestead on [REDACTED]. Neither of us have any plans or any expectations that will change within the foreseeable future. [REDACTED] I am not aware of any [REDACTED] conflict of interest circumstances that would impair my ability to serve as a Commissioner in an engaged and responsible manner. This would be an exclusive commitment of service for me, I have no intention of ever seeking an elected office again.

I look forward to your consideration and am hopeful the will of the Mayor and Council supports another opportunity for me to participate in public service to our City of Cedar Park.

Respectfully,



Bob Antle

Professional Resume of Robert (Bob) Antle

Hawthorn Homes & Bob Antle Homes

Jan 1994 - Dec 2015

██████████ operated Hawthorn Homes beginning in 1994, building several infill spec homes in old Buttercup & in Riviera Springs. I took over the company at the end of 1995 expanding production volume of speculative infill homes within Cedar Park and Leander becoming Bob Antle Homes in 1996. For twenty one years we built over one hundred speculative homes on existing infill lots as well as redeveloped parcels. During this period we also 'flipped' approximately twenty five existing homes in Cedar Park, Leander and Austin. From early 2006 through late 2007 I provided management and consultation services to Wilson Family Communities and Green Builder Inc (GBI). I was the Registered Signatory for GBI through it's IPO and a subsequent substantial Shareholder. Between 2000 and 2010 I was an investor in several Equity LPs delivering land to production builders within Williamson, Travis and Hays Counties. We built our last home in 2015 which is our current Homestead completed that November. ██████████ I operated as a Sole Proprietorship 'Mom & Pop' with no employees.

D.R. Horton Homes

Aug 1994 - Dec 1995

Took over fledgling Austin Division for regional builder/developer based in Arlington before their National acquisition endeavors and ultimate IPO. Overhauled the entire operation from top to bottom. Cleaned up existing projects, built homes and initiated development of single family residential projects in Cedar Park, Round Rock and Austin.

Standard Pacific Homes

Jul 1993 - Aug 1994

First employee for startup Austin Division operation for National Homebuilder/Developer. Developed Barbook 1 & 2 and first homes in Canyon Creek, developed Davis Springs 1 and built first homes, Developed section of Forest Ridge and first homes and opened homebuilding operations in Forest Creek. Built Division to four fully operational homebuilding subdivisions.

Doyle Wilson Homes/Doyle Wilson Homebuilder Inc.

Sept 1987 - Jun 1993

Started as Project Superintendent ascending to V.P. of Operations. Supervised construction of over twelve hundred single family homes throughout the entire Austin Metro area including Cedar Park. Opened satellite Dallas Division of homebuilding operations over a four month period in the Spring of 1989.

Krassoff Development Commercial property supervisor

Oct 1986 - Sept 1987.

Monarch Homes Assistant Superintendent homebuilding

Jul 1985 - Oct 1986

Antle & Company Trim & Cabinet subcontractor to Austin builders

Oct 1984 - July 1985

Bob Antle Personal

██████████. Born ██████████ in Peoria, Illinois. Moved to Austin October 22, 1984.

Moved to Cedar Park in July 1989, purchasing a home in Buttercup Creek. Purchased next home in Buttercup Creek in 1994. Purchased property in Cedar Park Ranchettes 2 in 1998 and completed home on Lone Star in 2000. Completed next home on Monarch Cove in 2011. Completed current home on ██████████ in November 2015.

██
██
██

Sampling of Volunteer Endeavors

Leander Cedar Park Youth League Volunteer 1989 - 2003
Leander Cedar Park Youth League Volunteer of the Year 1995
Leander Cedar Park Youth League Team Manager 1997 - 2003
Leander Cedar Park Youth League Board of Directors 2000 - 2003
Vista Ridge HS Alpha Class Manager of Summer Baseball Team 2004
City of Cedar Park City Council Place One 2003-2004
City of Cedar Park Mayor 2004-2005
City of Cedar Park Master Mobility Plan Advisory Committee 2023
Chair of the Buttercup Creek ACC Advisory Committee 1991 - 1994
Home Builders Association of Greater Austin Board of Directors 1994 - 2001
Home Builders Association of Greater Austin Executive Board 1996 - 2001
Home Builders Association Greater Austin Vice President of Development 1997 - 1999
Home Builders Association Greater Austin President 2000
Texas Association of Builders Board of Directors 1999 - 2001
National Association of Home Builders Board of Directors 1999 - 2001
National Association of Home Builders Life Spike Award Recipient
Veterans Association Plan Review Certification since 1993

File Attachments for Item:

H.2 (2024-7-FLU) (Related to 2024-16-Z) Second Reading And Consideration Of An Ordinance For A Future Land Use Plan Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 7.79 Acres Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request.***



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: (2024-7-FLU) (Related to 2024-16-Z) Second Reading And Consideration Of An Ordinance For A Future Land Use Plan Amendment For Approximately 7.79 Acres From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 7.79 Acres Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request.***

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	First Cedar Park Capital Funding, LLC
Agent	Waeltz & Prete, Inc. c/o Antonio A. Prete, P.E.
City Limits	Yes
Current Zoning	Professional Office (PO)
Proposed Zoning (2024-16-Z)	General Business-Conditional Overlay (GB-CO)
Existing Future Land Use Plan	Local Office/Retail/Commercial (LOC)
Proposed Future Land Use Plan	Regional Office/Retail/Commercial (REG)
Major Corridor	East Whitestone Boulevard
Summary of Applicant's Request	Amend the Future Land Use Plan designation from Local Office/Retail/Commercial (LOC) to Regional Office/Retail/Commercial (REG) (REG) for the approximately 7.79-acre subject property.
Case History	On December 12, 2024, the City Council accepted the petition to amend the Future Land Use Plan to Regional Office/Retail/Commercial (REG).

Planning & Zoning Commission Recommendation to the City Council:

On February 18, 2025, the Planning and Zoning Commission recommended approval (7-0) of the request.

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

Opposed: None

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on February 18, 2025. There were five (5) registered speakers, which spoke mostly to the related rezoning request (2024-16-Z) and their concerns of compatibility between potential development and residential neighbors to the south and west of the property.

City Council Public Hearing:

The City Council held a public hearing on February 27, 2025. There were three (3) registered speakers all of whom expressed concerns and were mainly in opposition to the related rezoning request (2024-16-Z).

COMMENTARY

The Applicant requests to amend the Future Land Use Plan (FLUP) for the 7.79-acre subject property to Regional Office/Retail/Commercial (REG) to support the request to rezone the subject property to General Business-Conditional Overlay (GB-CO). Located at the southwest corner of the intersection of East Whitestone Boulevard and Arrow Point Drive, the subject property is vacant and zoned Professional Office (PO).

The 2024 Comprehensive Plan envisions the subject property as Local Office/Retail/Commercial (LOC) as shown on Exhibit A. A summary of how the FLUP percentages will change if amended from Local Office/Retail/Commercial (LOC) to Regional Office/Retail/Commercial (REG) is provided below:

FLUP DESIGNATION	CURRENT FLUP ACRES	PERCENT OF TOTAL ACRES	PROPOSED FLUP ACRES	PROPOSED PERCENT OF TOTAL ACRES
Local Office/Retail/Commercial (LOC)	1,425.15	6.67%	1,417.36	6.64%
Regional Office/Retail/Commercial (REG)	1,970.87	9.23%	1,978.66	9.27%

The Comprehensive Plan envisions much of the East Whitestone Boulevard corridor in this area to be developed with a mix of commercial and office development that serves the regional community. However, the subject property and immediate surrounding properties along the south frontage of the East Whitestone corridor are envisioned for a mix of retail and office development

that would be compatible with and serve adjacent residential developments. 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); Planned Development- General Business (PD-GB)	Bank; Retail; Restaurant
South	Low Density Residential (LDR)	Suburban Residential (SR)	Single Family Residential
East	Regional Office/Retail/Commercial (REG)	General Business (GB)	Restaurant; Hotel
West	Local Office/Retail/Commercial (LOC); Low Density Residential (LDR)	Local Business (LB); Suburban Residential (SR); and None (ETJ)	Medical Office; Single Family Residential

Based on the attached letter of intent and concept plan, the Applicant wishes to develop the overall 7.79-acre subject property into a general business and retail center with four (4) buildings totaling approximately 64,000 square feet. The concept plan includes a 13,500 square foot grocery store on the northern half of the property and three (3) additional office/showroom/warehouse buildings totaling about 51,500 square feet on the southern portion of the property.

If this FLUP amendment for Regional Office/Retail/Commercial (REG) is approved, it would support the requested General Business-Conditional Overlay (GB-CO) zoning for the subject property that is necessary to accommodate the proposed commercial development.

History

The following chart outlines the FLUP History for this property.

YEAR	FLUP DESIGNATION	FLUP DESCRIPTION
1998 Comprehensive Plan	High Intensity	Supports industrial parks, employment centers, light manufacturing.
2006 Comprehensive Plan	Regional Office/Retail/Commercial	Supports a broad range of land uses from small-scale offices for transitional areas bordering neighborhoods, to large scale corporate offices, retail, and mixed use developments.
2014 Comprehensive Plan	Local Office/Retail/Commercial	Supports light retail, service uses, and professional office for residents in the immediate vicinity.

Future Land Use Description

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

Local Office, Retail, and Commercial (LOC)

This land use is suitable for light retail, service uses and professional office activities that aim to meet the needs of residents in the immediate vicinity. Building designs should be small in scale, typically one or two story and require visibility from roadways. Development should orient towards local traffic, but also allow for a comfortable pedestrian environment. Developments should be compatible with adjacent residential and be pedestrian oriented. Additionally, landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses. Uses may include boutique retail shops, small sized restaurants and services such as financial, legal, and insurance services.

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 Petition

Ordinance with Exhibits

Exhibit A
Existing Future Land Use Plan

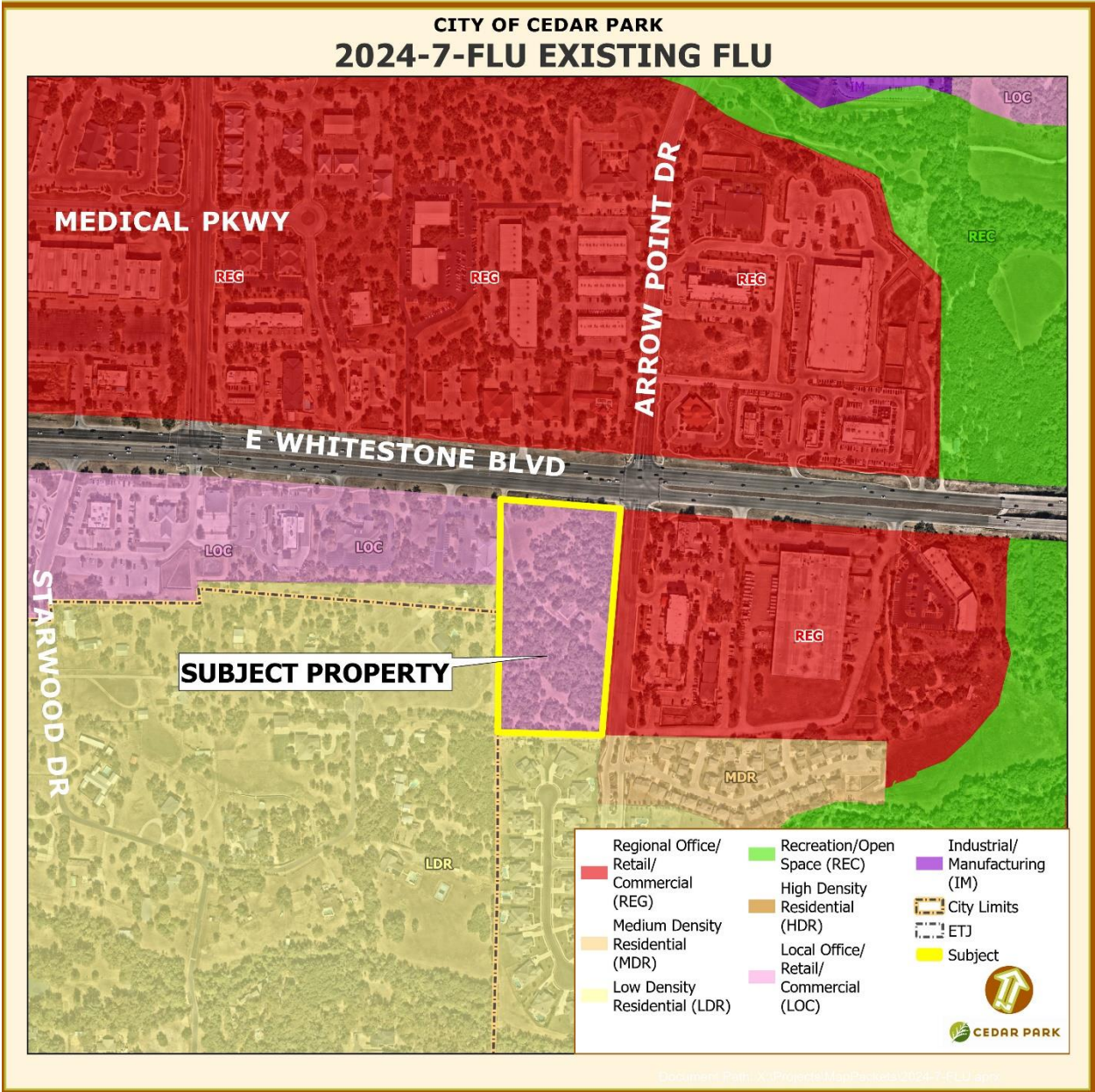


Exhibit B
Proposed Future Land Use Plan

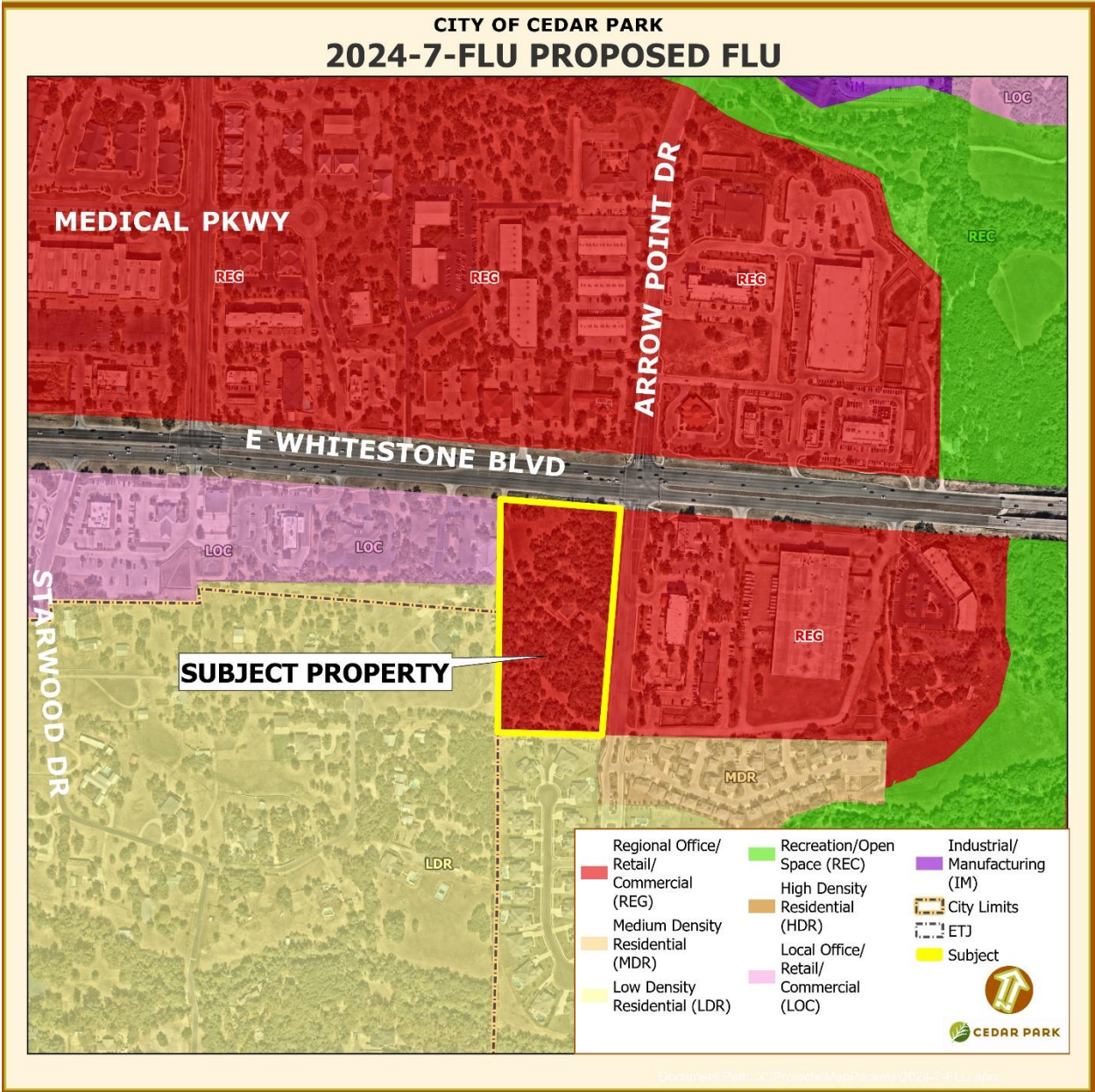


Exhibit C: Applicant's Materials

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 LOCAL OFFICE/RETAIL/COMMERCIAL (LOC) TO REGIONAL OFFICE/RETAIL/COMMERCIAL (REG) FOR APPROXIMATELY 7.79 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST WHITESTONE BOULEVARD AND ARROW POINT DRIVE (2024-7-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 December 12, 2024; and

WHEREAS, on February 18, 2025, 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 7.79 acres from Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) generally located at the southwest corner of the intersection of East Whitestone Boulevard and Arrow Point Commercial Drive 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 7.79 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 27th day of February, 2025, 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 13th day of March, 2025, 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

METES AND BOUNDS DESCRIPTION

FOR A 7.793 ACRE TRACT OF LAND SITUATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170 WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 22.23 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO KATHLEEN PELOQUIN AS 22.22 ACRE IN A DEED RECORDED IN DOCUMENT NO. 2001012015 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.) AND DESCRIBED AS 22.23 ACRES IN A CORRECTION DEED RECORDED IN DOCUMENT NO. 2004001053, O.P.R.W.C.T., SAME BEING TO ONE-HALF INTEREST IN 22.22 ACRES CONVEYED TO LAURICE PELOQUIN AS RECORDED AS DOCUMENT NO. 2001052332 AND AS DESCRIBED AS 22.23 ACRES IN A CORRECTION DEED RECORDED IN DOCUMENT NO. 2004001052 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 7.793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with cap found labeled "CCC 4835" for a point being the terminus of the west right-of-way line of Arrow Point Drive, a 120-foot wide public right-of-way described in Document No. 2005034022, Deed Records of said County,, said point being also on the north boundary line of a 53.06 acre tract of land as described in that deed to Creekside Park, LTD., recorded as Document No. 2001031684 of the Official Public Records of said County, same point being on the south boundary line of said 22.23 acre tract, for the southeast corner hereof;

THENCE with the south boundary line of said 22.23 acre tract and the north boundary line of said 53.06 acre tract, **S 69°33'41" W** a distance of **378.44** feet to a ½" iron rod found for a point being the southwest corner of said 22.23 acre tract, said point being also the northwest corner of said 53.06 acre tract and also lying on the east boundary line of a 5.97 acre tract as described in that deed to Alan M. Hill and Debi Hill, recorded in Volume 2280, Page 779 of the Deed Records of said County, for the southwest corner hereof;

THENCE with the west boundary line of said 22.23 acre tract and in part with the east boundary line of the said Hill tract, and in part with the east boundary line of a 5.79 acre tract of land as described in a deed to Alex Abadi, recorded as Document No. 2008032760 of the Official Public Records of said County and in part with the east boundary line of Lot 2, CTKA Subdivision, as shown on a plat recorded in Cabinet CC, Slide 396 of the Plat Records of said County, **N 21°07'05" W**, passing at a distance of 0.67 feet, a ½" iron rod with cap found labeled "CCC 2218" and passing at a distance of 48.03 feet, a 2 inch iron pipe found at the northeast corner of said Hill Tract, same being the southeast corner of said Abadi tract and passing at a distance of 528.00 feet, a ½" iron

7.793 Acre Tract
Page 2 of 2

rod found at the northeast corner of the said Abadi tract, same being the southeast corner of said Lot 2, in all for a total distance of **845.95** feet to a $\frac{1}{2}$ " iron rod with cap found labeled "CCC 4835" for a point being the northeast corner of said Lot 2, same being a point on the north boundary line of the said 22.23 acre tract and also lying on the south right-of-way line of East Whitestone Boulevard (F.M. 1431), a 200-foot wide public right-of-way, for the northwest corner hereof;

THENCE with the north boundary line of said 22.23 acre tract and the south right-of-way line of said East Whitestone Boulevard, **N 72°54'12" E** a distance of **411.90** feet to a point of curvature hereof;

THENCE with the transition from the south right-of-way line of said East Whitestone Boulevard, to the west right-of-way line of said Arrow Point Drive, with the arc of a curve to the right having a radius of **25.00** feet, an arc length of **39.23** feet, a central angle of **89°55'06"** and a chord which bears **S 62°19'23" E** a distance of **35.33** feet to a point of tangency hereof;

THENCE with the west right-of-way line of said Arrow Point Drive, **S 17°06'24" E** a distance of **796.92** feet to the **POINT OF BEGINNING** hereof and containing **7.793** acres of land.

Bearings shown herein are referenced to grid north, Texas State Plane Coordinate System, Central Zone, NAD 83/HARN 99.

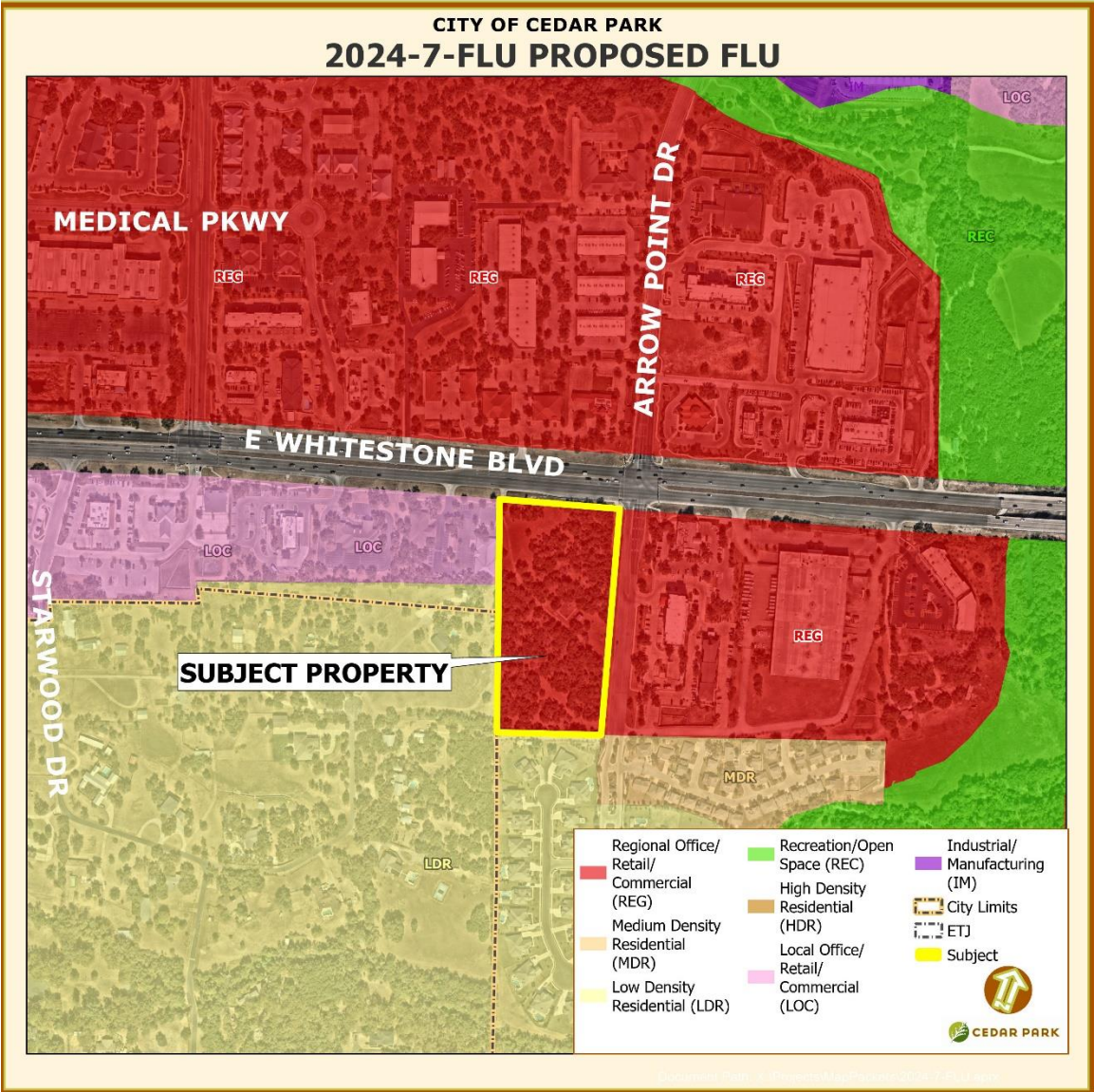
Surveyed under the direct supervision of the undersigned,

William A. Forshey 07/08/11
Date

William A. Forshey
Registered Professional Land Surveyor No. 5097
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Road
Cedar Park, TX 78613



EXHIBIT B

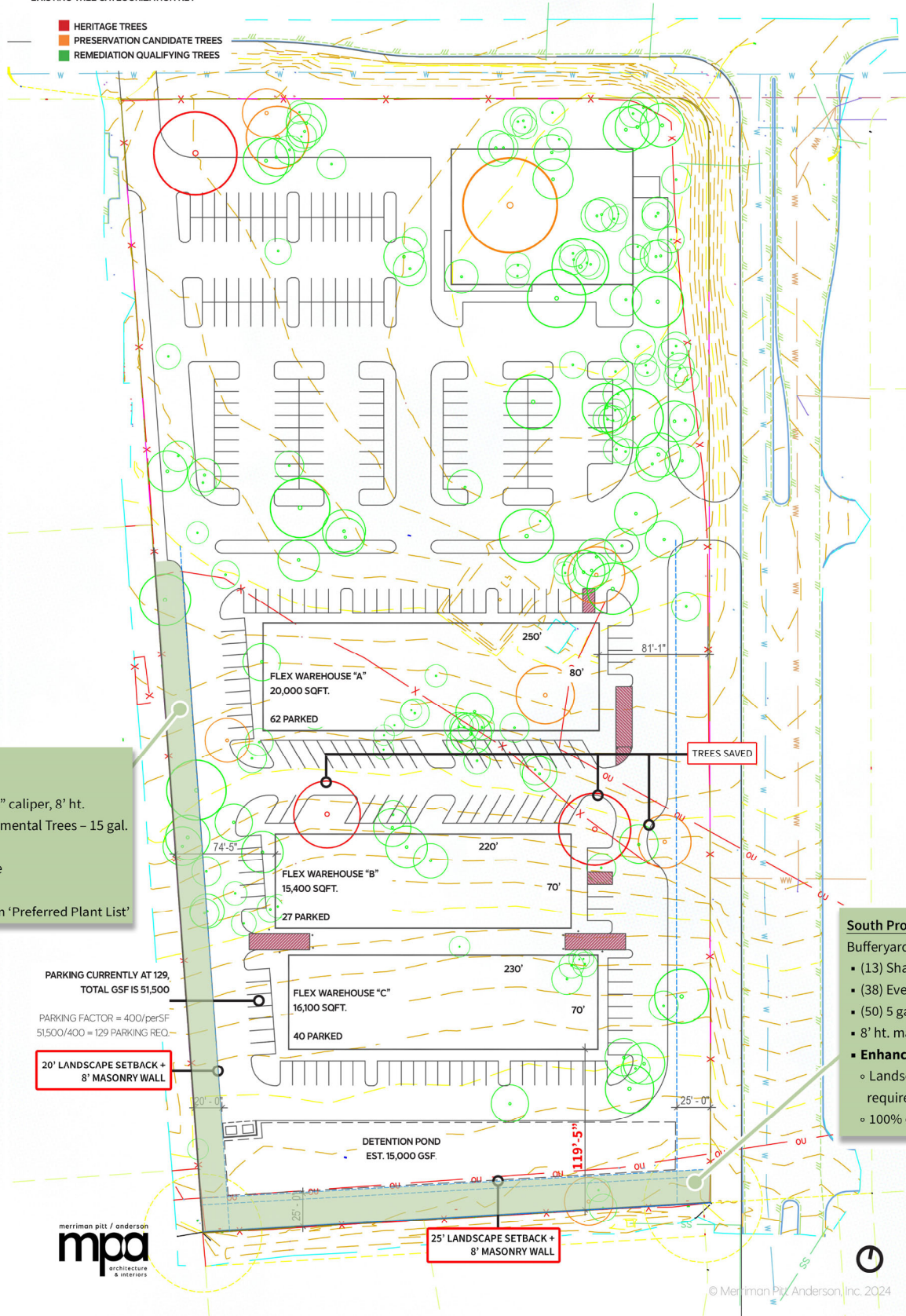


ARROWPOINT PLAN, PRIMARY PROPOSAL

1/64"=1'

EXISTING TREE CATEGORIZATION KEY

- HERITAGE TREES
- PRESERVATION CANDIDATE TREES
- REMEDIAION QUALIFYING TREES



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: _____

Submittal Date: _____

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: Arrow Point

Proposed Amendment: From: Local Office/Retail/Commercial To: Regional Office/Retail/Commercial

Project Location/Address: FM 1431, Cedar Park, TX 78613

Project Legal Description: 7.793 Acres out of the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas

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): First Cedar Park Capital Funding, LLC

Owner's Address: 2537 Golden Bear Dr., Carrollton, TX 75007

Owner's Phone: 212-758-4311 Cell: _____ Email: Shladky@bbel.com

Owner's Signature: [Signature] Date: 11-13-24

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): Waeltz & Prete, Inc. - Antonio A. Prete, P.E.

Agent's Address: 211 North A.W. Grimes, Round Rock, TX 78665

Agent's Phone: 512-505-8953 Cell: 512-423-8730 Email: tony@w-pinc.com

Agent's Signature: [Signature] Date: 13Nov24

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.



February 13, 2025

City of Cedar Park
Development Services Department
Attn: Ms. Cindy Schlanger
450 Cypress Creek Rd
Cedar Park, TX 78613

**RE: Future Land Use Petition for:
7.793 Acres out of the Samuel Damon Survey, Abstract No. 170
Williamson County, TX**

Dear Ms. Schlanger:

This letter is being submitted in support of a proposed land use change for the above referenced property.

The amendment to the Future Land Use Plan (FLUP) seeks to reclassify the property from Local Office/Retail/Commercial (LOC) to Regional Office/Retail/Commercial (REG), facilitating its development into a general business and retail center. This change will also enable the rezoning of the tract from Professional Office (PO) to General Business-Conditional Overlay (GB-CO), accommodating the proposed grocery store and Flex Office/Warehouse. The GB zoning aligns with the zoning on the other three corners of this intersection and mirrors the existing development pattern along Whitestone Blvd. Additionally, the majority of the zoning along this section of Whitestone Blvd. is General Business, with a Future Land Use (FLU) designation of Regional Office/Retail/Commercial (REG). Our objective is to transform the property into a high-quality hub that offers services to the surrounding neighborhoods and the broader Cedar Park community.

Proposed Development:

The property is located at the southwest corner of Whitestone Blvd. and Arrow Point Dr. Whitestone Blvd. is a major arterial road, while Arrow Point Dr. serves as a primary collector. The site has driveway access to both roadways. The surrounding zoning categories are as follows:

- West: Local Business (LB)
- South & Southwest: Suburban Residential (SR)

- East: General Business (GB)
- North: General Business (GB)

The proposed development aims to create a cohesive and integrated space, as illustrated in the attached concept plan. It includes a 13,500 square foot national grocery store (Trader Joe's) at the prominent corner of the site, with a Flex Office/Warehouse situated towards the rear. The development features four buildings designed to accommodate single or multiple users, with approximately 51,500 square feet of retail space centered around landscaped areas and outdoor spaces strategically located to complement the indoor spaces and enhance the overall atmosphere.

Amendment Justification Criteria:

The City's *Future Land Use Petition* check list establishes criteria for justifying a FLUP Amendment. The following bullet points articulate how the proposed land use achieves these goals.

1. How the proposed change will enhance the site and the surrounding area?:

The FLUP amendment will facilitate the rezoning of the tract to General Business (GB), enabling the development of a grocery store and Flex Office/Warehouse center. This development will serve the surrounding neighborhoods and residents throughout Cedar Park. The proposed project aligns with the City's intent, as established under the current zoning, to provide a commercial frontage along Whitestone Blvd. Additionally, it will enhance the area by offering essential commercial amenities, thereby supporting local economic growth and improving the quality of life for residents. The development will create a vibrant commercial hub that meets the needs of the community and contributes to the overall attractiveness and functionality of the area.

2. Is the necessary infrastructure in place to accommodate development in compliance with the land use change?:

The City's existing water and wastewater infrastructure is adequately sized to support the proposed land uses. There is a 24-inch water main along the Whitestone Blvd. right-of-way (ROW) line and an 8-inch water line along the Arrow Point Dr. ROW line. Additionally, the tract has two wastewater stubs that connect to the City's wastewater system. Furthermore, underground dry utilities are located within the right-of-way, providing the necessary services for electric and telecommunications. This existing infrastructure ensures that the proposed development can be

accommodated without requiring significant upgrades or modifications, thereby supporting the efficient and sustainable growth of the area

3. How the proposed change reflects the vision identified by the Future Land Use Plan?:

The Regional Office/Retail/Commercial future land use designation is intended for properties that are sufficiently large to support a variety of uses within a single development, catering to the needs of residents within a 3-5 mile radius or more. As illustrated in the attached concept plan, the property is ample enough to accommodate over 65,000 square feet of retail and commercial space, making it ideally suited to host a diverse range of uses. Additionally, its location on a major west-to-east arterial roadway ensures it can effectively serve residents from several miles away. This alignment with the Future Land Use Plan's vision underscores the property's potential to become a significant commercial hub that meets the broader community's needs.

4. Whether or how the subject property is compliant with surrounding land uses and zoning?:

The zoning of surrounding properties along the Whitestone Blvd. and Arrow Point Dr. corridor includes a mix of General Business (GB), Local Business (LB), and Professional Office (PO) zoning. The other three corners at this intersection are zoned GB. This property is the last tract of land in this localized area to be developed, with all other properties already developed. The developed properties in this area include a variety of uses such as restaurants, offices, medical offices, and a hotel. To the south and southwest, the site is bordered by Suburban Residential zoning.

To ensure compatibility with the adjacent residential areas, the proposed development will adhere to compatibility standards, including a minimum 30-foot building setback, a 20-foot minimum landscape buffer, and an 8-foot tall masonry wall to screen the development from the residential uses at the rear. Additionally, to further enhance compatibility with the neighboring residential properties, building heights will be limited to 35 feet within 100 feet of single-family homes. These measures will help integrate the development harmoniously with the surrounding land uses and zoning.

5. How the proposed land use enhances adjacent areas?:

This FLUP amendment would enhance the area by allowing a national grocery chain to establish a presence, which would be a significant benefit for the City of Cedar Park. The addition of a grocery store addresses a critical need for the residents in the area, providing convenient access to essential goods and services. Furthermore,

it would create additional opportunities for the development of retail services within the city limits, particularly near existing neighborhoods. This development would not only meet the immediate needs of the local community but also contribute to the overall economic vitality and attractiveness of the area.

6. How compatibility will be addressed between the proposed development and adjacent uses?:

As previously discussed, the proposed development will adhere to strict compatibility standards to ensure harmony with the adjacent residential areas. These standards include a minimum 30-foot building setback, a 20-foot minimum landscape buffer, and an 8-foot tall masonry wall to screen the development from the residential uses at the rear. Additionally, building heights will be limited to 35 feet within 100 feet of single-family homes to further enhance compatibility with neighboring residential properties. These measures will help integrate the development seamlessly with the surrounding land uses and zoning. The proposed land use will be compatible with the existing properties at the intersection and to the west, ensuring a cohesive and well-planned community.

7. How the proposed land use provides an enhanced benefit to public health, safety and welfare of the community over the current future land use designations?:

The proposed land use change to General Business (GB) offers several enhanced benefits to public health, safety, and welfare compared to the current future land use designations. Firstly, the introduction of a national grocery store will improve access to fresh and healthy food options for the community, promoting better nutrition and overall health. This is particularly beneficial in areas that may currently lack convenient access to such amenities.

Secondly, the development will include modern infrastructure and design standards that prioritize safety. The site will feature well-lit parking areas, pedestrian pathways, and traffic management measures to ensure safe access for both vehicles and pedestrians. These improvements will reduce the risk of accidents and enhance the overall safety of the area.

Furthermore, the proposed development will create a vibrant commercial hub that supports local businesses and generates employment opportunities. This economic boost will contribute to the welfare of the community by providing jobs and stimulating local economic growth. The presence of a grocery store and other retail services will also reduce the need for residents to travel long distances for their shopping needs, thereby reducing traffic congestion and associated environmental impacts.

Overall, the proposed land use change aligns with the community's needs and enhances public health, safety, and welfare by providing essential services, improving infrastructure, and supporting economic development.

8. How the proposed land use contributes to the City's long-term economic well-being?:

The proposed project will significantly contribute to the City's long-term economic well-being by providing commercial development that enhances the tax base and creates job opportunities. The introduction of a national grocery store and additional retail and office spaces will attract new businesses to the area, fostering economic growth and diversification. This development will generate substantial tax revenue for the City, which can be reinvested into public services and infrastructure improvements, benefiting the entire community.

Moreover, the creation of new jobs within the grocery store, retail outlets, and office spaces will provide employment opportunities for local residents, reducing unemployment rates and boosting household incomes. The presence of a vibrant commercial hub will also stimulate further investment in the area, encouraging the development of complementary businesses and services.

Overall, the proposed land use change will not only support immediate economic growth but also lay the foundation for sustained economic prosperity, ensuring the City's long-term economic well-being.

Statement of Relevant Goals and Objectives:

Objective 1 (Land Use): Focus on business attraction and retention to be a destination for major employers and innovative entrepreneurs.

- Amending the FLUP will pave the way for the development of new commercial spaces that are essential for attracting and retaining major employers and innovative entrepreneurs. The proposed project will create a dynamic business environment by providing modern facilities that cater to the needs of diverse businesses. This development will not only enhance the economic landscape of Cedar Park but also establish it as a prime destination for business growth and innovation. By offering a mix of retail, office, and flexible workspaces, the project will support the City's goal of becoming a hub for major employers and entrepreneurial ventures, thereby contributing to the long-term economic vitality of the community.

Objective 3 (Land Use): Plan for central gathering areas in the community that are interesting, vibrant, and encourage social interaction.

- The proposed development will contribute to the creation of central gathering areas that are both interesting and vibrant, fostering social interaction within the community. By incorporating landscaped areas and outdoor spaces strategically located around the retail and office buildings, the development will provide inviting environments for residents to gather, socialize, and engage in community activities. These spaces will be designed to complement the indoor areas, enhancing the overall atmosphere and making the site a lively hub for social interaction. The inclusion of a national grocery store and various retail outlets will further attract residents, creating a bustling center that encourages frequent visits and community engagement.

Objective 5 (Land Use): Encourage redevelopment in appropriate locations throughout the City.

- The property is the last undeveloped tract in this localized area, making it an ideal candidate for redevelopment. The proposed land uses are well-suited for this location along a major arterial road, Whitestone Blvd. This development will introduce diverse uses, including a national grocery store and Flex Office/Warehouse, which are not present at any of the other sites at this intersection. By bringing in these varied uses, the project will enhance the area's functionality and appeal, supporting the City's goal of encouraging redevelopment in appropriate locations.

Objective 20 (Livability) Improve the walkability and connectedness of Cedar Park for pedestrians and bicyclists.

- The proposed development will significantly enhance the walkability and connectivity of Cedar Park. Located adjacent to a neighborhood with limited access to commercial amenities, the property will provide a much-needed pedestrian-friendly option. The site is within a 15-minute walk or half-mile pedestrian shed of hundreds of homes, making it easily accessible for residents on foot. By offering convenient access to essential services and retail options without the need for a car, the development will promote a healthier, more active lifestyle and contribute to a more connected community. This aligns with the City's vision of improving livability by creating safe, accessible pathways for pedestrians and bicyclists.

We hope this letter has adequately addressed our justification for the amendment to the Future Land Use Plan (FLUP) and clearly demonstrated how this development aligns with the objectives of the City's comprehensive plan.

Should you have any questions or require further information, please do not hesitate to contact me.

Respectfully Submitted,

Antonio A. Prete, P.E.
Waeltz & Prete, Inc.

File Attachments for Item:

H.3 (2024-16-Z) (Related To 2024-7-FLU) Second Reading And Consideration Of An Ordinance To Rezone Approximately 7.79 Acres From Professional Office (PO) To General Business-Conditional Overlay (GB-CO) Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive.
The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request With Conditions.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: (2024-16-Z) (Related To 2024-7-FLU) Second Reading And Consideration Of An Ordinance To Rezone Approximately 7.79 Acres From Professional Office To General Business-Conditional Overlay (GB-CO) Generally Located At The Southwest Corner Of East Whitestone Boulevard And Arrow Point Drive. ***The Planning And Zoning Commission Voted 7-0 To Recommend Approval Of The Request With Conditions.***

Final Report

Staff	Cindy Schlanger, AICP, 512-401-5082, cindy.schlanger@cedarparktexas.gov
Owner	First Cedar Park Capital Funding, LLC
Applicant	Waeltz & Prete, Inc., c/o Antonio A. Prete, P.E.
Existing Future Land Use Plan	Local Office/Retail/Commercial (LOC)
Proposed Future Land Use (2024-7-FLU)	Regional Office/Retail/Commercial (REG)
Current Zoning	Professional Office (PO)
Proposed Zoning	General Business-Conditional Overlay (GB-CO)
Major Corridor	East Whitestone Boulevard
Summary of Applicant's Request	Request to rezone approximately 7.79 acres to General Business-Conditional Overlay (GB-CO)
Staff's Recommendation	Approve the request to rezone approximately 7.79 acres to General Business-Conditional Overlay (GB-CO) should the FLUP Amendment to Regional Office/Retail/Commercial (REG) be approved.

Staff Recommendation:

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

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 February 18, 2025, the Planning and Zoning Commission recommended approval (7-0) of the original request with the following modifications to the Conditional Overlay (CO) district:

- Additional prohibited uses within 150 feet of south property line:
 - Alcoholic Beverage Establishment
 - Outdoor commercial amusement, minor and major
- Maximum building height shall be 35' within 200 feet of south property line.

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

Opposed: None

Stated Reason for P&Z Recommendation:

The Commission supported staff's recommendation and added the additional conditions to address neighbors' concerns about compatibility between future development and the neighborhood.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on February 18, 2025. There were five (5) registered speakers, of which one (1) was in favor of a Trader Joe's, one (1) was in favor of a Trader Joe's but in opposition of the request as presented, and three (3) were in opposition of the request as presented. Concerns expressed included heavy commercial uses, noise, lighting, traffic and impact to residential homes. Speakers registered in opposition to the request also proposed additional modifications to the Conditional Overlay (CO) related to permitted uses, setbacks, and bufferyard.

City Council Public Hearing:

The City Council held a public hearing on February 27, 2025. There were three (3) registered speakers in opposition of the request as presented. Concerns expressed included limiting the southern portion of the property to Professional Office (PO) uses, traffic and drainage.

Following the Public Hearing and First Reading of the Ordinance the Applicant further modified the Conditional Overlay (CO) district to restrict the following additional uses within the south 150 feet of the subject property:

- Commercial Parking Lot

- Event Center
- Outdoor Arena, Stadium, or Amphitheater

The Ordinance has been revised to include these additional prohibited uses within 150 feet of the south property line.

Applicant's Neighborhood Communication Summary and Public Input:

The Applicant stated that the team reached out to representatives of the Abrantes Community Homeowners Association as well as to one of the property owners directly south of the tract (see attached Neighborhood Communication Summary). Comments and concerns raised in these discussions included the size of a landscape buffer and wall; noise from delivery trucks, potential building heights, a shared 1431 access point, and the loss of green space.

Staff has received twenty-six (26) written communications from the community. One email encouraged planning for pedestrian and bike routes. About half of the remaining communications are in support of a Trader Joe grocery store, and half are opposed to the General Business-Conditional Overlay (GB-CO) zoning district as presented. Neighbors expressed concerns regarding traffic, compatibility of potential land uses with adjacent residential development, and the possible negative impact on property values and quality of life. One (1) of the emails proposed additional conditions to be added to the rezoning request, which many other neighbors have specifically referenced and support. In response to the concerns received, the Applicant offered the conditions as presented in this zoning request and agreed to two additional conditions recommended by the Planning and Zoning Commission.

Staff is in receipt of a signed petition protesting the rezoning request to General Business-Conditional Overlay (GB-CO) for the subject property. This petition constitutes 22.2 percent of the area of land on the municipal tax roll adjoining and extending 200 feet from the subject property. Therefore, pursuant to Section 11.05.033 of the City Code, the affirmative vote of at least three-fourth of all members of the City Council, or six (6) Council Members, is required to approve the zoning request. A map depicting the area within 200 feet of the subject property and listing the petitioners and their property within this area is included in the attachments.

COMMENTARY

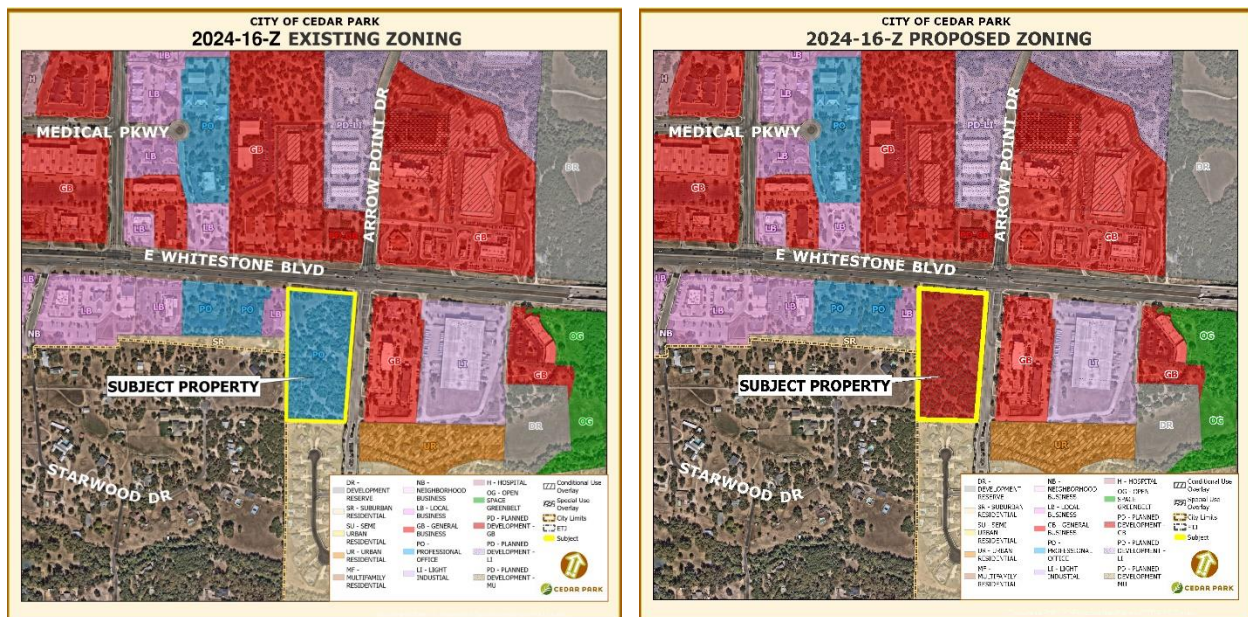
Existing Site and Surrounding Land Uses:

Located at the southwest corner of the intersection of East Whitestone Boulevard and Arrow Point Drive, the 7.79-acre subject property is undeveloped and zoned Professional Office (PO).

The Comprehensive Plan envisions much of the East Whitestone Boulevard corridor in this area to be developed with a mix of commercial and office development that serves the regional community. However, a few tracts, such as the subject property that front East Whitestone Boulevard and abut low-density residential areas, are envisioned for a mix of retail and office development that would be compatible with and serve adjacent residential developments. 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); Planned Development-General Business (PD-GB)	Bank; Retail; Restaurant
South	Low Density Residential (LDR)	Suburban Residential (SR)	Single Family Residential
East	Regional Office/Retail/Commercial (REG)	General Business (GB)	Restaurant; Hotel
West	Local Office/Retail/Commercial (LOC); Low Density Residential (LDR)	Local Business (LB); Suburban Residential (SR); and None (ETJ)	Medical Office; Single Family Residential

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.

A Conditional Overlay (CO) provides supplemental standards to those of the underlying base district to address the unique conditions or circumstances of a property. The CO District may be used to promote compatibility between potentially incompatible land uses; ease the transition from one base district to another; address land uses or sites with special requirements; and guide development in unique circumstances.

Future Land Use Plan:

The Future Land Use Plan (FLUP) identifies the subject property as Local Office/Retail/Commercial (LOC). In conjunction with this rezoning request, the Applicant has submitted a request to change the FLUP designation to Regional Office/Retail/Commercial (REG). The requested General Business-Conditional Overlay (GB-CO) zoning district is compatible with the requested Regional Office/Retail/Commercial (REG) designation.

Comprehensive Plan:

The request for a General Business-Conditional Overlay (GB-CO) district follows these goals of the Comprehensive Plan:

Future Land Use

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

Site Information:

Zoning Case History:

The northern portion of the subject property was annexed in 1996 with the Whitestone Boulevard right of way. The remaining southern portion of the subject property was annexed in 1997. The subject property was zoned with the interim Single Family Residential (R-1) zoning district upon annexation. The table below includes a history of zoning changes on the property.

YEAR	CASE NUMBER	REQUEST	P&Z RECOMMENDATION	CITY COUNCIL ACTION
2004	Z-04-016	Interim R-1 Single Family Residential (R-1) to General Business (GB-3)	Approve 7/20/2004	Approve 8/12/2004
2011	Z-11-012	General Retail (GR) to General Office (GO)	Approve 6/21/2011	Approve 8/11/2011

Major Corridor:

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

Transportation:

The subject property fronts East Whitestone Boulevard, which is classified as a major arterial roadway per the City Mobility Master Plan. The subject property also fronts Arrow Point Drive, which is classified as a commercial collector road south of East Whitestone Boulevard.

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 within the General Business-Conditional Overlay (GB-CO) district 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, with the exception of the following uses, which are proposed to be prohibited within 150 feet of the southern property line:

Prohibited Uses (southern 150-foot portion):

- Alcoholic beverage establishment
- Car wash
- College, university or vocational school
- Commercial Parking Lot
- Event Center
- Gasoline service station
- Indoor Arena or Theater
- Kennel
- Laundromat
- Outdoor Arena, Stadium, or Amphitheater
- Outdoor commercial amusement, major
- Outdoor commercial amusement, minor
- Private or public school
- Restaurant, dine in only
- Restaurant, drive-in or drive-through

Building Setback and Height Requirements:

The setbacks, building height, and other zoning standards of the General Business-Conditional Overlay (GB-CO) district are those of the General Business (GB) zoning district as identified in Table 11.03.091 of the Zoning Ordinance, and summarized in the attached exhibit, which has been included for reference, with the following exception:

- Building setback from the south property line shall be a minimum of 60 feet.

Other standards:

The requested General Business-Conditional Overlay (GB-CO) district imposes the following additional landscape bufferyard standard:

- A 25-foot minimum landscape bufferyard shall be provided along the south property line with no encroachments permitted;
- Fifty (50) percent of the trees in the bufferyard along the south property line shall be a minimum size of six (6) inch caliper and a minimum of ten (10) feet in height.
- Loading docks shall be a minimum distance of 110 feet from the south property line.

Staff Commentary:

The Applicant wishes to develop the overall 7.79-acre subject property with a mix of grocery store, flex office and office/showroom/warehouse uses. To mitigate the impact these uses may have on the area, as well as compatibility concerns with the adjacent neighborhood south of the property,

the Applicant has proposed more restrictive zoning standards as part of the Conditional Overlay (CO) district. These conditions include increased bufferyard and setback requirements, as well as building height restrictions, from the south property line. Some land uses permitted in the General Business zoning district are restricted 150 feet from the south property line.

Although the Applicant has indicated that this development may include a grocery store, if the GB-CO zoning district is approved, any land use permitted in the GB-CO zoning district could potentially be developed on the subject property.

Public Information Plan:

February 5, 2025: Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman

February 7, 2025: Forty-five (45) 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

February 18, 2025: Planning and Zoning Commission public hearing

February 27, 2025: City Council 1st reading and public hearing

March 13, 2025: 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
Neighborhood Communication Summary
Public Communications

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 7.79 ACRES FROM PROFESSIONAL OFFICE (PO) TO GENERAL BUSINESS-CONDITIONAL OVERLAY (GB-CO) GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST WHITESTONE BOULEVARD AND ARROW POINT DRIVE (2024-16-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 February 18, 2025 the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed zoning of General Business-Conditional Overlay (GB-CO) with the condition that the Conditional Overlay (CO) district be modified to include Alcoholic beverage establishment and Outdoor commercial amusement (major and minor) uses

as prohibited uses within 150 feet from the south property line, and that the maximum building height be limited to 35' within 200 feet of the south property line; 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 7.795 acres from Professional Office (PO) to General Business-Conditional Overlay (GB-CO) generally located at the southwest corner of the intersection of East Whitestone Boulevard and Arrow Point Drive, otherwise set forth in the legal description labeled Exhibit "A", the property location map labeled Exhibit "B", and the conditions of the Conditional Overlay district labeled as 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.

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 27th day of February, 2025, 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 13th day of March, 2025, 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

METES AND BOUNDS DESCRIPTION

FOR A 7.793 ACRE TRACT OF LAND SITUATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170 WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 22.23 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO KATHLEEN PELOQUIN AS 22.22 ACRE IN A DEED RECORDED IN DOCUMENT NO. 2001012015 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.) AND DESCRIBED AS 22.23 ACRES IN A CORRECTION DEED RECORDED IN DOCUMENT NO. 2004001053, O.P.R.W.C.T., SAME BEING TO ONE-HALF INTEREST IN 22.22 ACRES CONVEYED TO LAURICE PELOQUIN AS RECORDED AS DOCUMENT NO. 2001052332 AND AS DESCRIBED AS 22.23 ACRES IN A CORRECTION DEED RECORDED IN DOCUMENT NO. 2004001052 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 7.793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with cap found labeled "CCC 4835" for a point being the terminus of the west right-of-way line of Arrow Point Drive, a 120-foot wide public right-of-way described in Document No. 2005034022, Deed Records of said County,, said point being also on the north boundary line of a 53.06 acre tract of land as described in that deed to Creekside Park, LTD., recorded as Document No. 2001031684 of the Official Public Records of said County, same point being on the south boundary line of said 22.23 acre tract, for the southeast corner hereof;

THENCE with the south boundary line of said 22.23 acre tract and the north boundary line of said 53.06 acre tract, **S 69°33'41" W** a distance of 378.44 feet to a ½" iron rod found for a point being the southwest corner of said 22.23 acre tract, said point being also the northwest corner of said 53.06 acre tract and also lying on the east boundary line of a 5.97 acre tract as described in that deed to Alan M. Hill and Debi Hill, recorded in Volume 2280, Page 779 of the Deed Records of said County, for the southwest corner hereof;

THENCE with the west boundary line of said 22.23 acre tract and in part with the east boundary line of the said Hill tract, and in part with the east boundary line of a 5.79 acre tract of land as described in a deed to Alex Abadi, recorded as Document No. 2008032760 of the Official Public Records of said County and in part with the east boundary line of Lot 2, CTKA Subdivision, as shown on a plat recorded in Cabinet CC, Slide 396 of the Plat Records of said County, **N 21°07'05" W**, passing at a distance of 0.67 feet, a ½" iron rod with cap found labeled "CCC 2218" and passing at a distance of 48.03 feet, a 2 inch iron pipe found at the northeast corner of said Hill Tract, same being the southeast corner of said Abadi tract and passing at a distance of 528.00 feet, a ½" iron

7.793 Acre Tract
Page 2 of 2

rod found at the northeast corner of the said Abadi tract, same being the southeast corner of said Lot 2, in all for a total distance of **845.95** feet to a $\frac{1}{2}$ " iron rod with cap found labeled "CCC 4835" for a point being the northeast corner of said Lot 2, same being a point on the north boundary line of the said 22.23 acre tract and also lying on the south right-of-way line of East Whitestone Boulevard (F.M. 1431), a 200-foot wide public right-of-way, for the northwest corner hereof;

THENCE with the north boundary line of said 22.23 acre tract and the south right-of-way line of said East Whitestone Boulevard, **N 72°54'12" E** a distance of **411.90** feet to a point of curvature hereof;

THENCE with the transition from the south right-of-way line of said East Whitestone Boulevard, to the west right-of-way line of said Arrow Point Drive, with the arc of a curve to the right having a radius of **25.00** feet, an arc length of **39.23** feet, a central angle of **89°55'06"** and a chord which bears **S 62°19'23" E** a distance of **35.33** feet to a point of tangency hereof;

THENCE with the west right-of-way line of said Arrow Point Drive, **S 17°06'24" E** a distance of **796.92** feet to the **POINT OF BEGINNING** hereof and containing **7.793** acres of land.

Bearings shown herein are referenced to grid north, Texas State Plane Coordinate System, Central Zone, NAD 83/HARN 99.

Surveyed under the direct supervision of the undersigned,

William A. Forshey 07/08/11
Date

William A. Forshey
Registered Professional Land Surveyor No. 5097
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Road
Cedar Park, TX 78613



EXHIBIT B

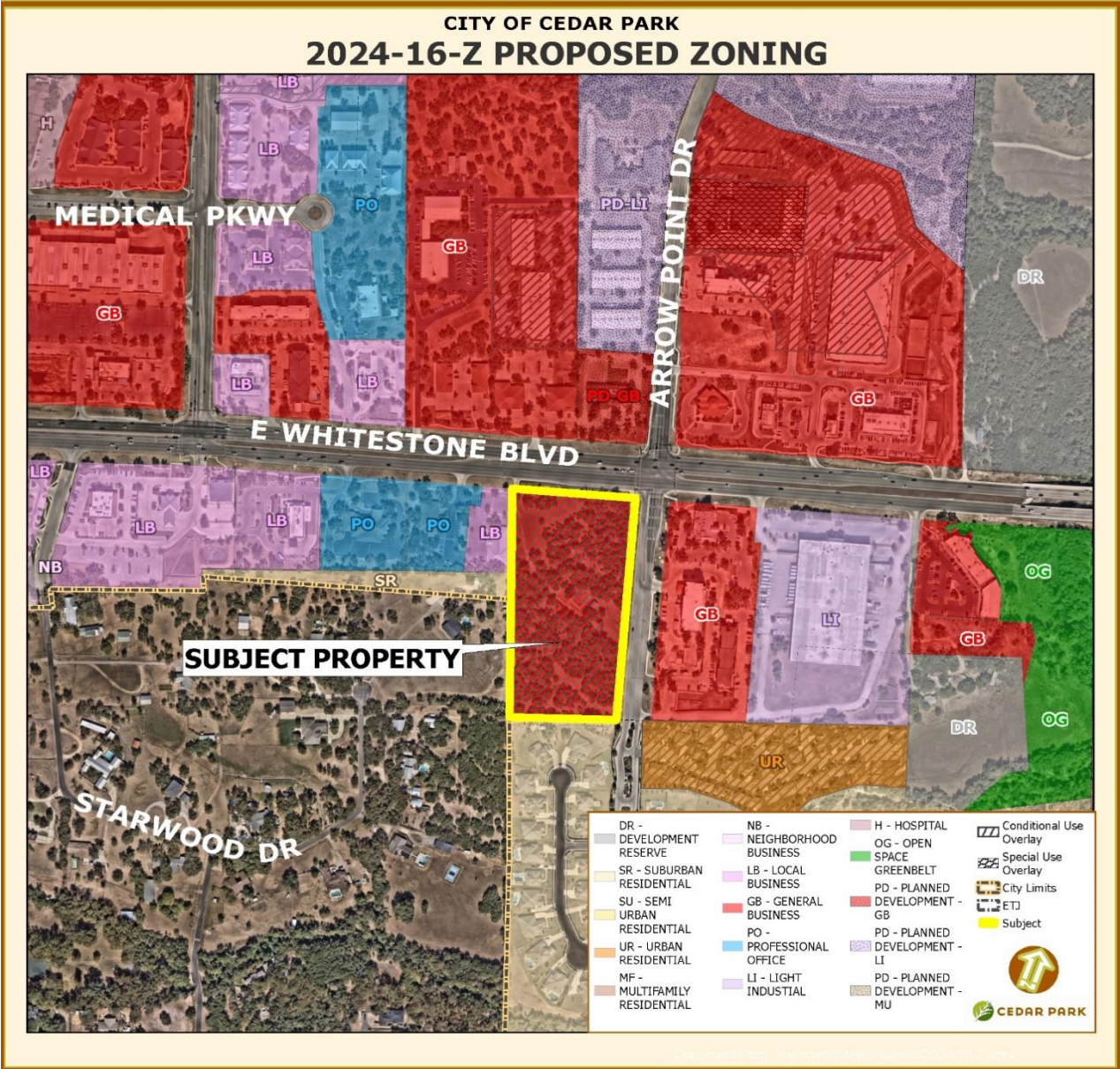


EXHIBIT C
CONDITIONAL OVERLAY STANDARDS

PROHIBITED USES

The uses listed below are prohibited within 150 feet of the south property line. Any use not listed below shall be deemed an allowable use, if allowed within GB.

- Alcoholic Beverage Establishment
- Car Wash
- College, University, or Vocational School
- Commercial Parking Lot
- Event Center
- Gasoline Service Station
- Indoor Arena or Theater
- Kennel
- Laundromat
- Outdoor Arena, Stadium, or Amphitheater
- Outdoor Commercial Amusement, major
- Outdoor Commercial Amusement, minor
- Public or Private School
- Restaurant, drive-in or drive-through
- Restaurant, dine in only

BUFFERYARD

- A 25-foot minimum landscape bufferyard shall be provided along the south property line with no encroachments permitted.
- Fifty (50) percent of the trees in the bufferyard along the south property line shall be a minimum size of six (6) inch caliper.
- Fifty (50) percent of the trees in the bufferyard along the south property line shall be a minimum height of ten (10) feet.

BUILDING SETBACK and HEIGHT REQUIREMENTS

- Building setback shall be a minimum of 60 feet from the south property line.

ADDITIONAL STANDARDS

- Loading docks shall be a minimum distance of 110 feet from the south property line.

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?

In the 2 weeks leading up to the initial petition for a FLUP change, the Applicant (Austin McWilliams with CSW Development), reached out to the Abrantes Community HOA, to inform them of our upcoming FLUP change request. Similarly, CSW Development also communicated with one of the two property owners directly south of the tract, Andy and Jill McGuire. Our efforts to communicate to Mr & Mrs Do were unsuccessful. Additional attempts are currently being made. Application also had multiple meetings and calls with the owners of the 2 commercial properties to the west (Dr. Steirman + DaVita Dialysis).

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

Abrantes HOA: Wendy Harden with The Management Trust & Kim Work, HOA President.
 Andy & Jill McGuire (1 of 2 neighboring property owners to the South)
 Mr. & Mrs. Do - unsuccessful initial communication. Additional attempts pending.
 Dr. Karen Steirman ENT - commercial property owner to west was notified (directly and thru their attorney)
 DaVita Dialysis - commercial property owner to the west was notified.

3. What concerns were raised during these communications?

Request for landscape buffer & wall
 Noise concerns from delivery trucks
 Potential height of buildings
 Shared 1431 access point (now resolved via TxDOT and CoCP Transportation)
 Generally going from green space to a developed property

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

1. Applicant is updating site plan to enhance landscape buffer and location of detention pond to add to buffer. Masonry wall included.
 2. Applicant will be drafting a POA Management document for mixed use project and will restrict certain nighttime hours from deliveries.
 3. Applicant is complying with stated architectural controls withing GB zoning, which are the same as current PO zoning criteria. Further, Application has site planned busiest and tallest building on FM 1431 frontage away from residential homes.
 4. TxDOT and CoCP have both approved Applicant's request for direct access point on 1431 along with a new 500' decel lane.

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

Signature: Austin McWilliams

Date: 12/30/2024

From: [Andy McGuire](#)
To: [Amy Link](#); [Cindy Schlanger](#)
Cc: [Jill McGuire](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Tuesday, February 4, 2025 9:46:47 PM
Attachments: [Requested Zoning Ordinance Modifications 2024-16-Z & 2024-7-FLU.pdf](#)

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Amy and Cindy,

Thanks again for time back in January. Following up on our conversation regarding potential zoning ordinance modifications. Attached are the ordinance modifications we would like to see incorporated as part of the potential zoning change. Not sure what the next steps are. We are planning to attend the P&Z meeting on the 18th to discuss these modifications. Happy to discuss or review prior to the meeting as well. Please advise if you need anything additional from us.

We will be forwarding these to the developer as well.

Regards,

Andy

Andrew McGuire

[REDACTED]

(719) 440-0702

Requested Zoning Ordinance Modifications - 2/2/25

Regarding: 2024-16-Z & 2024-7-FLU

Property: SW CORNER OF ARROW POINT DR AND E. WHITESTONE BLVD

We ask that the City consider the following modifications to proposed General Business Zoning Ordinance for the property in question.

1) Landscaping

We ask that 50% of required trees in the landscape bufferyard be **6-inch caliper*** canopy trees with **minimum height of 12'**. We would ask that these larger trees be placed to optimize visual privacy for the two residential homes to the south. We ask that the canopy tree varieties maintain leaves for most of the year (live oak, white oak, etc.).

* Note current requirement is 4-inch caliper canopy tree with minimum height of 8'

2) Landscape Barrier (bufferyard)

We ask that the General Business-Conditional Overlay (GB-CO) district impose the following additional landscape bufferyard standard:

- A **30-foot minimum landscape bufferyard** shall be provided along the southern property line with no encroachments permitted.

3) Preservation of existing trees

We ask that developer be required to use best efforts to save some existing trees within the minimum landscape bufferyard.

4) Fencing

We ask that materials requirement for the fence along southern property line be modified as follows:

- Fence along southern property line shall be eight (8) feet in height and shall be constructed of stone to match fencing at the entrance to the Abrantes Neighborhood.

5) Height Restriction

We ask to limit **building height to 35'** (to include all structures on the roof) **within 200' of the southern property line.**

6) Loading Docks

We ask that there be a prohibition on loading docks on south side of southernmost building(s)* on the property.

* Building placement is completely notional currently. We refer to possibility of multiple buildings being equally distant from the southern property line.

7) Lighted Signage

We ask that there be no lighted signage (on buildings or freestanding) **within 200' of the southern property line.**

8) Hours of Operation

We understand that hours of operation are difficult to predict or enforce. We believe restricting permitted uses is the appropriate way to accomplish this objective. See item (9).

9) Land Uses: Permitted Uses

We ask the City to limit permitted uses **within 200' of the southern property line**. See the following requested modifications to Table 11.02.064 of the Zoning Ordinance.

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 *		35'		100'	Rear to property line	5'
Outdoor uses	Maximum display area *	10%			Rear to street right-of-way	25'
	Maximum storage area *	10%			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	Kennel
Commissary	with on-premise consumption	Mobile food establishment court
Data center	Day-care center, incidental	Outdoor arena, stadium or amphitheater
Drug store	Hotel	Outdoor commercial amusement, major
Funeral home or mortuary	Nursery, greenhouse, retail	Outdoor commercial amusement, minor
Government office	Research, testing lab, or product	Private school (grades K-12)
Grocery	Restaurant, dine-in only	Tattoo parlor/body piercing studio
Gym	Restaurant, drive-in or drive-through	
Indoor arena or theater	Retail sales	
Indoor commercial amusement	Utility services, major	
Laundromat	Vending kiosk	
Medical clinic	Wireless telecommunications facilities, building mounted	
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

Contact Info:

Andrew McGuire
707 Campino Dr., Cedar Park, TX 78613
(719) 440-0702

From: [Greg Sovich](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: zoning fiel # : 2024-16-Z
Date: Sunday, February 9, 2025 1:36:49 PM

CAUTION: External Sender!

This email was sent by someone outside of the City of Cedar Park. Do not click links, open attachments, or reply to this message unless you recognize the sender. If you are unsure of the legitimacy of this email, contact the Information Services on-call.

Cindy,

First I want to thank you and the leadership of Cedar Park. I love this community, and believe you have done an excellent job managing the fast pace growth.

I am concerned about the re zoning of the plot of land sound ot the new Trader Joe's. I love growth, and love the idea of Trader Joe's.

My issue is summarized very well by Andy McGuire's requests. Having bought a house in the Abrantes gated community, I inquired about that land because of concerns of how bad that light could become due to traffic. There is only one entrance friends and delivery carriers can enter, and that is it. At a minimum, I request a traffic study occur to make sure that light is not a bottle neck. I would hate for the 60 homes in the neighborhood to lose home value if potential buyers have to sit several iterations at that light waiting for not only Trader Joe's traffic, but if retail stores go into the land south of the Trader Joe's.

I also believe a stoned wall should be mandatory for the builder. keep the neighborhood separate from any foot traffic. We bought into a gated community and want the neighborhood to remain that way.

I'd be happy to discuss, my number is 737-330-3019. Unfortunately I am out of town on business February 18th or I would be at the meeting voicing my concerns. We need a traffic study, and to minimize traffic at the light of 1431 and Arrow Point.

Thank you for your consideration. I want Cedar Park to keep growing. But not at the expense of the Abrantes neighborhood seeing a decrease in home value due to the potential for massive traffic entering the neighborhood. The builder needs to be held accountable for this through paying for improvements like a stoned wall, or a gate code on the only other entrance into the neighborhood, or limited to zoning like Andy's document outlines.

Thank you,

Greg

From: [Jeff Sehon](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Thursday, February 6, 2025 9:32:53 PM

CAUTION: External Sender!

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Hello Cindy,

I wanted to provide some feedback regarding the ongoing zoning debate near the Abrantes community.

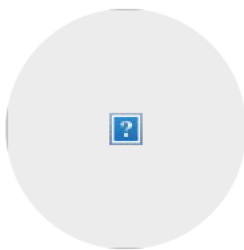
Being a Realtor for 20 yrs and a resident of 5 yrs in Abrantes, this issue is dear to me.

I support the suggested ordinance changes that have been submitted by the McGuire's. I think the changes are reasonable and will help protect the property values in my neighborhood and improve the transition between the proposed development and my neighborhood. I am concerned about the impact that increased traffic could have on the main entrance to my neighborhood and to property values in the neighborhood. Can the city complete a traffic study before making a decision to change zoning.

Just with the addition to the grocery store Foodistan that was just added, I can already see the increase in traffic going in and out of my community and that is a huge concern for me.

Thank you for your consideration!

[Texas Law Requires all License holders to provide the information About Brokerage Services to prospective clients.](#)

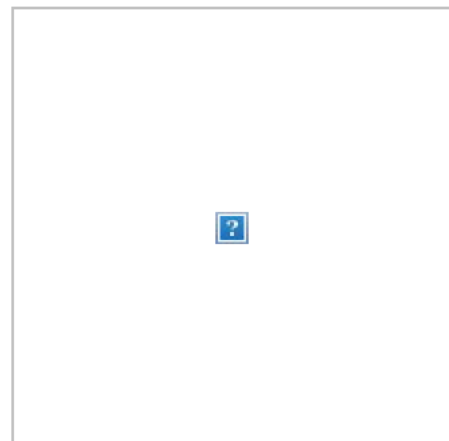


Jeff Sehon

REALTOR®

(512) 695-2919

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Ready to Make the Move?

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From: [Rexy Samuel](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Thursday, February 6, 2025 1:56:48 PM

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Hello,

We support the suggested ordinance changes that have been submitted by the McGuire's. We think the changes are reasonable and will help protect the property values in our neighborhood and improve the transition between the proposed development and our neighborhood.

Thanks,
Abrantes Resident

From: [Scott Olsen](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Friday, February 7, 2025 5:54:03 PM

CAUTION: External Sender!

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This message is intended for the Planning & Zoning Committee regarding the proposed zoning change at Arrow Point and 1431. I'm unable to attend the meeting on the 18th but as a resident of the Abrantes Community, I wanted to express my position and one that, I believe, is shared by many of my neighbors.

We are a small community of appx 90 homes and thus, are a fairly close-knit community. We bought our home new in 2017 and we weren't overly concerned about the eventual build-out of the 8 acre parcel because it was zoned as Professional Office. However, the proposed change to General Business does create significant concern about property value and traffic impacts to our neighborhood.

We appreciate the diligent research completed by the McGuires and support their thoughtful proposed ordinance changes. The proposed changes recommended by the McGuires are aligned to the community interests and will help protect the property values for Abrantes residents of Cedar Park.

The main entrance to the neighborhood for our ~90 homes is on Arrow Point. Thus, the traffic impacts on Arrow Point associated with a zoning change must be well understood. I understand that typically, a traffic assessment would occur after a zoning change. However, given the significance of this entrance to the residents, we feel strongly that a traffic impact assessment must understood before authorizing a zoning change.

We have been Cedar Park residents for 15 years and we love the Cedar Park Community. The city leadership has done an outstanding job leading through the growth and all the significant changes the city has undergone. The development of this property is one more part of that growth and I hope (and trust) the Committee will be thoughtful in their approach to protect the interest of Cedar Park residents in Abrantes while managing the potential this 8 acre plot has for the city.

thank you,

Scott Olsen & Family
600 Girassol Cove
Cedar Park, TX 78613


(512) 784-5080

From: [Jeff Johnson](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Monday, February 10, 2025 6:28:00 PM

CAUTION: External Sender!

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Cindy-

I'm a current resident of the Abrantes Residential Community (ARC). I'm also a former HOA Board Member of ARC.

I understand that there is interest by a developer to change zoning of the 7.7+ acre tract fronting ARC from Professional Office(PO) to General Business(GB). This creates some concern for me and many of the residents of ARC. I understand that the said property was previously zoned GB and changed to PO to create greater value to the residential land that is now ARC. When buying a home in a neighborhood like ARC, it is good diligence to understand how the adjacent properties might be developed. That is certainly the case here where a PO zoning offers a much different potential scenario that GB would bring. Residents spent a good deal of money building their homes in ARC with this in mind. To revert the property back to GB post ARC buildout breaks the trust the residents put into the zoning plans and the City of Cedar Park.

Many concerns come with a GB zoning change that could bring including increased traffic, loading docks, and increased noise to name a few. I would propose a compromised option that I would consider a win-win for all involved. I propose that only the acreage required by Trader Joes (approx 3 acres) be rezoned to GB while retaining the PO zoning on the remaining 4 acres immediately adjacent to ARC. This would create the necessary 'buffer' between the GB space and ARC. The City benefits from the addition of a respected retailer and ARC gets value protection that the PO zoning offers.

I appreciate your consideration of these points. I welcome any questions you might have on these points.

Regards,

Jeff Johnson
605 Girassol Cv
512-971-2450


From: [Kenneth Wong](#)
To: [Cindy Schlanger](#)
Subject: [External] February 18th Meeting
Date: Thursday, February 6, 2025 2:20:08 PM

CAUTION: External Sender!

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Hi Ms. Schlanger,

We live in the Abrantes neighborhood and will be greatly affected by the expected Trader Joes coming next to our neighborhood. We greatly support the ordinance changes submitted by the McGuires. I hope you and the council members consider them.

Regards,
Abrantes resident

From: [Natalya Gavryshko](#)
To: [Cindy Schlanger](#)
Subject: [External] Support for Ordinance Changes
Date: Thursday, February 6, 2025 2:12:10 PM

CAUTION: External Sender!

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Hello,

I am writing to express my support for the ordinance modifications submitted by the McGuires regarding Zoning Change. I believe these proposed changes are reasonable and will help protect property values in our neighborhood while ensuring a smoother transition between the new development and existing residential areas.

Additionally, I share concerns about the potential traffic impact on our neighborhood. With the estimated daily visits exceeding 2,000, I strongly encourage the city to conduct a traffic study before finalizing any zoning changes. Understanding the expected traffic effects beforehand is crucial for maintaining safety and accessibility for residents.

Thank you for your time and consideration.

Best regards,

Natalya Gavryshko

From: [florestad](#)
To: [Cindy Schlanger](#)
Subject: [External] trader Joe's at arrow point and Whitestone
Date: Saturday, February 8, 2025 4:59:27 PM

CAUTION: External Sender!

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I live in the abranite subdivision near where the Trader Joe's is proposed.

I looked at the plans submitted by the developer and noticed that the right turn only lane on Whitestone will only accommodate 25% of the traffic (eastbound Whitestone traffic) if that. I'm assuming that people leaving trader Joe's can also make a right turn going east on Whitestone. if that's not the case then approximately 87% of the traffic will have to use arrow point and there's only one inlet/outlet from the development. I believe there should be a second inlet/outlet from the development into arrow point in lot 2 between the first two buildings and the third building.

ideally a road should connect this Trader Joe's parking lot with the road that has a light by round Rock donuts.

also given the traffic at the Trader Joe's by the arboretum, traffic studies should be done based on the number of people going to that Trader Joe's not just assume 2000. the traffic at the store is a nightmare

Carl Spies

Sent from my Galaxy

From: [Aditya Kuram](#)
To: [Cindy Schlanger](#)
Cc: [Better Half Boss Lady Love Of My Life Thejaswi NC](#)
Subject: [External] "Ordinance changes" submitted by McGuires
Date: Sunday, February 9, 2025 11:02:41 AM

CAUTION: External Sender!

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Aditya Kuram
703 Campino Dr.
Cedar Park, TX, 78613

[REDACTED]
503-560-0752
02/09/2025

To:
City Council / Cindy Schlanger
Cedar Park, TX
450 Cypress Creek Road,
Cedar Park, TX 78613

Subject: Support for Ordinance Changes Submitted by McGuires

Dear Cindy Schlanger,

I am writing to express my strong support for the ordinance changes submitted by McGuires. These proposed changes align with the purpose of the ordinance, improving community development.

McGuires has been a valued part of our community, and these ordinance modifications will:
Promote economic growth and business development
sustainability and safety

The proposed amendments reflect a positive step forward in ensuring that our community remains safe/progressive/business-friendly. I urge you to approve these changes and support initiatives that contribute to our shared goals.

Thank you for your time and consideration. I appreciate your commitment to serving our community and look forward to your favorable decision on this matter.

Sincerely,
Aditya Kuram

[REDACTED]

From: [Tristan Chizick](#)
To: [Cindy Schlanger](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Sunday, February 16, 2025 11:52:17 PM

CAUTION: External Sender!

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Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

Hello Ms. Schlanger,

We am writing to express our concern regarding the proposed land rezoning outside the Abrantes neighborhood from Professional Office (PO) use to General Business (GB) use.

Our neighbors, Andy and Jill McGuire, have been in communication with Planning & Zoning and City Council members to voice the concerns we have regarding the potential impacts this zoning change may have on our neighborhood. We are writing to let you know we share the McGuire's concerns and support the Ordinance changes they have submitted.

In addition, our concerns if this zoning change were to be approved are as follows:

1. Traffic impact - I have many concerns about the intersection at 1431 & Arrow Point being able to accommodate the increased traffic volume expected. We have already seen traffic issues at that intersection as a result of the new Foodistan plaza opening just east of the intersection. I encourage Planning & Zoning to spend some time observing this intersection, especially heading west to turn on Arrow Point, and then exiting Arrow Point to head west on 1431. We are very concerned that a traffic study would *not* be done **before** a rezoning would be voted on since this could have significant impact on whether or not projected traffic increase can even be supported.
2. Noise & traffic impacts - The impact on our neighborhood during evenings & weekends. The Ordinance changes discussed by the McGuires address some of these concerns. We want to ensure our neighbors' daily life is not impacted negatively by the businesses that may move into this property for years to come.
3. Change of anchor store - What happens if Trader Joe's decides not to build at this location after it's been rezoned. This is the proposed business of choice for the developer, however if Trader Joe's decides on a different location, where does that leave us? What other businesses could be built there in a General Business zone that would have a much greater impact on our neighborhood than the current Professional Office zone allows?

We appreciate your attention and acknowledgement of our concerns. We look forward to further communication as this evaluation progresses.

Sincerely,

Tristan & Jonathan Chizick
601 Campino Dr.
Cedar Park, TX 78613

[REDACTED]

408-502-2326

From: [Kim Work](#)
To: [Cindy Schlanger](#)
Cc: [REDACTED] [Theodora Bahal](#); [REDACTED]
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Monday, February 17, 2025 8:04:02 AM

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Good morning, Cindy. I am the President of the Abrantes HOA and I wanted to send you the official HOA statement regarding the rezoning proposal for the property at Arrow Point and 1431.

The Abrantes HOA supports the suggested ordinance changes that have been submitted by the McGuire's. We think the changes are reasonable and will help protect the property values in our neighborhood and improve the transition between the proposed development and our neighborhood.

The Abrantes HOA is concerned about the impact that increased traffic could have on the main entrance/exit of our neighborhood and to property values. The traffic light at Arrow Point and 1431 does not favor our community at all - leaving the community to go straight or turn left at the light, turning left from 1431 onto Arrow Point, going straight from the other side of 1431. We ask the city to complete a traffic study and share the results with our community before deciding to change zoning.

Thank you for your time! Please contact me if you have any questions.

Thank you,
Kim Work
President, Abrantes HOA
cc: Theodora Bahal, Secretary
Beth Frank, Treasurer
Andy McGuire, HOA member

From: [Karen Phan](#)
To: [Cindy Schlanger](#)
Cc: [Damien Harris](#)
Subject: [External] Attention: Zoning File #: 2024-16-Z
Date: Monday, February 17, 2025 5:08:03 PM

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Regarding: 2024-16-Z & 2024-7-FLU
Property: SW CORNER OF ARROW POINT DR AND E. WHITESTONE BLVD

Hello,

I hope you're doing well. My name is Karen Phan, and my husband, Damien, and I live at 607 Girassol Cv in the Abrantes neighborhood. I am writing as a member of this community regarding the proposed rezoning at the entrance to our neighborhood. While we are not opposed to the rezoning efforts, we want to ensure that the transition between the development and our neighborhood is thoughtfully planned to protect our community's character and property values.

We strongly support the ordinance changes proposed by Andy and Jill McGuire, as they provide a reasonable approach to minimizing the impact of the development on our neighborhood. To improve the transition between the commercial development and our residential area, we ask that the City consider modifications that help protect privacy, reduce potential disturbances, and create a more seamless buffer between the two spaces.

Damien and I regularly walk to restaurants and businesses along Whitestone Blvd through the front entrance and the Arrow Point/Whitestone intersection. We are concerned about the increased traffic at our neighborhood's main entrance and the potential impact on pedestrian safety and property values. We respectfully request that the City conduct a traffic study before finalizing any zoning changes to fully assess and address these concerns.

We appreciate your time and consideration of our feedback.

Best regards,
Karen Phan and Damien Harris
607 Girassol Cv
Cedar Park, TX 78613
(214) 923-2993

From: [Jon Zieve](#)
To: [Cindy Schlanger](#)
Subject: [External] Planning & Zoning Commission
Date: Monday, February 17, 2025 5:08:11 PM

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Hi Cindy,

We would like to share our support for the proposed Zoning change to the property at the corner of Arrow Point Dr. and Whitestone. We live in the condominium community on the other side of the street in back of the hotels.

Thanks,

Jon & Janet Zieve
710 Arrow Point Dr, Unit 10
Cedar Park, TX 78613

From: Celeste Lunceford Havis, MS, LPC <[REDACTED]>
Sent: Tuesday, February 18, 2025 8:48 PM
To: Jill Hoffman <jill.hoffman@cedarparktexas.gov>
Subject: [External] Complaint about the Planning and Zoning Commission meeting tonight

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Hello,

I am watching the Planning and Zoning Commission meeting virtually tonight and I registered to speak, following the instructions on the website. When my name was called, it was made to seem I didn't appear but nobody unmuted my microphone as was stated would happen in the instructions. I was not able to unmute myself. This does not make me happy, because I was not able to verbalize my thoughts.

I want it on the record that I am fully in support of Trader Joe's in the location specified. The modifications offered by the developer were very reasonable and would provide much more of a buffer than most people have from other developments. We are 16 year residents of Cedar Park, less than 3 miles away from this location, but we are native Texans - not people wanting to change Cedar Park into California by bringing in a Trader Joe with this rezoning. Instead, I would like to see Cedar Park get more unique businesses like Trader Joe, instead of more car washes, chicken shacks, mattress stores and dentists. I would MUCH rather my money stay in Cedar Park than go to Austin, where the only Trader Joe's is located.

So please make my thoughts known and also please have whoever is running the technical aspects of the online meetings be brought up to speed on HOW they function and how to allow online speakers have access.

Thank you,
Celeste

Celeste Lunceford, MS, LPC-S
Licensed Professional Counselor - Supervisor, #17977
Color Street: www.polishmeprettywithceleste.com
512-217-8185



Notice of Public Hearings on a Proposed Zoning Change
See reverse for information on how to access meetings virtually.

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, ABOUT: 2024-16-Z & 2024-7-FLU

The City of Cedar Park shall hold public hearings on a request by First Cedar Park Capital Funding, LLC to rezone approximately 7.79 acres from Professional Office (PO) to General Business (GB) generally located at the southwest corner of East Whitestone Boulevard and Arrow Point Drive. This request is being considered in conjunction with a request to amend the Future Land Use Plan (2024-7-FLU) from Local Office/Retail/Commercial (LOC) to Regional Office/Retail/Commercial (REG) for the property.

Agent: Antonio Prete, P.E.
Phone: (512) 505-8953

The Planning and Zoning Commission may recommend and City Council may approve any zoning district which is equivalent or more restrictive than that which is requested and which is deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

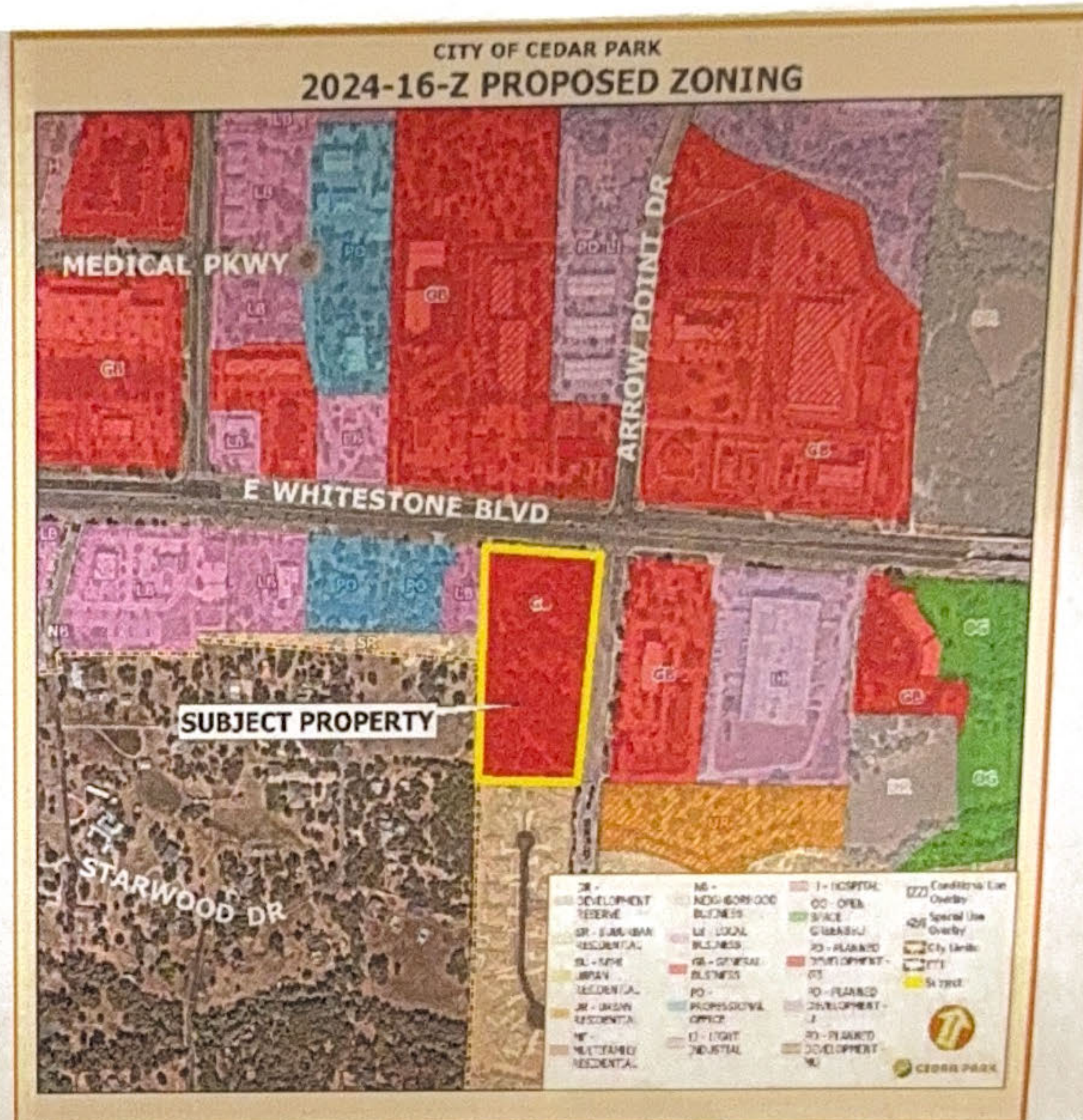
For more information regarding this application, call the Planning Division at (512) 401-5082.

A public hearing will be held by the Planning and Zoning Commission on Tuesday, January 21, 2025 at 6:30 PM.

A public hearing will be held by the City Council on Thursday, February 13, 2025 at 7:00 PM.

Council action and second reading may be considered at the meeting following the public hearing (February 27, 2025).

Cedar Park City Council Chambers
450 Cypress Creek Road, Building 4
Cedar Park, Texas 78613



You may send your written comments to the Planning Division, 450 Cypress Creek Road, Bldg 1, Cedar Park, Texas 78613 or e-mail: cindy.schlanger@cedarparktexas.gov (attention: Zoning File #: 2024-16-Z)

Name: ANDRES ABREU

Address: 710 ARROW POINT DR. UNIT 24
CEDAR PARK TX 78613

☐ I am not in favor and this is why:

☒ I am in favor and this is why:

ESPECIALLY BECAUSE THIS WILL
ALLOW THE CONSTRUCTION OF TRADER'S JOE,
A WONDERFUL RETAIL STORE.

You may send your written comments to the Planning Division, 450 Cypress Creek Road, Bldg 1, Cedar Park, Texas 78613 or e-mail: cindy.schlanger@cedarparktexas.gov (attention: Zoning File #: 2024-16-Z)

Name: ANNA V. ANDERSON

Address:

710 ARROW PT. DR #21
CEDAR PARK TX 78613

☐ I am not in favor and this is why:

☒ I am in favor and this is why:

home trader is too !!!

450 Cypress Creek Road | Cedar Park, Texas 78613 Office (512) 401-5000 | Fax (512) 258-6083 | www.cedarparktexas.gov

H.3

Ms. Anna Anderson
710 Arrow Point Dr Unit 26
Cedar Park, TX 78613

Ms. Anna Anderson
710 Arrow Point Dr Unit 26
Cedar Park, TX 78613

AUSTIN TX 786
RIO GRANDE DISTRICT
16 JAN 2025 PM 3 L

Forever

From: Cindy Sherman <[REDACTED]>
Sent: Wednesday, January 22, 2025 4:16:46 PM
To: Cedar Park Council <council@cedarparktexas.gov>
Subject: [External] Trader Joe's - YES Please!

CAUTION: External Sender!

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Just a quick note to let you know I'm in support of bringing a Trader Joe's to Cedar Park!

Cindy Sherman
1230 Fall Creek Loop
Cedar Park, TX 78613

From: Erika Bach <[REDACTED]>
Sent: Friday, January 24, 2025 9:28 AM
To: Cedar Park Council <council@cedarparktexas.gov>
Subject: [External] Planning and Zoning Feb 18th

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Dear Cedar Park Planning and Zoning Committee,

As a citizen of Cedar Park for the last 8 yrs, we have seen the cities exponential growth of both residents and businesses. This growth has made Cedar Park a destination and helping keep more money within the City.

The addition of a Trader Joes would be an amazing and highly trafficked location for the people of Cedar Park, Leander, Round Rock, Liberty Hill and many more surrounding communities.

My hope is that the counsel will grant the development of this property and bring Trader Joes to Cedar Park.

Sincerely
Erika Bach

Twin Creek Neighborhood Resident

-----Original Message-----

From: Janet Schliesser <[REDACTED]>
Sent: Wednesday, January 22, 2025 6:38 PM
To: Cedar Park Council <council@cedarparktexas.gov>
Subject: [External] Trader Joe's

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I vote *yes* for Trader Joe's in Cedar Park!

From: Jenna Lee <[REDACTED]>
Sent: Monday, January 6, 2025 6:55 PM
To: Cedar Park Council <council@cedarparktexas.gov>; Mayor Jim Penniman-Morin
<mayor.jim@cedarparktexas.gov>
Subject: [External] YES to Trader Joe's

CAUTION: External Sender!

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Dear Mr Mayor and City Council Members,
I am writing to give my support in bringing Trader Joe's to our city. Please vote YES in bringing this business to Cedar Park.

I LOVE TJ's!

Thanks,

Jenna Lee
310 590 5380 (cell)
[REDACTED]

14815 Avery Ranch Blvd, Austin, TX 78717

From: Rachael Hall <[REDACTED]>
Sent: Monday, January 6, 2025 4:07 PM
To: Cedar Park Council <council@cedarparktexas.gov>; Mayor Jim Penniman-Morin <mayor.jim@cedarparktexas.gov>
Subject: [External] YES to Trader Joe's

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Dear Mr Mayor and City Council Members,
I am writing to give my support in bringing Trader Joe's to our city. Please vote YES in bringing this business to Cedar Park.

Thank you,
Rachael
2208 Old Sterling Rd, Cedar Park, TX 78613

www.rachaelhallphoto.com

830.708.8877

Wedding Wire Couples' Choice Award Winner 2020, 2019, 2018, 2017, 2016
WINNER--ILEA ASE Awards, Best Event Photography 2020 & 2018

WINNER--Texas Star Awards, Best Event Photography 2018 & 2017

WINNER--Texas Star Awards, Best ILEA Team Effort Under \$75,000

You may send your written comments to the Planning Division, 450 Cypress Creek Road, Bldg 1, Cedar Park, Texas 78613 or e-mail: cindy.schlanger@cedarparktexas.gov (attention: Zoning File #: 2024-16-Z)

Name: SARA FRANK

Address: 710 Arrow Point Unit #1

☐ I am not in favor and this is why:	☒ I am in favor and this is why:
	A GROCERY STORE BETWEEN THE HEB ON FARMER LN. & THE HEB ON 183/BELL BLVD. WOULD BE AN ASSET.

450 Cypress Creek Road | Cedar Park, Texas 78613 Office (512) 401.5000 | Fax (512) 258-6083 | www.cedarparktexas.gov

Sara Frank
710 Arrow Point Unit 1
Cedar Park, TX 78613

AUSTIN TX
17 JAN 2025 PM 2:12



From: Sherry X Wang <[REDACTED]>
Sent: Monday, January 27, 2025 12:55 AM
To: Cedar Park Council <council@cedarparktexas.gov>
Subject: [External] Request: Trader Joe's in Cedar Park

CAUTION: External Sender!

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Dear City Council of Cedar Park,

I am writing to express my strong desire for a Trader Joe's location in Cedar Park, Texas.

Cedar Park is a rapidly growing community with a vibrant and diverse population. We, high skill highly educated young families, have a strong appreciation for high-quality, unique, and affordable food options. Trader Joe's would be a fantastic addition to our local market, offering residents access to:

*****High-quality, unique, and affordable groceries:**** Trader Joe's is renowned for its unique and high-quality products, including organic and international foods, at competitive prices.

*****Increased convenience:**** A local Trader Joe's would significantly enhance the convenience and quality of life for Cedar Park residents.

*****Support for local businesses:**** Trader Joe's often partners with local suppliers, which would benefit the local economy.

I urge you to seriously consider opening a store in Cedar Park. I believe it would be a resounding success and greatly appreciated by the community.

Sincerely,

Sherry Wang
1306 Chalk Ln, Cedar Park, TX 78613
(714)-352-9831

From: Darron (Dippel) Jurajda [REDACTED]
Sent: Monday, December 23, 2024 4:59 PM
To: Cedar Park Council <council@cedarparktexas.gov>
Subject: [External] Dec 12 meeting, Item H.2 (specialty grocer)

CAUTION: External Sender!

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Hi all,

Sorry I missed the meeting on 12th. This is an exciting project. I know it is early and there will be additional time to comment later but wanted to get one comment in since ya'll were already talking about traffic during the meeting. Don't forget to ask how people would access it via bike or on foot as well. Our MMP shows a future shared use path along 1431 (but it might be on the north side of 1431) and our updated codes require an easement to accommodate anything in the MMP:

[§ 12.20.007 Hike and bike trail requirements.](#)

When hike and bike trails, as identified in the mobility master plan, are proposed within a private development, the developer shall dedicate a public access easement to accommodate the trail and construct the trail in conjunction with the subdivision improvements or site development.

I know people walk and ride to all the businesses to the west of this lot and I imagine we will get people walking and biking to this location too. Just something to keep in mind.

Merry Christmas to all!

Darron

From: Marshall Gingold <[REDACTED]>
Sent: Wednesday, January 22, 2025 2:44 PM
To: Cedar Park Council <council@cedarparktexas.gov>
Cc: Cindy Schlanger <cindy.schlanger@cedarparktexas.gov>
Subject: [External] Zoning File #: 2024-16-Z

CAUTION: External Sender!

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To the Planning and Zoning Commission of Cedar Park, TX,

As a former multi-year resident of Cedar Park, residing at 710 Cottages at Abrantes on Arrow Point Drive from 2019 to 2024 before relocating to Round Rock, I am writing to express my support for the proposed rezoning of the southwest corner of Whitestone Blvd and Arrow Point Drive.

Unlike the 2023 rezoning request by Floor and Decor, which sought to develop the same site into a large-scale warehouse, retail store, and expansive parking lot, this proposal by Trader Joe's represents a significantly less disruptive and more community-oriented option. The Floor and Decor proposal raised serious concerns about increased congestion on Arrow Point Drive and the impact of frequent, large 18-wheel supply trucks on traffic and neighborhood tranquility.

In contrast, Trader Joe's smaller footprint and more neighborhood-friendly approach would be a welcome addition to the area. It offers the opportunity for a high-quality grocery store that provides an alternative to H-E-B and serves the local community, particularly those within walking distance of Arrow Point Drive.

Approving this rezoning request would not only meet the needs of local residents but also contribute to the neighborhood's overall quality of life without introducing the significant traffic and noise concerns associated with previous proposals for this site.

Thank you for considering this matter, and I hope you will support this beneficial development for Cedar Park residents.

Sincerely,

Marshall Gingold

(c) 408.489.8674

From: [REDACTED]
To: [Cindy Schlanger](#)
Subject: [External] Grocery Anchored Project at 1431 and Arrow Point
Date: Tuesday, February 25, 2025 4:31:21 PM

CAUTION: External Sender!

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Hi Cindy,

Justin sending an email in support of the potential grocery anchored project at 1431 and Arrow Point. I think this would be fantastic for Cedar Park and a big draw from surrounding areas to our amazing city.

Hoping council votes yes!

Best,

- Tom Spano, Co-Owner Haute Spot

From: [REDACTED]
To: [Cindy Schlanger](#)
Subject: [External] Concerns about rezoning for Trader Joes
Date: Thursday, March 6, 2025 4:26:04 PM

CAUTION: External Sender!

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Good Afternoon ,

I live in Abrantes, the neighborhood behind the land that has had a proposed zoning change, at 1431 and Arrow Point Dr. I am deeply concerned about the traffic that will be caused by GB zoning. The original zoning once built out would certainly not add as much stress to the traffic on Arrow Point Dr. and the neighborhood was fine with that. Also, I attended the first council meeting and the setbacks proposed were not what was talked about at the second meeting. They were shortened quite a lot. I have great concerns about this project and most of the neighbors in this neighborhood are not for the rezoning of this lot. I don't have a good feeling about this and I request that you please leave the zoning how it was originally.

Thank you for your time,
Jacob Brown
Abrantes Resident

From: [REDACTED]
To: [Cindy Schlanger](#)
Cc: [REDACTED]
Subject: Re: [External] Attention: Zoning File #: 2024-16-Z
Date: Thursday, March 6, 2025 11:58:33 AM
Attachments: [REDACTED]

CAUTION: External Sender!

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Hi Cindy!

I am not sure if you are the correct person to reach out to, but I wanted to follow up on the city council meeting last week where the rezoning proposal was discussed.

The Abrantes community is very concerned about the impact that traffic will have on the community if the rezoning proposal is approved. In the meeting, Abrantes resident Tristan Chizick (cc'd on this email) expressed her concerns to the city council. In response, "the traffic guy" (as they referred to him) was brought up to answer questions. His response was shocking to all of us because it was not accurate - the intersection of 1431 and Arrow Point is NOT currently set up to handle the increased traffic that the addition of a grocery store and "flex warehouse space" at the corner would bring. Even with the current amount of traffic that comes through here, traffic trying to turn left from Arrow Point onto 1431 gets backed up at that light. And the light does not "favor" that traffic at all. It turns green for just a few seconds, and if you miss it, you will be stuck at the red light for 5 minutes. This happens even when there isn't much traffic on 1431.

To reiterate what Tristan said, we are asking for a full traffic study to be conducted prior to approving the rezoning proposal. We would also expect that adjustments will be made to the timing/pattern of the traffic lights PRIOR TO the opening of the grocery store.

We also ask that the city council closely reviews the documentation from the developer. There are several instances where the developer SAYS one thing, but then puts something different in the documentation hoping that nobody will notice.

Example: The written commitment is only a 60' setback from the southern border, not the 200' that the developer stated that is mentioned in the Community Impact article this week.

I want to end this email by stating that the Abrantes community IS NOT opposed to the Trader Joe's. We are just very concerned about the negative impacts it could have on our community, and need assurance from the City Council that they will support us.

Thanks for your time!

Warm regards,

Kim Work
HOA President

Abrantes Residential Community

On Tue, Feb 18, 2025 at 9:45 AM Cindy Schlanger <cindy.schlanger@cedarparktexas.gov> wrote:

Thank you for your email, Kim. We will provide a copy to the Commissioners today.

Cindy Schlanger, AICP

Senior Planner

Development Services

Cedar Park, Texas 78613

Phone: 512-401-5082



From: Kim Work <[REDACTED]>
Sent: Monday, February 17, 2025 8:04 AM
To: Cindy Schlanger <cindy.schlanger@cedarparktexas.gov>
Cc: [REDACTED] Theodora Bahal <[REDACTED]>
[REDACTED]
Subject: [External] Attention: Zoning File #: 2024-16-Z

CAUTION: External Sender!

This email was sent by someone outside of the City of Cedar Park. Do not click links, open attachments, or reply to this message unless you recognize the sender. If you are unsure of the legitimacy of this email, contact the Information Services on-call.

Good morning, Cindy. I am the President of the Abrantes HOA and I wanted to send you the official HOA statement regarding the rezoning proposal for the property at Arrow Point and 1431.

The Abrantes HOA supports the suggested ordinance changes that have been submitted by the McGuire's. We think the changes are reasonable and will help protect the property values in our neighborhood and improve the transition between the proposed development and our neighborhood.

The Abrantes HOA is concerned about the impact that increased traffic could have on the main entrance/exit of our neighborhood and to property values. The traffic light at Arrow Point and 1431 does not favor our community at all - leaving the community to go straight or turn left at the light, turning left from 1431 onto Arrow Point, going straight from the other side of 1431. We ask the city to complete a traffic study and share the results with our community before deciding to change zoning.

Thank you for your time! Please contact me if you have any questions.

Thank you,

Kim Work

President, Abrantes HOA

cc: Theodora Bahal, Secretary

Beth Frank, Treasurer

Andy McGuire, HOA member

General Business (GB) Zoning Standards and Permitted Uses

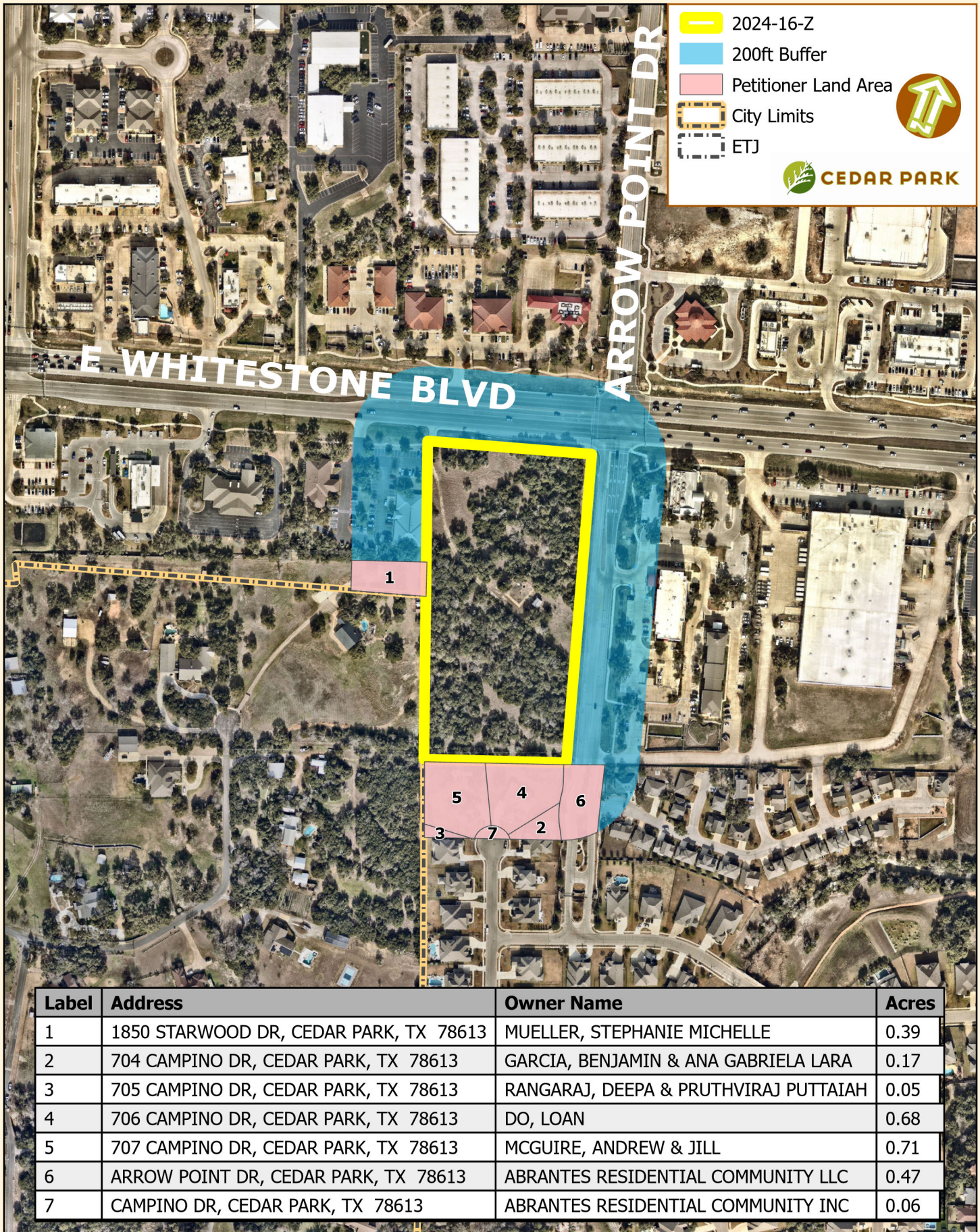
Minimum lot area	20,000 sf	Building setbacks *	Front *	25'
Minimum lot width	100'		Interior side	12'
Minimum lot depth	200'		Street side	25'
Maximum building height *	100'		Rear to property line	5'
Outdoor uses	Maximum display area *		Rear to street right-of-way	25'
	Maximum storage area *		ES, SR or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

2024-16-Z ARROW POINT COMMERCIAL 200FT CONTENTION



Zoning Change Protest 2025 - File #: 2024-16-Z

Zoning Change approvals shall require an affirmative vote of four (4) members of the City Council; provided, however, a proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (3/4) of all members of the City Council if:

1. The Planning and Zoning Commission has recommended against a proposed amendment, supplement, change, or modification; or
2. A proposed change to a regulation or boundary is protested in accordance with Texas Local Government Code, Sec. 211.006, *Procedures Governing Adoption of Zoning Regulations and District Boundaries*, as follows:
 - A. A protest of a zoning decision shall be filed no later than the 30th day after the date that public notice is given, as stated in Sec. 11.06.02.02, *Public Notice*;
 - B. The protest must be written and signed by the owners of at least 20 percent of either:
 - a. the area of the lots or land covered by the proposed change; or
 - b. the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.
 - c. In computing the percentage of land area in this Subsection, the area of streets and alleys shall be included.

Regarding zoning change to the vacant land at the southwest corner of E. Whitestone & Arrow Point:

The following property owners, that we believe fall within the 200-foot rule, are providing their signatures in opposition to (protesting) the proposed zoning change to the vacant land at the southwest corner of E. Whitestone & Arrow Point

Address	Name	Signature
707 Campino Dr	Andrew & Jill McGuire	Andrew T McGuire
705 Campino Dr		
706 Campino	Loan DO	
704 Campino Dr	Ana Gabriela Lara	Ana Gabriela Lara
	Abrantes HOA - Kim Work	Kim Work
1850 Starwood Dr	Stephanie Mueller	Stephanie Mueller

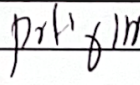
Zoning Change Protest 2025 - File #: 2024-16-Z

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Address	Name	Signature
707 Campino Dr	Andrew & Jill McGuire	
705 Campino Dr	RAJ PUTTAIAH	
706 Campino		
704 Campino Dr		
	Abrantes HOA	
1850 Starwood Dr	Stephanie Mueller	

File Attachments for Item:

H.4 Consideration Of A Resolution Authorizing An Agreement With Marathon Fitness For Weight Room Strength And Cardio Equipment In An Amount Not To Exceed \$357,540.06.



CITY COUNCIL AGENDA
March 13, 2025

Item/Subject: A Resolution Authorizing An Agreement With Marathon Fitness For Weight Room Strength And Cardio Equipment In An Amount Not To Exceed \$357,540.06.

Commentary

The strength equipment in the Recreation Center weight room is original to the opening of the recreation center, making the equipment over 15 years old. Additionally, the manufacturer of the current equipment is no longer in business making repairs difficult. Furthermore, the cardio equipment is on a replacement cycle and has reached its useful life. Replacing both the strength and cardio equipment at the same time will minimize weight room closure downtime for our members and is part of an overall upgrade to the facility. Therefore, staff is recommending an agreement with Marathon Fitness for replacement of the strength and cardio equipment.

Quotes were obtained for this purchase from Marathon Fitness, a Texas Buy Board contracted vendor #665-22. By taking advantage of the Texas Buy Board purchasing cooperative pricing, the total price for this project will not exceed \$357,540.06. This price includes all pertinent work to ship and install the strength and cardio equipment and remove the old equipment.

Purchasing through the Texas Buy Board meets the City's requirements for competitive procurement in accordance with Texas Local Government Code Chapters 252 and 271. Staff is therefore recommending approval of a resolution authorizing an agreement with Marathon Fitness for the strength and cardio equipment replacement at the Cedar Park Recreation Center, through Texas Buy Board Contract #665-22 in an amount not to exceed \$357,540.06.

Initiating Dept: Parks

Fiscal Impact

Budget

Fund: 505-550-6840-P66

Amount: \$232,540.06

VES Replacement Fund: 304-340-5240

Amount: \$125,000.00

☐ 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:** Infrastructure and Environment
 - **Objective:** B. Sustaining Infrastructure and Assets: Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
 - **Strategy:** ii. Replace aging Parks equipment and amenities to ensure safe usage and keep up with demand

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR THE RECREATION CENTER STRENGTH AND CARDIO EQUIPMENT REPLACEMENT WITH MARATHON FITNESS IN AN AMOUNT NOT TO EXCEED \$357,540.06. 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 City of Cedar Park wishes to replace the strength equipment that is original to the building and cardio equipment that is due for replacement; and

WHEREAS, Marathon Fitness, through the purchasing cooperative Texas Buy Board, Contract Number 665-22 offers the best value for the City; and

WHEREAS, Texas Local Government Code Chapter 252 requires that, unless exempted, before entering into a contract that requires an expenditure of more than \$50,000, a municipality must comply with the competitive bidding procedures; and

WHEREAS, Texas Local Government Code Chapter 271 provides that purchases made through a purchasing cooperative satisfies state law requiring the local government to seek competitive bids for the purchase; and

WHEREAS, City staff recommends execution of an agreement with Marathon Fitness. in an amount not to exceed \$357,540.06.

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

SECTION 1. That the City Council hereby authorizes and directs the City Manager to negotiate and execute an agreement with Marathon Fitness, for Recreation Center strength and cardio Equipment replacement product and services in an amount not to exceed \$357,540.06, 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 13th day of March, 2025.

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