



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
APRIL 23, 2026 AT 6:00 PM**

Jim Penniman-Morin, Mayor
Alexis Frezza, Council Place One
Mel Kirkland, Council Place Two
Anne Duffy, Council Place Three

Eric Boyce, Mayor Pro Tem
Kevin Harris, Council Place Five
Petri Darby, Council Place Six
Brenda Eivens, City Manager

Public Comment: Prior to the meeting, the public may submit a comment, electronically by filling out a Comment Card using a web-based device such as a computer, iPad, tablet, or smartphone. If you wish to speak in person, please use one of the Comment Card kiosks outside of Council Chambers. For more information on how to participate remotely please refer to the City's website at Public Comment.

*All electronic and printed materials to be presented at the Council Meeting must be submitted for cybersecurity and legal obscenity screening in accordance with City Policy. **Electronic material must be submitted by 12:00 p.m., day of meeting, and printed material must be submitted prior to the Call To Order.** Any electronic or printed material not submitted in accordance with the Policy, that poses a cybersecurity risk, or is legally obscene, will not be allowed. You may email the entire Council on any issue at Council@cedarparktexas.gov.*

AGENDA

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

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

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:

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.

B.1 Section § 551.071 (1) Consultation With City Attorney Concerning Pending Or Contemplated Litigation Or Settlement Offer.

a. Enforcement Of Cedar Park Code Of Ordinances, Section 11.02.062 Regarding 1511 N. Bell Boulevard; *Michael Kleinman, MMK Holdings, LP, and Auspro Enterprises, LP v. City of Cedar Park*; Civil Action No. 1:22-cv-00527-LY Pending In The United States District Court, Western District Of Texas, Austin Division; *City Of Cedar Park v. Auspro Enterprises, LP And MMK Holdings, LP d/b/a Planet K*; Cause No. 23-0700-C395 Pending In The 395th Judicial District Court Of Williamson County, Texas; *Auspro Enterprises, LP And MMK Holdings, LP dba Planet K v. City of Cedar Park*; Cause No. 03-25-00876-CV Pending In The Court of Appeals For The Third District Of Texas (Austin); And Related Matters.

The Council Reconvenes into Open Meeting.

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

- C.1 Invocation. (Frezza)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: Recognition Of Mayor Pro Tem Eric Boyce, Council Place Four, And His Service To The City Of Cedar Park.
- C.4 Presentation: Employee Recognition For Service With The City Of Cedar Park
- a. Kenneth Wheeler, Asst. Director Of Utilities, Thirty Years Of Service.
- C.5 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. Time may not be yielded/ transferred to another speaker. 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.6 City Manager Report: Update On The Cedar Park Tourism Program - April Walker-Davis, Tourism Marketing Manager.
- C.7 City Manager Report: Update On The Capital Improvement Program Projects - Randy Lueders, Director Of Engineering And Capital Projects.

Consent Agenda

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

- D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting On February 26, 2026.
- E.1 (2026-1-Z) Second Reading And Approval Of An Ordinance To Rezone Approximately 100.8 Acres From Development Reserve (DR), General Business (GB), Planned Development-General Business (PD-GB), And Planned Development-Mixed Use (PD-MU) To Planned Development-

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General Business (PD-GB) And Planned Development-Mixed Use (PD-MU) Generally Located East Of West Parmer Lane And South Of East Whitestone Boulevard. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request.***

- E.2 (2025-6-FLU) (Related To 2026-2-Z) Second Reading And Approval Of An Ordinance For A Future Land Use Plan Amendment From Regional Office/Retail/Commercial (REG) To Industrial/Manufacturing (I/M) For Approximately 9.99 Acres Located At 101 Oakwood Trail. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request As Presented.***
- E.3 (2026-2-Z) (Related To 2025-6-FLU) Second Reading And Approval Of An Ordinance To Rezone Approximately 9.99 Acres From Development Reserve (DR) To Light Industrial-Conditional Overlay (LI-CO) Located At 101 Oakwood Trail. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval.***
- E.4 (2026-2-OA) Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances Chapter 11, Zoning, Regarding Major Corridor Standards. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Proposed Amendments.***
- E.5 (2026-3-OA) Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances Chapter 14, Site Development, Regarding Residential Fence Regulations. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Proposed Amendments.***
- E.6 (2026-4-OA) Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances, Chapter 14, Site Development, Regarding Planted Street Medians (Traffic Islands) Residential and Non-Residential. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Proposed Amendments.***
- E.7 (2026-5-OA) Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances, Chapter 4, Business Regulations And Appendix A, Fee Schedule, Regarding Short-Term Rentals.
- F.1 A Resolution Amending The Authorized Representatives For The City Of Cedar Park's TexPool Investment Account.
- F.2 A Resolution Amending The Authorized Representatives For The City Of Cedar Park's TexSTAR Investment Account.
- F.3 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To The Williamson County Service Clubs For A Walk For Peace Event On November 15, 2026.
- F.4 A Resolution Authorizing A Consent To Assignment Of An Agreement For Cave Preserve Maintenance Services With John Michael Walsh DBA JMW Associates To Jeffrey Michael Walsh DBA J Michael Walsh And Associates.
- F.5 A Resolution Adopting The Median Design And Maintenance Guidelines.

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- F.6 A Resolution Authorizing A Letter Of Support And Participation In A Joint Application With Williamson County Related To The Safe Streets For All Federal Grant Program.
- F.7 A Resolution Authorizing An Agreement For Professional Architectural Services With Hoefer Welker, LLC For Design Services For The Fire Station 4 Improvements Project In An Amount Not To Exceed \$200,000.
- F.8 A Resolution Authorizing Agreements With The PlayWell Goup, Inc. For Purchase Of Playground Equipment for The Brushy Creek Sports Park In An Amount Not To Exceed \$126,000 And An Agreement For Removal And Installation Services From Playworks, Inc. In An Amount Not To Exceed \$65,000 For A Total Amount Not To Exceed \$191,000.

Public Hearings

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

Regular Agenda (Non-Consent)

- H.1 Consideration Of A Resolution Authorizing A Custom Innovation Platform Agreement Between The Cedar Park Economic Development Sales Tax Corporation And Plug & Play, LLC.
- H.2 Consideration Of A Resolution Authorizing Acceptance Of A Donation From The Parks And Trails Foundation Of Cedar Park In The Amount Of \$15,000.
- H.3 Consideration Of A Resolution Authorizing An Agreement With D.I.J. Construction, Inc. For Pavement Marking Services For A One (1) Year Term With Four (4) Optional Renewals In A Total Amount Not To Exceed \$1,750,000.
- H.4 Consideration Of A Resolution Approving The 2026 Lakeline Park Master Plan.
- 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 "Public 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.

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CERTIFICATION

I certify that the above notice of the Regular Scheduled City Council Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

Date Posted: _____

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or FAX (512) 401-5003 for further information.

LeAnn M. Quinn, TRMC
City Secretary

Notice Removed: _____

Date Stamped (Month, Day, Year, AM/PM, Time)

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CITY OF CEDAR PARK 2024-2026 Strategic Goals



Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

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



Safe Community

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

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



Economic Vitality

Utilizing Strategic Plan as a guide, cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

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



Service & Fiscal Excellence

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

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce for the delivery of excellent services.
- **Technology:** Ensure sound technology systems and resources to support and enhance reliable 24/7 Operations.



Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment, and services.

- **Comprehensive Mobility Master Plan (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.



Infrastructure & Environment

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

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



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