



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
JUNE 25, 2026 AT 6:30 PM**

Jim Penniman-Morin, Mayor
Alexis Frezza, Council Place One
Darron Jurajda Council Place Two
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem
Michael Endres, Council Place Four
Shweta Padmanabha, 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 6:30 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.

B.2 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:

a. Legal Issues Concerning The Economic Development Performance Agreement With Balcones Real Estate Group, LLC.

The Council Reconvenes into Open Meeting.

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

C.1 Invocation. (Padmanabha)

C.2 Pledges Of Allegiance (U.S. and Texas).

C.3 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.)

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 City Council Minutes From The Regular Scheduled Meeting On April 9, 2026.

D.2 Approval Of City Council Minutes From The Regular Scheduled Meeting On April 23, 2026.

D.3 Approval Of City Council Minutes From The Special Called Meeting On May 12, 2026.

D.4 Receipt Of Minutes From The Community Development ("Type B") Corporation Meeting On May 12, 2026.

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- E.1 (2026-4-Z) Second Reading And Approval Of An Ordinance To Rezone Approximately 0.77 Acres From Professional Office (PO) To Local Business (LB) Located At 3115 Kenai Drive. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of The Request.***
- E.2 (2026-8-OA) Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances Chapter 4, Business Regulations, Chapter 6, Seasonal, Temporary And Mobile Business And Events, Chapter 11, Zoning, And Appendix A, Fee Schedule, Regarding Food Establishments, Mobile Food Establishments, And Temporary Uses. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of The Proposed Amendments.***
- E.3 Second Reading And Approval Of An Ordinance Amending The Cedar Park Code Of Ordinances Chapter 12, Subdivision Regulations, Chapter 14, Site Development, Chapter 16, Transportation Regulations, And Chapter 17, Traffic And Vehicles, Regarding Cedar Park's Transportation Criteria Manual.
- F.1 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Heartland Realty Team Of Keller Williams For A Movie Night On October 2, 2026.
- F.2 A Resolution Authorizing An Agreement For Professional Architectural Services With Barker Rinker Seacat, Inc. For Master Planning For A Potential Future Recreation Center Expansion And Renovation In An Amount Not To Exceed \$150,000.
- F.3 A Resolution Ratifying An Amendment To The Existing Professional Services Agreement With SAFEbuilt Texas, LLC In The Amount Of \$30,000 And Authorizing A New Professional Services Agreement With SAFEbuilt Texas, LLC For Building Inspections Services In A Total Amount Not To Exceed \$150,000 Over A Term Of Up To Five Years.

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 Performance Based Economic Development Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Texas Materials Group, Inc. And CRH Americas, Inc.
- H.2 Consideration Of A Resolution Authorizing A Third Amendment To The Economic Development Performance Agreement With Balcones Real Estate Group, LLC.
- H.3 Consideration Of A Resolution Authorizing A Change Order With Asphalt Inc., LLC DBA Lone Star Paving Company For The 2026 Neighborhood Road Resurfacing Project In An Amount Not To Exceed \$519,206.
- H.4 Consider Action, If Any, On Items Discussed In Executive Session.
- H.5 Mayor And Council Closing Comments.

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H.6 Adjournment.

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council. Separate agenda items may be combined and discussed together at the discretion of the Chair.

Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Certain information may be presented to and by the City Council, under the headings of "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.

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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