



**CEDAR  
PARK**

# CITY OF CEDAR PARK COMPREHENSIVE PLAN 2006 UPDATE



**Lockwood, Andrews  
& Newnam, Inc.**

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**Cedar Park Comprehensive Plan Update 2006  
November 2006**

## **1.0 EXECUTIVE SUMMARY**

### **1.1 INTRODUCTION**

In 1998, the City of Cedar Park adopted its first Comprehensive Plan. The plan established a City Vision, Mission and Goals to be used to create a mechanism from which decisions could be made to help shape Cedar Park. Since the adoption of the 1998 Comprehensive Plan, Cedar Park has experienced a continuing boom in population and development. Now estimated to have over 45,000 citizens and with approximately 85% of the land in Cedar Park developed, an update to the 1998 Comprehensive Plan is necessary for the City to define new goals, manage future growth, and safeguard the economic vitality of the City. This document builds on and refines the 1998 Plan.

The Comprehensive Plan and the Comprehensive Plan Update establish the context and intent of the City's development goals and policies. It is in terms of this context that zoning ordinances and land use regulations can have legal standing. Texas law states that zoning regulations must be adopted in accordance with a comprehensive plan.

This report details the background of the Comprehensive Plan Update, the process which was undertaken, the public involvement activities included, and the recommendations and implementation guidelines for the City of Cedar Park.

Once adopted the Comprehensive Plan Update becomes Cedar Park's official public policy to guide decisions related to growth, quality of life and capital investments. Future decisions must be weighed against the plan; yet, the plan must be flexible enough for amendment of detailed proposals requiring in-depth analysis and decision. The plan is not static but rather dynamic, requiring consistent review and update.

### **1.2 UPDATING THE COMPREHENSIVE PLAN**

The Comprehensive Plan for Cedar Park should never be considered a finalized document, for the planning of a community is never a finished work. However, with adoption of the 1998 plan and the 2006 plan update the City has completed one of the primary tools necessary to help make decisions that will guide the growth of the community in the future.

The plan is a dynamic tool and will continue to evolve and develop as new influences, opportunities and constraints occur within the community.

To be the most useful tool in the decision making process for Cedar Park, the plan must be kept up-to-date and remain a dynamic rather than a static document. Future decisions and changes that affect the community's plan should be documented and amended within the plan as to keep the plan a vital and current guide for Cedar Park's growth.

Since circumstances, relating to the use of land and services in the City, are sensitive to market and economic forces, they are likely to change over time. Some of these changes can be controlled by the City, others are outside its sphere of influence. Therefore, the plan and its supporting ordinances are to be flexible tools to respond to inevitable growth and change. Updating the plan is a critical

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activity if the City is to safeguard its recent investments, and even greater long term investments, in the public and private sectors.

Without continuing review and monitoring, future updates of the plan may require greater expenditure of financial and human resources than planned for, potential conflict in the administration of the City's affairs, and possible disruption in the process of positive development.

### **1.3 CITY VISION, MISSION AND GOALS**

The vision statements expressed in the 1998 plan were to be a family-oriented, business-friendly, safe, planned, viable, dynamic community that makes the best use of all of its resources; to be a community that people want to live in; and to be a community where businesses want to locate. These vision statements are still relevant and therefore should remain Vision Statements for the City of Cedar Park.

Many of the goals of the 1998 Plan included but were not limited to developing an economic development strategy, amending the Transportation Master Plan, and creating a Town Center. Since then, many of its recommendations have been implemented and remain a helpful guide for the City.

One of the primary goals repeated during the public meetings for the City and its citizens is that Cedar Park be a place to live, work, and play. In order for the City to achieve that goal, there needs to be residents, employment centers, retail and entertainment, and parks and recreation. Creating such a mix of uses would provide the opportunity to reduce the reliance on commuting, to broaden the City's tax base, and to improve the quality of life. The recommendations detailed in Chapter 4.0 are intended to provide a guide to the City in the process of achieving these goals.

The 2006 Plan Update has as its foundation and basis the 1998 Comprehensive Plan. In the course of developing that plan, the City, the consultant team, and the citizens went through an extensive effort to identify goals and objectives that were suitable to become the guiding principles of the land use plan, the arrangement and proportion of various types of development, the priorities of the City's agencies and departments, and the vision of what the City wanted to become in the future. Those goals and objectives were shown to be still valid, through the public input process and there were no significant changes deemed necessary to capture the current priorities and desires of the citizens.

The Goals and Objectives from the 1998 are reiterated here for reference; the results of the survey concerning them, which were discussed in the previous chapter, are also located in Appendix D.

- Build a community where residents can do more than just live in their houses, but where they can interact socially, economically, and politically.
- Maximize Cedar Park's position as the gateway to Lake Travis, the Highland Lakes, and the Hill Country with community charm that welcomes residents and greets visitors.
- Develop Cedar Park as a hub community that is connected in both physical and perceptual ways with other regional towns and the outlying Hill Country, Lake Travis, and Austin metropolitan area.
- Create the mechanisms that help foster a hometown Sense of Place, Sense of Character, and Sense of Quality which identifies it as a regional destination.
- Establish a viable park/open space system for the City of Cedar Park where residents and visitors alike can enjoy the natural beauty of the Hill Country while benefiting from the community as a vibrant place to live.
- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years.
- Create or develop a viable community/town center that will help foster a sense of place and create an identity for Cedar Park.

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- Find ways to keep taxes competitive with surrounding areas and simultaneously maintain infrastructure and City services.
  - Develop an appropriate and fiscally sound approach to the long-term plan for Cedar Park's growth. Adopt a fiscal policy which requires a funding source be identified before a program is adopted.
  - Adopt a development plan for Cedar Park to follow for the next 20-30 years that is committed to promoting development that at the same time preserves and enhances the very assets that draw development investment to Cedar Park today.
  - Remain focused on long-term goals of building an economically, socially, and ecologically sustainable city within a regional context.
  - Enhance coordination between the Public Works Department, private utility companies, and the Planning Department to promote a proactive and comprehensive approach to the development of Cedar Park's utilities and other public infrastructure.
  - Develop a viable transportation network and thoroughfare plan that fosters multi-nodal mobility, connections, and accessibility throughout Cedar Park.
  - Foster the planning and orderly growth of a strong, community-oriented town.
  - Diversify and broaden the economic base of Cedar Park; bring into balance the allocation among single-family, commercial, retail, and industry. At the same time, keep taxes regionally competitive and the quality of City services high.
  - Establish a comprehensive land use and zoning strategy that provides a greater diversity of use classifications for convenience and accessibility, while preserving neighborhoods through compatibility design standards.
  - Maintain a police force that can help create a healthy, safe, and secure space, which possesses a quality of life where people are happy to live, work, and raise their families.
  - Provide superior fire and emergency response services for the growing City of Cedar Park and its service areas.
  - Attract commercial development to the City limits of Cedar Park.
  - Maintain and expand library resources to serve the needs of the growing community.
  - Maintain quality and expand the range of education within the Cedar Park community.
  - Plan the City's infrastructure improvements for anticipated population growth over the next 20 years.
  - Strike a balance between the workforce needs of Cedar Park's current businesses and the needs of future businesses.
  - Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses.
  - Protect natural environmental features, to enhance the quality of life and allow the City to realize its full economic potential.
  - Promote multi-functional use of public and private infrastructure.
  - Provide an integrated approach for the efficient management of City resources.

## **1.4 PUBLIC PARTICIPATION**

The 1998 Comprehensive Plan, being the first such Plan developed for Cedar Park, provided the framework for the planning activities the City has undertaken since then. Because this is an update to an existing plan, the City desired to evaluate what aspects of the original Plan were still applicable, and what refinements and adjustments needed to be made. One area of particular interest to the City of Cedar Park was a high level of public involvement activities, and they wished the 2006 update to provide multiple opportunities for public comment and public involvement, as well as to engage to a high degree the other City entities who have interest in the Comprehensive Plan and Future Land Use Map, most notably the City Council, the Planning and Zoning Commission, the Economic Development Corporation (4A), and the Community Development Corporation (4B).

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The first series of public meetings was designed to introduce the public to the process of the Comprehensive Plan Update. To solicit general input, and to set the stage for future public involvement activities, a meeting was held in the evening of Wednesday, April 19, 2006, and another in the afternoon of Thursday, April 20, 2006. The same presentation was given at both meetings. A series of informational display boards representing Cedar Park's growth and development, as well as current land use plans for various developing areas, were available to view while meeting attendees arrived. The project team began with a Power Point presentation providing basic demographic information and City growth rates, as well as an overview of the economic comparison detailed in Chapter One of this plan update. After this presentation, meeting attendees were invited to share general concerns and questions about the plan update and about specific issues they wished to see addressed.

The second series of public meetings was held in the evening of Thursday, May 18, 2006, and in the afternoon of Friday, May 19, 2006. These meetings were conducted as design charrettes, where meeting attendees were seated in groups of four to six around large printed maps, each group with at least one facilitator from either the consultant team or City staff. Attendees were encouraged to recommend future land use plan changes directly on the maps, including areas where particular land uses were desired or not.

The third public meeting was held on Wednesday, July 12, 2006. It was an open-house format, without a formal presentation. Display boards were presented, they included a summary of the economic and land use comparisons to other cities, the survey and questionnaire results from the previous rounds of meetings, and the final draft of the Future Land Use map. Citizens were able to view these exhibits and provide general comments on their content, as well as the process of the project as a whole.

### **1.4.1 Focus Corridors**

The initial development of the 2006 Plan Update envisioned it focusing on five corridors, along which were found most of the available undeveloped land in Cedar Park. Although the Comprehensive Plan Update did examine the entire City and ETJ, and the Future Land Use Map shows this entire service area, these five corridors are where the concentration of new development has been taking place, and therefore needed the most study regarding changes to the Future Land Use map. A photographic survey of the five study corridors was conducted in April and May 2006. Those photographs illustrate the existing conditions of the roadway and adjacent development; they are located in Appendix H.

These areas followed major thoroughfares and were singled out by City staff and the Planning & Zoning Commission as requiring particular scrutiny. As one of the City's goals was to identify suitable locations for commercial and employment centers, major thoroughfares, especially where vacant land exists, are well-suited to provide those types of land uses.

1. Parmer Lane / Ronald Reagan Boulevard  
South city limit to north city limit
2. Whitestone Boulevard (RM 1431)  
183A Toll Road to east city limit, and western end near realignment
3. New Hope Road (portions not yet built)  
US 183 to Sam Bass Road
4. Brushy Creek Road/Cypress Creek Road  
Lakeline Boulevard to east city limit
5. Bell Boulevard (US 183)  
South city limit to north city limit

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## 1.4.2 April Public Kickoff

The first series of public meetings was designed to introduce people to the process of the Plan Update, to solicit general input, and to set the stage for future public involvement activities. A meeting was held in the evening of Wednesday, April 19, 2006, and another in the afternoon of Thursday, April 20, 2006. The same presentation was given at both meetings. A series of informational boards about Cedar Park's growth and development, as well as current land use plans for various developing areas, were available to view while meeting attendees arrived. The project team began with a Power Point presentation providing basic demographic information and City growth rates, as well as an overview of the economic comparison detailed in Chapter One of this plan update. After this presentation, meeting attendees were invited to share general concerns and questions about the plan update and about specific issues they wished to see addressed.

Handouts and questionnaires provided at the Public Kickoff were as follows:

- Handout 1: Study Area Corridors
- Handout 2: Land Use Categories and Zoning Districts
- Handout 3: General Questionnaire
- Handout 4: Planned Residential Developments

## 1.4.3 General Questionnaire—Results

Approximately 75 persons responded to the general questions posed at the April public meeting (not all persons responded to all questions). A more complete tally of the questionnaire responses is located in Appendix E. These responses were also used as presentation boards later in the process, copies of which are located in Appendix D.

The work location of respondents was split fairly evenly among Cedar Park and North Austin. This is not unusual for a self-selecting sample, as it can be expected that persons with a long commute to a farther destination would be less likely to attend public meetings. Similarly, nearly one-third of respondents reported a commute time of 25 minutes or less. Interestingly, though, approximately one-quarter reported a commute time of 35 minutes or more. The most common route mentioned was US 183, with RM 1431, Parmer Lane, and Brushy Creek Road also popular responses.

Respondents were asked what types of development they wanted to see in Cedar Park and where it should go. Nearly two-thirds of the responses stated more retail, better restaurants, and various entertainment venues. A hotel and an events center were also popular responses. A location preference was less clear, with half of respondents choosing "throughout city" or "no preference." Other responses selected particular major thoroughfares.

## 1.4.4 May Public Charrette

The second series of public meetings was held in the evening of Thursday, May 18, 2006, and in the afternoon of Friday, May 19, 2006. These meetings were conducted as design charrettes, where meeting attendees were seated in groups of four to six around large printed maps, each group with at least one facilitator from either the consultant team or City staff. Attendees were encouraged to recommend plan changes directly on the maps, including areas where particular land uses were desired or not.

Handouts and questionnaires provided at the Public Charrette were as follows:

- Handout 1: Questionnaire—Goals from previous Comprehensive Plan

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Handout 2: Questionnaire—Attendee Profile  
Handout 3: Summary of Public Comments  
Handout 4: Detailed Map Changes

### **1.4.5 Comprehensive Plan Goals Questionnaire—Discussion of Results**

Eighteen persons responded to the Development Balance questions. Most all respondents said there should be more retail, office, industry, and mixed use. Few wanted more houses or apartments, but some wanted more townhomes.

Sixteen persons responded to the goals questionnaire. Despite the earlier-stated desire for townhomes, “promote a mix of housing types” drew the largest number of “disagrees” (25%). Respondents perhaps associate this question with apartments, which were seen as relatively undesirable. All other goals received 80% or more agreement.

Although the sample size for these two questionnaires is small, the project team feels the results are useful to the City. Although the May event was open to the public, it additionally targeted owners of undeveloped land with specific invitations to attend. It is these owners who are most affected by changes in the Future Land Use Map and by the development goals of the City.

### **1.4.6 Attendee Profile Questionnaire—Discussion of Results**

A greater number of people than expected said they work in Cedar Park (33%). This may be due to self-selection—i.e. people working nearby are more likely to attend a public meeting than those commuting from Austin. “Other/retired” workplaces made up 29% of the sample.

Food-related businesses were the most mentioned of new businesses that were desired: restaurants and a specialty grocery store in particular. Sporting goods and general merchandise were the next most mentioned desires.

### **1.4.7 July Open House**

The third public meeting was held on Wednesday, July 12, 2006. It was an open-house format, without a formal presentation. Display boards were presented, with a summary of the economic and land use comparisons to other cities, the survey and questionnaire results from the previous rounds of meetings, and the final draft of the Future Land Use map. Citizens were able to view these exhibits and provide general comments on their content, as well as the process of the project as a whole.

Appendix D contains copies of the presentation boards from the July Open House.

**Public Meeting Photo 1**



**Public Meeting Photo 2**



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### 1.4.8 Other Presentations

In addition to the public meetings, the following presentations to official organizations provided project progress updates and solicited input from the respective groups. Meeting minutes are presented in Appendix E.

<b>Date</b>	<b>Organization</b>
March 21, 2006	Planning and Zoning Commission
March 21, 2006	4A Economic Development Board
April 11, 2006	4B Community Development Corporation
May 4, 2006	Cedar Park City Council
July 5, 2006	Joint Workshop: Planning and Zoning Commission and City Council

### 1.5 COMPREHENSIVE PLAN RECOMMENDATIONS

The 1998 Comprehensive Plan identified in its recommendations the preparation of a number of subject specific plans which have since been developed. These plans deal with specific aspects of Cedar Park's growth and development, including the creation of the City of Cedar Park Economic Development (4A) Corporation and the City of Cedar Park Community Development (4B) Corporation. See Chapter 3.0 for further information.

Cedar Park, through this Comprehensive Plan Update, has articulated a vision of being more than just a bedroom community, but a place to live, work, and play. The update to the Future Land Use plan lays out the spatial arrangement of land uses believed to best achieve that vision. The recommendations in Chapter 3.0 and Chapter 4.0 are specific actions that the consultant team believes will assist the City in ensuring future development adheres to the future land use plan, and achieves the sought-after result.

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## 2.0 EXISTING CONDITIONS AND BACKGROUND

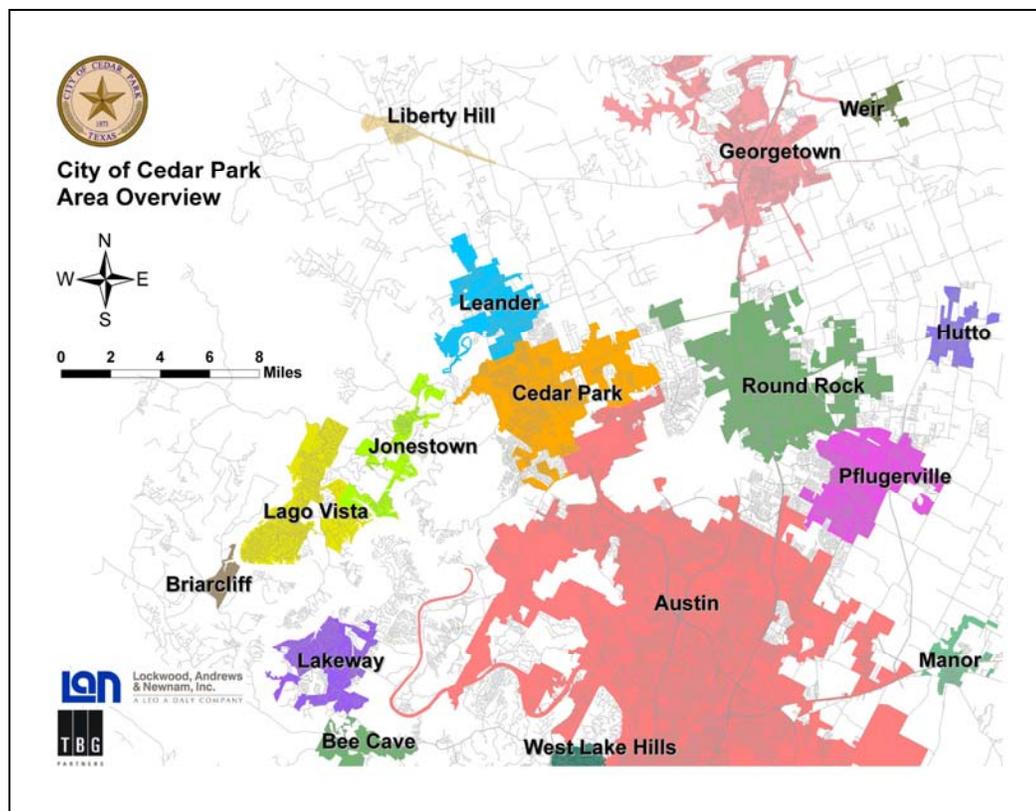
### 2.1 CEDAR PARK, PAST AND PRESENT

#### Since Approval of the 1998 Plan to Date

Cedar Park has grown rapidly since 1998. The 2000 Census recorded the population within the City at 26,000; the current population estimated at over 45,000.

Several large subdivisions have been developed in both the City and its ETJ, including the Twin Creeks and Bella Vista Subdivisions and the Ranch at Deer Creek and Cypress Canyon Subdivisions in the southwest quadrant of the City, and the Silver Oak, Silverado West and Ranch at Brushy Creek Subdivisions in the east quadrant of the City. Cedar Park has seen substantial growth in commercial development, including Wal-Mart, Whitestone Plaza, Parmer Lane Village, Whitestone Market/HEB, and Home Depot. Several office condos have been built and leased along Cypress Creek Rd. and in Quest Village. Although single family development has outpaced commercial development over the past few years, significant commercial activity has occurred. The construction has begun on the Cedar Park Regional Hospital and the Endeavor project, a large retail development having in excess of 500,000 sq. ft. of retail activity. With the completion of these projects and the 183A Toll Road in its final days of construction, the near future will establish the standard and the course for the City of Cedar Park.

Cedar Park is fully surrounded by the city limits and extraterritorial jurisdictions of Austin, Round Rock, Leander and Jonestown. The rapid growth combined with the limitations of available land means that Cedar Park is nearing its capacity for growth on undeveloped land.



## 2.2 POPULATION AND ECONOMIC REVIEW

### Growth and Current Planned Development

Since the adoption of the 1998 Comprehensive Plan, Cedar Park has experienced a continuing boom in population and development, catapulting it to the rank of the seventh-fastest growing municipality in the nation. Now estimated to have over 45,000 citizens, Cedar Park is a substantial part of the Austin metropolitan area and, as growth continues, it will begin to become a more influential part of this 1.4 million-inhabitant region. Currently, approximately 85% of the land in Cedar Park has been developed—mostly as residential and retail commercial, according to land-use codes from the Williamson and Travis County Appraisal Districts (as compiled by the Capital Area Council of Governments in their Vacant Land Inventory).

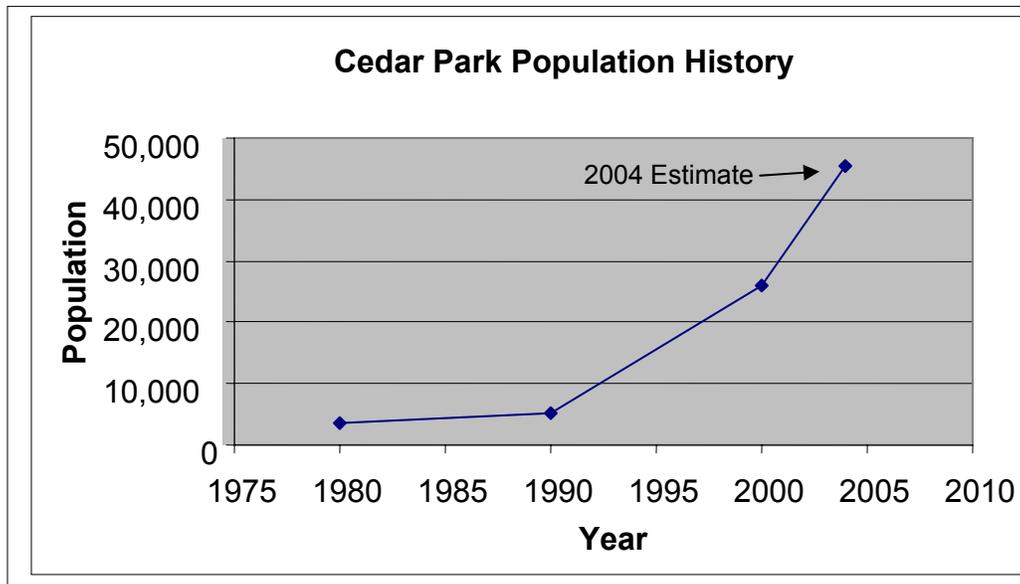
Residential permits hit a peak rate in 1999-2000, and have begun increasing again in the last two years. Value and square footage of permitted residential development have followed a similar track.

Commercial permits tripled in number in 2001, compared to 2000, and have continued to increase in number steadily since then. The value and square footage of commercial development has decreased somewhat since 2002.

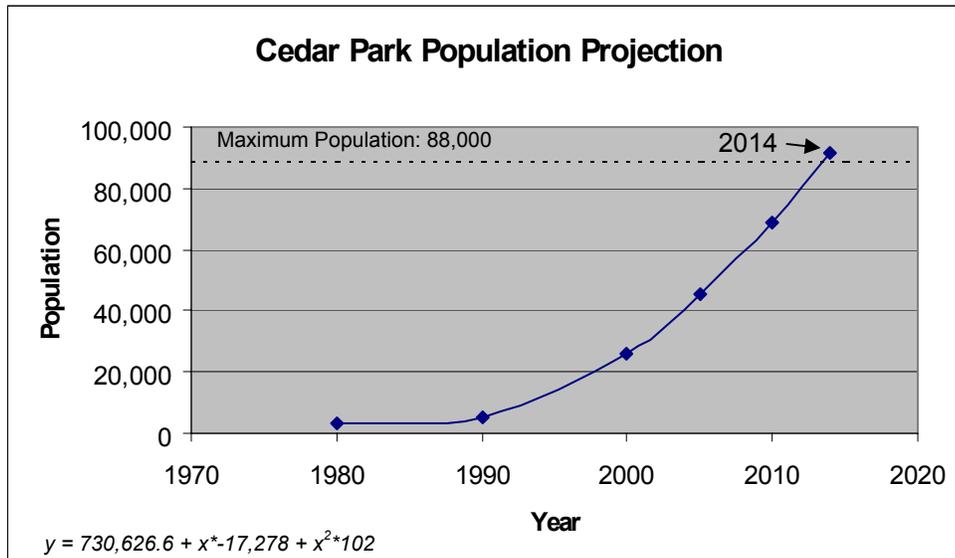
If current trends continue, Cedar Park will be completely built-out in the year 2014 with a population of roughly 88,000. The City will continue to mature by redeveloping existing properties.

### 2.2.1 Population

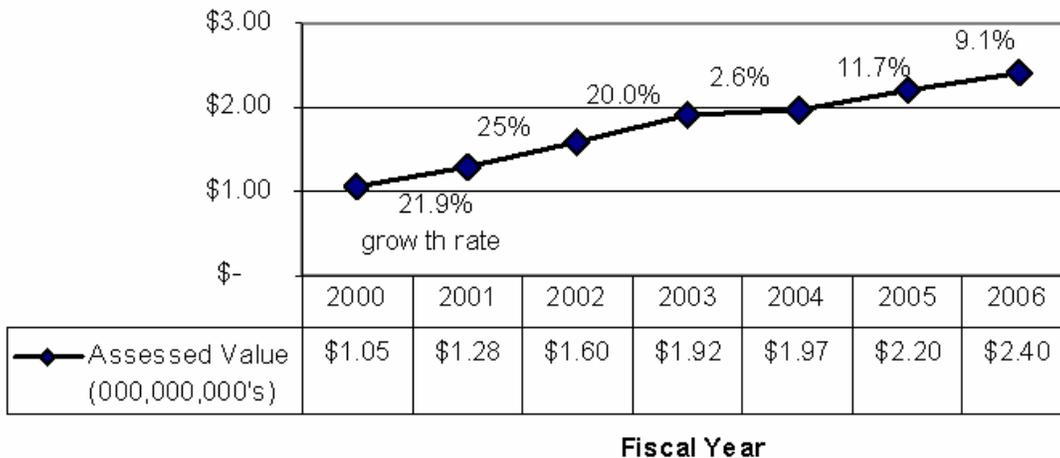
For the period from 1998 to 2006 the population within Cedar Park has grown steadily at a rate of 8-10% per year.



	2004 (Estimate)	2000	1990	1980
Population	45,360	26,049	5,161	3,474



**Cedar Park Total Assessed Property Value (\$millions)**



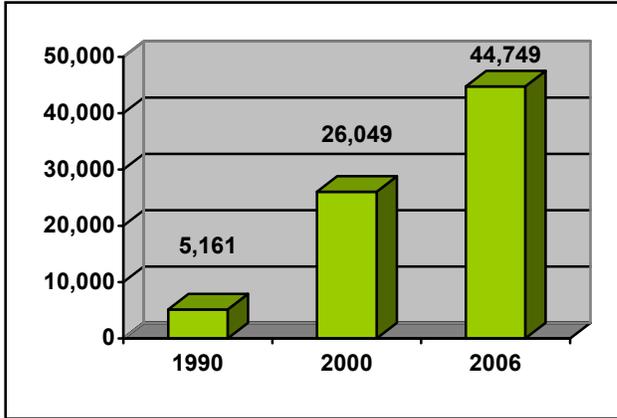
## 2.2.2 Workforce and Demographics

A recurring theme in Cedar Park’s Comprehensive Plan is the phenomenal growth the City has experienced over the last ten to fifteen years. As shown in the chart below, Cedar Park’s population increased nearly 900% in the fifteen years since the 1990 Census. Williamson County is projected to top 400,000 residents by 2010. Cedar Park will account for about one-fifth of that, with build-out projected near 90,000 population.

Cedar Park is mostly Anglo, with non-Hispanic Whites accounting for roughly three-fourths of the population. Approximately one out of every seven residents is Hispanic, and one out of eleven is Asian. Cedar Park also has a very young population, typical of a fast-growing area. Children and teenagers account for one-third of the population total, and forty percent is between the ages of 25 and 44, the peak years for child-raising. Tracking the growth in population, the number of households multiplied almost five-fold between 1990 and 2006. Home ownership rates and median household income are relatively high. Nearly two-thirds of households have incomes over \$50,000, with the 2006

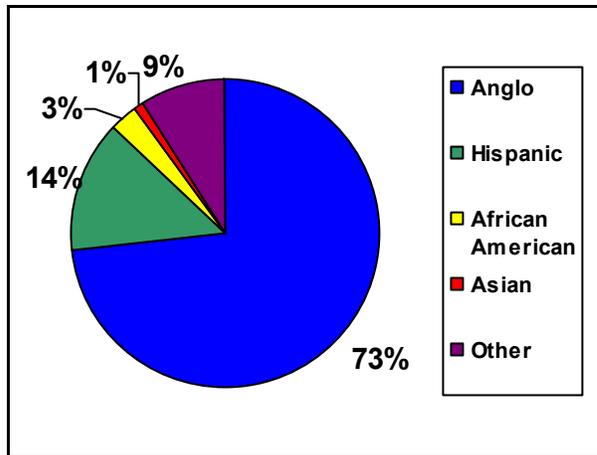
median standing at \$70,674. This is more than fifty percent higher than the statewide median household income, which the Census Bureau estimated at \$42,139 in 2005.

**Population**

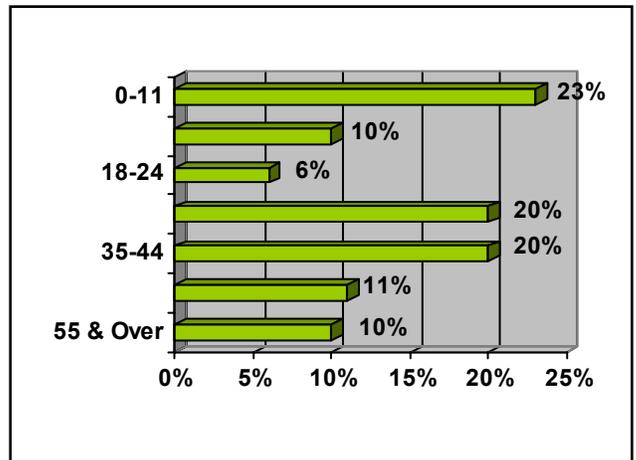


Service Area 2006	65,597
Growth 1990-2006	867%
County Projection (2010)	402,291

**Population Percentage by Ethnicity**



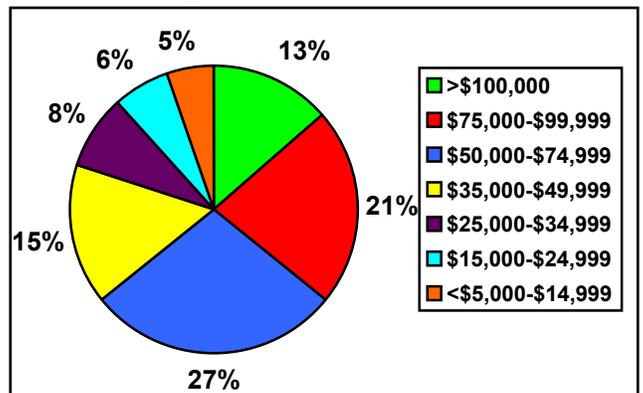
**Population Age Structure**



**Households**

1990	3,191
2000	8,580
Growth 1990-2000	268%
2006	15,528
Median Home Price	\$157,500
Home Ownership	73%

**Households by Income**



**Income 2006**

Est. Avg. Household	\$78,314
Est. Median Household	\$70,674
Est. Per Capita	\$26,352

## 2.2.3 Industry

Cedar Park's employment profile is quite positive, with the unemployment rate only one third the statewide average. The City's rate of 2.8% is considerably lower than the statewide rate of 7.6%, the 2005 Census Bureau estimate. In Williamson County as a whole, the unemployment rate is almost twice as high as in Cedar Park, but it is still low compared to the state average.

### Labor Statistics 2006

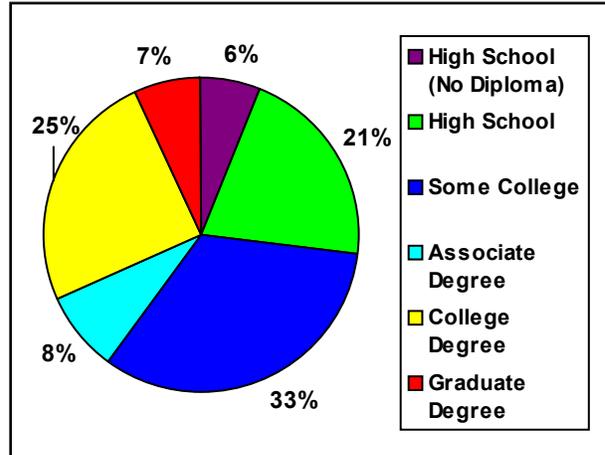
#### City of Cedar Park

Labor Force	23,898
Employed	23,240
Unemployed	658
Unemployment Rate	2.8%

#### Williamson County

Labor Force	173,370
Employed	166,404
Unemployment Rate	5.2%

### Educational Level of Workforce



## 2.2.4 Tax Structure

The City of Cedar Park is located within Williamson County, and the City is served by the Leander Independent School District (LISD). These three entities, along with the Austin Community College District, levy ad valorem taxes on property owners in Cedar Park, in the total amount of approximately \$2.76 per \$100 of assessed value, as detailed in the table below. For example, a property assessed at \$100,000, without a homestead or other exemption, would have an annual property tax bill of \$2,758. The majority of this property tax (about 60%) is the LISD millage.

Sales tax rates in Cedar Park are similar to most cities in Texas, as the state constitution currently caps the allowable sales tax rate at 8.25%. The state receives 6.25% of this rate, with 1% remitted directly to the City, and the remaining 1% divided between the two local improvement corporations. It should be noted that most transit agencies in the state, including Capital Metro, fund their activities with a 1% sales tax. Cedar Park does not currently participate in Capital Metro; if they decide to at some future date, a funding mechanism would have to be developed, as Cedar Park's sales tax rate is currently at the state maximum.

### 2006-07 Property Tax Rates Per \$100 Valuation

Taxing Unit	Rate
Williamson County	\$0.499657
City of Cedar Park	\$0.518070
Leander ISD	\$1.643800
Austin Community College	\$0.096500
<b>Total Effective Tax Rate</b>	<b>\$2.757937</b>

### Sales Tax Rate

Taxing Unit	Rate
State	6.25%
Local City	1.00%
Economic Development (4A)	0.50%
Community Development (4B)	0.50%
<b>Total</b>	<b>8.25%</b>

## 2.2.5 Real Estate Development

Residential construction hit a high point in 1998-2000, then went through a relative slowdown between 2000 and 2004, after which activity returned to or even surpassed the levels seen five years earlier. This holds true whether examining the number of permits (housing starts), the total square footage permitted, or the construction value of those homes. Note also that the slowdown of 2000 to 2004 was only in relative terms, and that the issuance of nearly a thousand residential building permits per year is still a high rate of development. Relative to annual cycles, housing starts did not exhibit a discernible pattern of seasonal variation in 2004 and 2005.

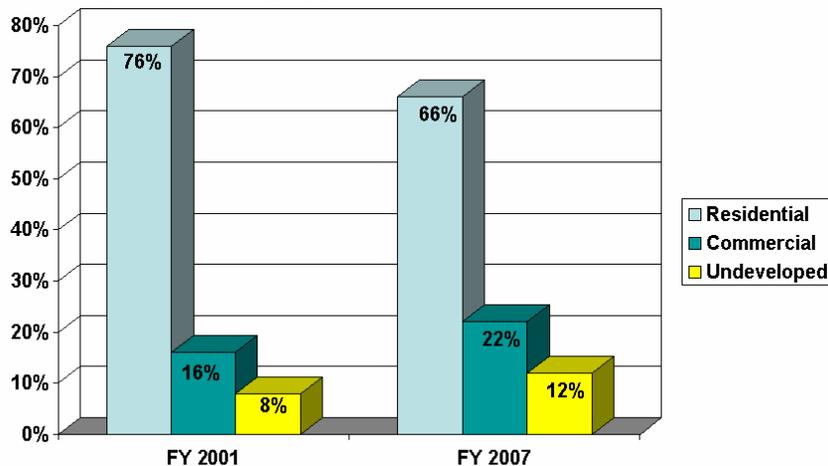
Commercial construction has tended to lag residential activity by a year or two. The size and value of new commercial buildings peaked in 2001 and 2002, and has in 2006 hit those levels of activity once again. The number of permits, however, jumped threefold in 2001, and has shown a steady, sustained increase since then. Comparing 2001 to 2007, the total assessed value of all property shifted slightly away from residential, and this trend is expected to continue as Cedar Park continues developing commercial properties.

### Single Family Housing Starts – City Limits per Calendar Year

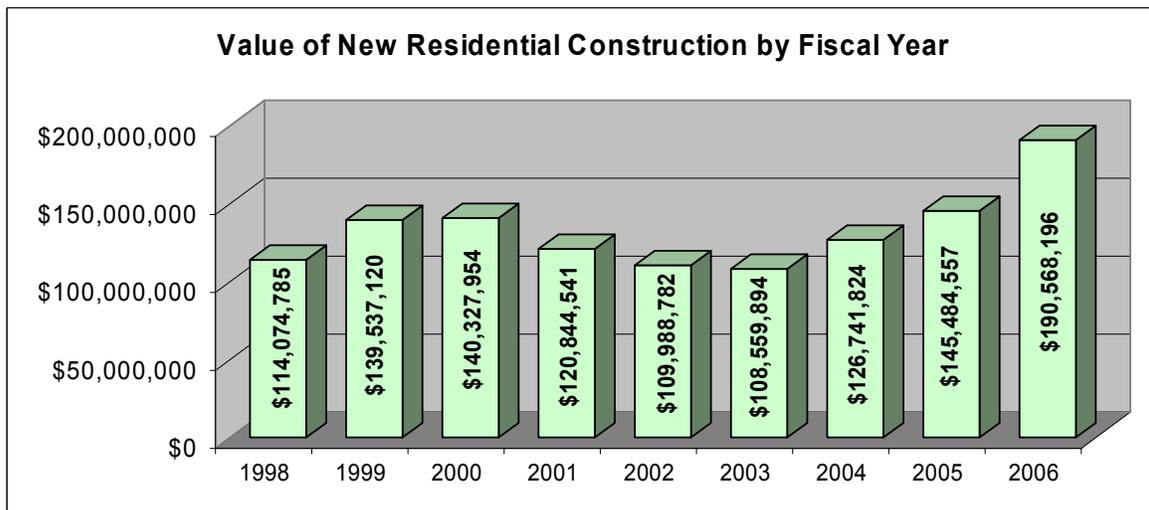
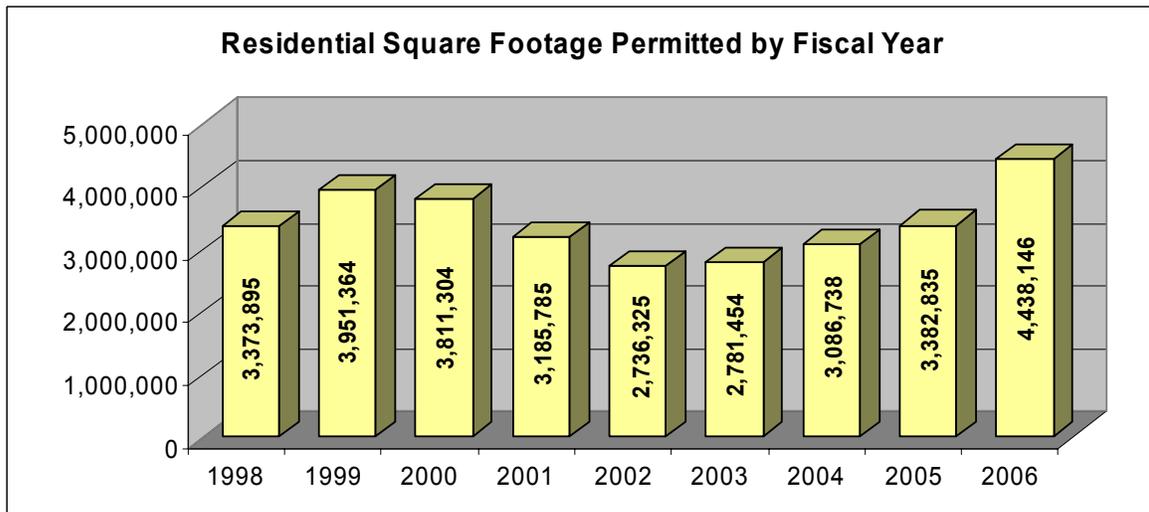
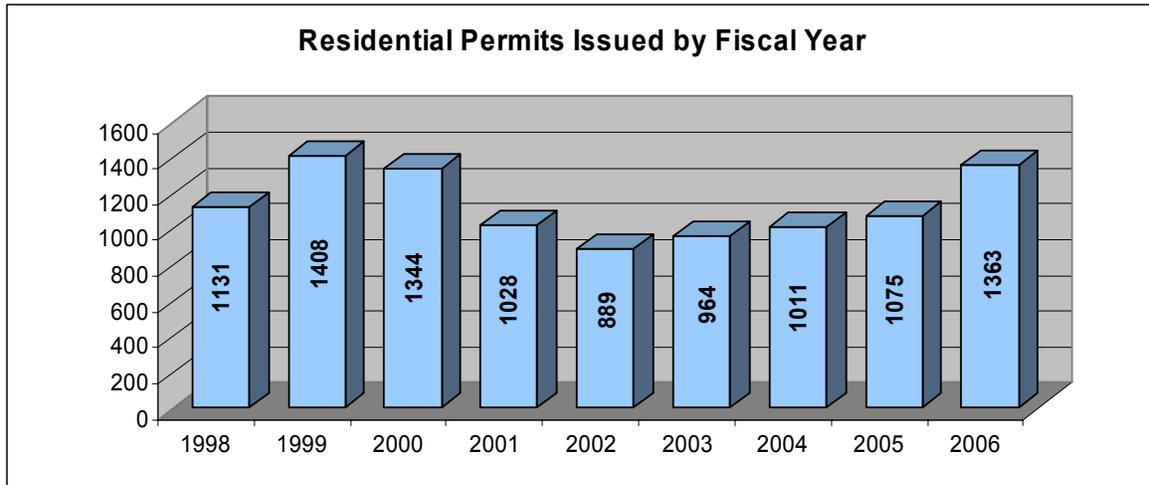
Month	2004	2005
January	13	34
February	49	47
March	21	53
April	59	69
May	39	52
June	44	66
July	53	43
August	55	81
September	28	75
October	34	72
November	11	95
December	15	72
<b>Total</b>	<b>421</b>	<b>759</b>



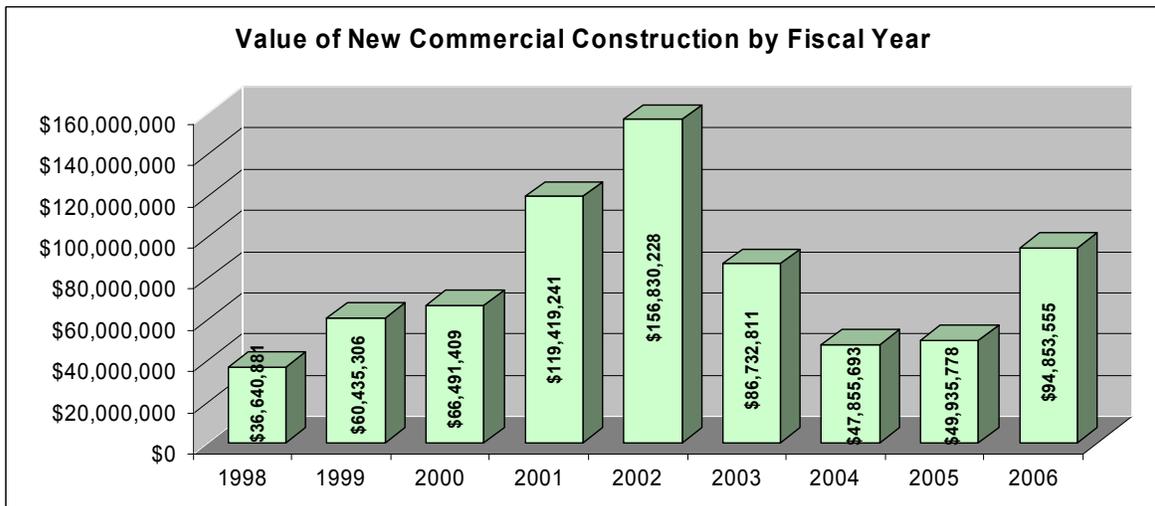
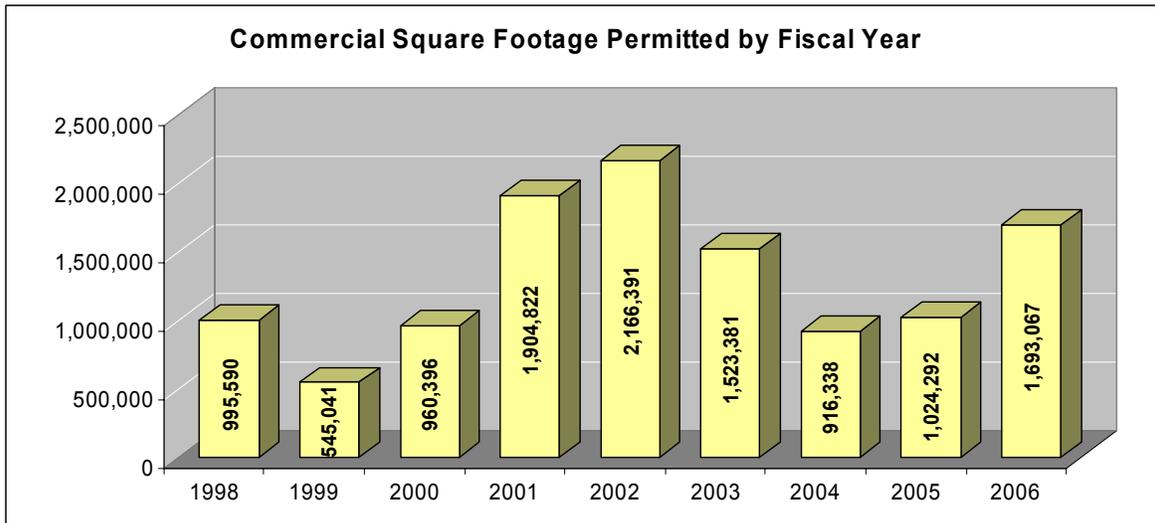
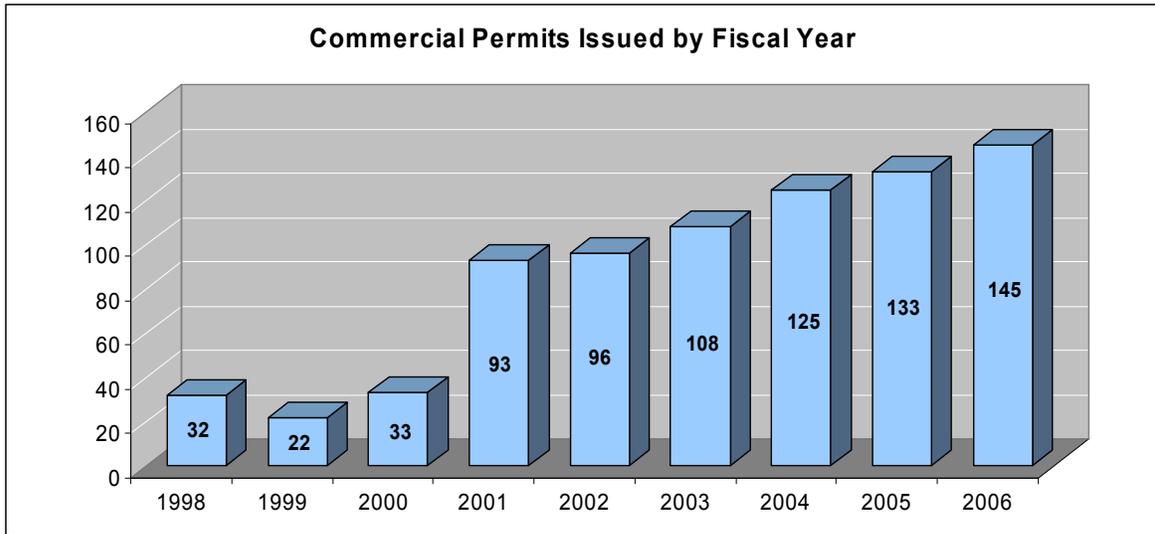
### Property Valuation by Type—2001 and 2007

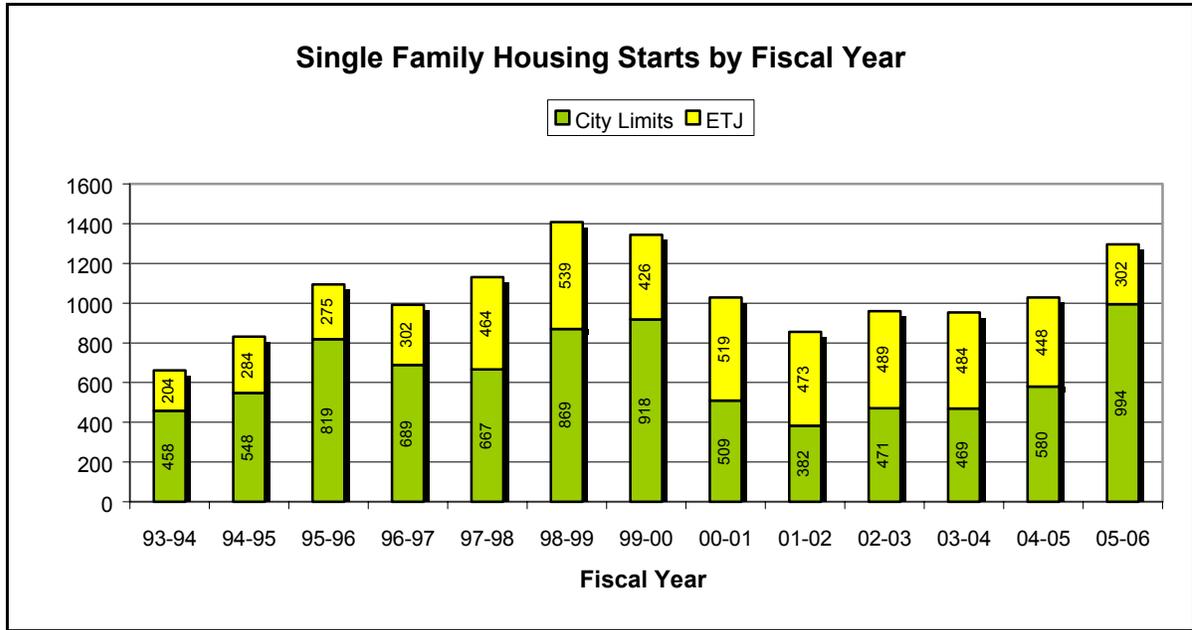


**Residential Permits Information**



**Commercial Permits Information**





Residential development is coming to Cedar Park at a record pace, on par with that witnessed in the late 1990s. Over the next six years, enough single-family residential developments will be completed to house an additional 19,566 persons in the City—almost half of the current population—and planned multifamily residential will bring an additional 5,000 persons. These developments alone would allow Cedar Park’s population to reach over 70,000 by 2012—essentially doubling the City’s size in 10 years (based on the estimated 35,000 residents in 2002). The City already had, at the time of this Plan update, sufficient residential development “in the pipeline,” meaning in various stages of platting, permitting, and construction, to accommodate nearly 25,000 additional residents. The table below illustrates this; additional information on the planned and proposed residential developments in Cedar Park is located in Appendix A.

#### Residential Development in Process—Summer 2006

Type	Acreage	Units	Residents*
Single-Family	1,549	6,312	19,566
Multi-Family	181	2,266	4,760
<b>TOTAL</b>	<b>1,730</b>	<b>8,578</b>	<b>24,326</b>

\*Based on current averages of 3.1 persons per single family unit and 2.1 persons per multi family unit

## 2.3 EXISTING LAND USE

### Typical Land Use Development Pattern

Suburban communities near large metropolitan areas typically follow a development pattern where single-family residential subdivisions are the first to appear, generally following major roadways which then serve as commuter routes. When sufficient residential population exists to form a market for

retail and supporting commercial activities, such land uses begin to develop. Over time, major employers will begin to take advantage of the resident workforce, and employment centers such as office parks, employment centers, and industrial complexes will appear. This pattern has been evident in edge cities throughout the country, and this process is at various stages of development in northwest Austin, Cedar Park, and other neighboring cities.

Lakeline Mall, which opened in 1994, was the first large-scale retail operation in the area. Since then, retail growth has been mostly in that area. Large retail developments are now locating along Whitestone Blvd, (RM 1431) and other Cedar Park arterials. Office parks have recently begun to appear along Cypress Creek and Parmer Lane. The market for such developments will extend northward on US 183, Reagan Blvd., and along the 183A Toll Road when the first phase is opened in 2007.

The vision for Cedar Park, expressed in the 1998 plan and consistently repeated in by City officials and community leaders, has been that of balance and sustainability. In the 1998 Plan, the goal was to make Cedar Park a place to “live, work, and play”. In listing goals for the current plan, it was voiced as “no need to leave town.”

One of the primary issues of study in the update to the Future Land Use Plan is the conflict between the pressure for single family development to respond to the rapidly increasing population, and the desire to reserve land for the commercial and office development to serve the population as it increases in the region. These pressures are expected to only increase when major transportation improvements that are underway, including the 183A Toll Road and the northern extension of FM 734 (Parmer Lane/Ronald Reagan Blvd.) are completed.

The proportional balance between housing, services, and employment is important in enhancing the quality of life of course, however, it is necessary for the economic health of the City to capture a greater proportion of sales and other taxes within Cedar Park. For those businesses to locate in Cedar Park as the market matures, it is necessary to ensure that these land uses have suitable parcels on which to locate.

### Table 2.3.1 Existing Land Use

This table was developed from the land-use codes of the Williamson and Travis County Appraisal Districts, which are the best sources of current land use data. City zoning districts and future land use plans, by their nature, address desired future allocations, not the current state.

Land Use	Acreage	%
Single-Family Residential	12,086 ac	49.3%
Multi family Residential	227 ac	0.9%
Office / Retail / Commercial	2,232 ac	9.1%
Industrial	284 ac	1.2%
Institutional / Public	1,458 ac	6.0%
Undeveloped	3,048 ac	12.4%
Parks / Open Space / Other / Not Coded	5,186 ac	21.2%

### 2.3.2 Existing Conditions Illustrations

The following maps represent a snapshot in time, showing how Cedar Park looks today. These existing conditions are used to develop future projections and planning solutions.

**Refer to Figure 2.3.2.1 Cedar Park ETJ Map (showing the City limits and ETJ)**

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**Refer to Figure 2.3.2.2 Cedar Park Planning Map (Zoning and Arterials)**

**City Comparisons**

Across the nation, state, and metropolitan area, each city is unique in its historical, cultural, economical, and developmental characteristics. There is value, however, in comparing a city with others that exhibit similar traits in order to benchmark the city and measure its progress. The current and historical conditions of other cities can be used as a tool to help forecast and guide different aspects of Cedar Park’s future. The successes and shortcomings of other cities can be used as lessons learned for the planning of Cedar Park.

Several cities were chosen for comparison with Cedar Park on a basis of similarity in population, regional position, and growth history. A pool of high-growth suburban cities from the Austin, Dallas-Fort Worth, Houston, and Phoenix, Arizona areas was created and from this pool, a smaller group of cities was chosen for analysis. Cities chosen were Colleyville, Coppell, Frisco, and McKinney from the Dallas-Fort Worth area; Sugar Land and Missouri City from the Houston area; Mesa and Tempe from the Phoenix, Arizona area; and Round Rock from the Austin area.

Two aspects were examined when comparing other cities to Cedar Park: 1) future land use and 2) current city revenue sources.

Land use is an important aspect to compare with other cities because it determines the overall character that the city will assume in the future. A high percentage of single family residential land use will guide the City toward becoming more of a bedroom community, while a higher percentage of office and industrial land use will help create a large number of jobs within the city.

Each of the cities compared exhibited a different composition of future land uses, however, each city had more land allotted to residential purposes than any other type of land use—four cities had over 50% of their land designated as low-density residential. In Frisco, the mix of land uses was the result of a comprehensive plan; in other cities, such as Missouri City, the land use placement and amounts were left relatively uncontrolled. Several cities indicated that, were they able to do so, they would have preferred less residential development, in favor of a more balanced mix of land uses. Residential development in general requires more city services, such as utilities, sanitation, libraries, recreation, etc., and generates less tax revenue than commercial or industrial uses.

**Comparison—Selected Texas Cities with Land Use Categories**

City	Year of Plan	Residential	Commercial	Other*
<b>Cedar Park</b>	<b>2005</b>	<b>50%</b>	<b>23%</b>	<b>27%</b>
Frisco	2000	60%	23%	18%
McKinney	2004	45%	20%	35%
Coppell	1996	36%	9%	55%
Round Rock	2000	65%	8%	27%
Colleyville	2004	77%	10%	13%
Sugar Land	2004	58%	6%	37%
Missouri City	2003	56%	27%	18%

\*"Other" category includes uses such as Industrial, Parks and Open Space, Agriculture, Public/Civic/Institutional, and undeveloped land.

Comparing city revenue sources is a viable method for further benchmarking the City of Cedar Park. The cities examined in this comparison displayed more diversity in the sources of their revenues than

they did in land use composition. Most of the cities gained the majority of their revenues from charges for services (i.e. water and wastewater utilities or electric utilities) and property and sales taxes. Land use and city revenue sources are closely related; some land uses use more energy than others and some generate more tax base than others. Therefore, they should both be considered when making changes to the Comprehensive Plan.

The relative value of developments in the other cities is also important to consider, a high proportion of residential uses is less of an economic concern for a city like Colleyville, where the median housing value was \$267,100 according to the 2000 Census. By comparison, the median housing value in Cedar Park in 2000 was \$128,100. Additional tables comparing various economic and developmental aspects of the peer cities are located in Appendix B.

**Comparison—Selected Texas Cities with Revenue Sources**

	Charges for Services	Property Taxes	Sales Taxes	All Other Revenues	Total Revenue (000's of \$)
<b>Cedar Park*</b>	<b>52.3%</b>	<b>20.0%</b>	<b>7.8%</b>	<b>19.9%</b>	<b>\$47,106</b>
Frisco	22.3%	15.4%	7.1%	55.2%	\$210,495
McKinney	31.7%	23.3%	7.4%	37.6%	\$164,471
Coppell	34.5%	40.4%	15.5%	9.6%	\$62,383
Round Rock	22.2%	13.1%	37.2%	27.5%	\$155,974
Colleyville	23.6%	20.3%	4.3%	51.7%	\$46,139
Sugar Land	35.6%	20.9%	27.1%	16.4%	\$92,405
Missouri City*	17.7%	46.8%	6.9%	28.6%	\$33,906

\*FY2004 Data

Non-general-fund revenues such as impact fees and capital and operating grants are among those items included in "All Other Revenues."



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## 3.0 THE PLAN

### Introduction

The following attributes are listed by the American Planning Association as important elements in a community of high standard: Live (home), work (job), and play (attractions); high social morals; low crime rate; clean, well maintained; connected neighborhoods – physically and socially; community activities, events, gathering places; sense of community, sense of belonging/part of a group (cohesive feeling); stability, consistency; safety in design (lighting, subdivision layout, streets, pedestrian travel); aesthetics; community pride; citywide neighborhood organizations, input; resident retention; business retention.

The 1998 Cedar Park Comprehensive Plan was the result of a substantial amount of input and dialog throughout the process. The Cedar Park Comprehensive Plan as adopted in 1998 is still a substantially valid document. For a still fast growing, ambitious City many of the goals that are sought in order to be an exemplary community have not changed. However, much progress has been made and many, more specific goals have been achieved. New goals have been added in this update so that the Comprehensive Plan can remain an active guide for the development of Cedar Park.

The Comprehensive Plan for Cedar Park should never be considered a finalized document, for the planning of a community is never a finished work. However, with adoption of the 1998 plan and the 2006 plan update the City is maintaining the viability of the primary tool necessary to help make decisions that will guide the growth of the community in the future. The plan is a dynamic tool and will continue to evolve and develop as new influences, opportunities and constraints occur within the community.

The Comprehensive Plan should be the subject of review and updating every two years. The process to update should be similar to that recently carried out in the preparation of the 2006 update. It should be a process which reestablishes and, if necessary, modifies the goals of Cedar Park through public participation; reaffirms or modifies development strategies and proposes policies, plans and regulations appropriate to changed conditions.

Without continuing review and monitoring, future updates of the plan may require greater expenditure of financial and human resources than planned for, potential conflict in the administration of the City's affairs, and possible disruption in the process of positive development.

As stated in the Comprehensive Plan “The Land Use Plan is graphically the most tangible tool developed during the process. Overlaid with the local and regional thoroughfare plan and the open space and drainage way plan, the Land Use Plan establishes the framework form which long term land use decisions can be based. The plan graphic as well as the policy statements are intended to provide a framework and serve as a guide in the location of future land uses and the redevelopment of inappropriate land uses.” The Future Land Use Plan is not a zoning map, it is created to serve as a guide for future land use decisions. Other tools such as annexations, the zoning and subdivision ordinances, the roadway plan, and the capital improvement plan are all used to implement the Comprehensive Plan. The narrative found in 3.1 of the 1998 Comprehensive Plan has not been restated in this Update but should be considered when considering land use changes, both in a conceptual sense or when considering zoning decisions.

### Growth Challenges

Every developing city experiences growing pains—a city that is growing as quickly as Cedar Park, however, faces greater challenges that are more difficult to manage. While the challenges associated with growth in Cedar Park might not be greater in scope than those of other cities, they become a

more pressing issue due to the speed at which the city is emerging. Coordinating city services in a rapidly developing and changing environment demands efficiency and planning.

To identify the challenges that would influence the shape of tomorrow’s Cedar Park, the strengths and weaknesses of the City of Cedar Park were identified. These strengths and weaknesses help to predict how the City will react to rapid urban growth and help identify specific opportunities and threats to the future of the City.

**Urban Growth - Strengths and Weaknesses Overview Table Analysis**

<b>Strengths: Positive - Internal</b>	<b>Weaknesses: Negative – Internal</b>
What does the City do well? What unique characteristics can the City draw on? What do others see as the City’s strengths?	What could the City improve? Where does the City have fewer resources than others? What are others likely to see as weaknesses?
<ul style="list-style-type: none"> <li>•Active and invested citizens</li> <li>•Leander ISD</li> <li>•Accessible City Leaders</li> <li>•City-owned Water and Wastewater Utilities are ready for the forecasted growth</li> <li>•Cedar Park is a High-Growth city</li> <li>•Major transportation corridors are being created</li> <li>•A new downtown is being developed as a part of the Town Center Plan</li> <li>•The city has a Parks and Open Space Plan and a Recreational Trails Plan</li> </ul>	<ul style="list-style-type: none"> <li>•Over 80% of Cedar Park residents work in another city</li> <li>•There is a lack of a commercial tax base</li> <li>•There is a lack of jobs within the city</li> <li>•Shopping occurs in other cities and Cedar Park receives none of the sales tax</li> <li>•There is no public transit</li> </ul>
<b>Opportunities: Positive - External</b>	<b>Threats: Negative - External</b>
What good opportunities are open to the City? What trends could the city take advantage of? How can the city turn its strengths into opportunities?	What trends could harm the City? What are other cities doing? What threats do the City’s weaknesses expose it to?
<ul style="list-style-type: none"> <li>•Develop the west side of town as a Gateway to Lake Travis</li> <li>•Utilize US Highway 183A as a new commercial and mixed-use corridor</li> <li>•Build a commercial hub of regional significance at the intersection of FM 1431 and Parmer Lane</li> <li>•Be a green city of open space networks, trails, and beautiful parks</li> <li>•Integrate the Town Center development with the Capital Metro Commuter Rail</li> </ul>	<ul style="list-style-type: none"> <li>•An unbalance between housing and jobs remains, branding Cedar Park as a bedroom community without any amenities</li> <li>•Land availability is decreasing every day, build-out is eminent</li> <li>•The City’s tax base continues to suffer because of the lack of commercial and industrial properties and sales tax revenue</li> <li>•Rapid growth overwhelms city services</li> </ul>

From this analysis, three challenge areas appear that will most affect the quality of the future Cedar Park—land use, transportation, and economy. Each of these elements is impacted not only by the City’s growth, but also by each other. Changes in land use, for example, affect traffic, not just in the immediate area, but also in the entire city and region and also have effect on the City’s tax base. While these challenge areas are interrelated, each also has its own unique aspects.

**3.1 THE FUTURE LAND USE PLAN**

The main focus of the Comprehensive Plan Update is the Future Land Use map. It demonstrates the vision for what the City is to look like at build-out. The Future Land Use Map is not the zoning map for the City; it is a guide to direct the proportionality of land uses and the predominant location of land use types. Each broad category of land use types includes multiple permitted building characteristics/densities, activities, and site designs.

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For example, on the Future Land Use Plan, the land use category “Neighborhood Office/ Retail/ Commercial” includes a broad range of land uses from small-scale offices for transitional areas bordering neighborhoods, to corporate offices, retail, and mixed use developments. These uses encompass five (5) zoning districts; the refinement of assigning the correct zoning district to specific land areas within that land use category is the decision of the City Council. Zoning districts are to be considered within the context and guidance of the Comprehensive Plan, and are considered on a case by case basis taking into account the specifics of the area.

Within the current Comprehensive Plan Update, there are no substantive changes to the narrative text; however there are several changes to the Land Use Map.

Two types of changes were made to the Land Use Map for different reasons: 1) changes in the classification categories and 2) land use changes.

Some of the land use category classifications outlined in the 1998 Comprehensive Plan were redefined with the 2005 Land Use Plan. These categories have been revisited and subsequently altered to address current growth interests (i.e., the Economic Development/Industrial classification was divided into two new classifications: Employment Center and Industrial). The categories are defined as follows:

*Low Density Residential* includes – R/A, R-1, R-1A, R-1B, R-1C, M-1  
*Medium Density Residential* includes – R-1D, R-2B  
*High Density Residential* includes -- R-2C, MU  
*Neighborhood Office/Retail/Commercial* includes – O-1, C-1, C-2, GO-2, MU  
*Regional Office/Retail/Commercial* includes – GO-2, GB-3, MU  
*Employment Center* includes – GO-2, H-3, RD-3, LI-3, MU  
*Industrial* includes -- C-3, C-4, LI-3, GI-3, HI-3  
*Parks and Open Space* includes – OSR, OSG  
*Institutional/Public/Utility* -- included in any zone

Land use changes were performed for several reasons. The uses of some sites were changed to reflect established development or developments that are currently underway. Other areas, such as those bordering major roads, were changed to offer office, retail, and employment opportunities that respond to increased traffic accessing Cedar Park from areas outside the City.

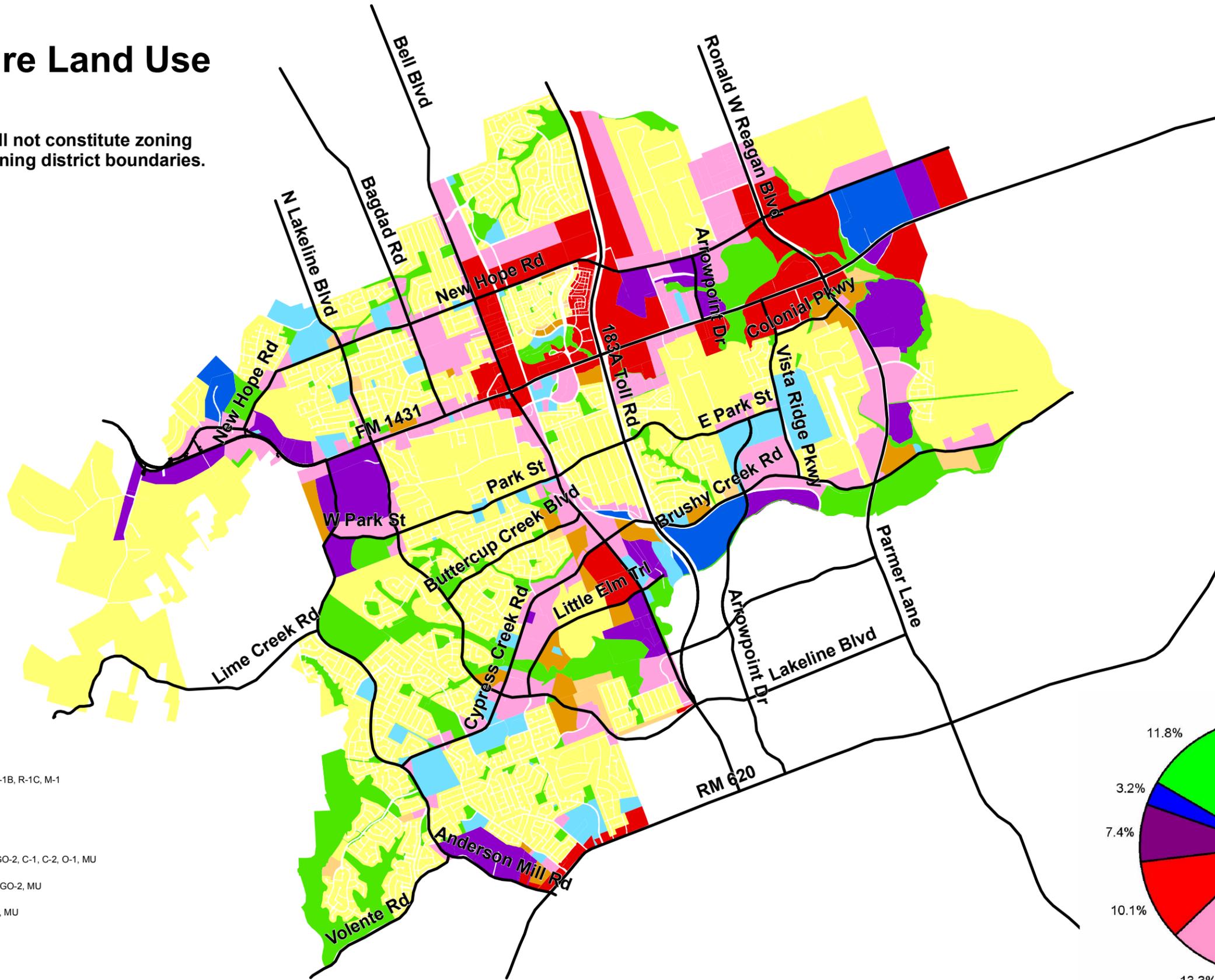
The comprehensive planning process offers an opportunity to look at the overall proportionality of land use throughout the City to achieve a sustainable and economically viable balance. Topographical considerations, waterways, environmental features, and the locations of parks and open space are addressed in the approved Comprehensive Plan and are not closely evaluated within the scope of the update. They are important considerations for the sustainability and economic health of Cedar Park and should be evaluated more specifically through the *Parks and Recreation Master Plan*, the *Trails Master Plan*, and at the levels of zoning, subdivision, and site development.



# CEDAR PARK

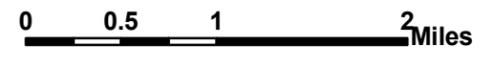
## Future Land Use

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

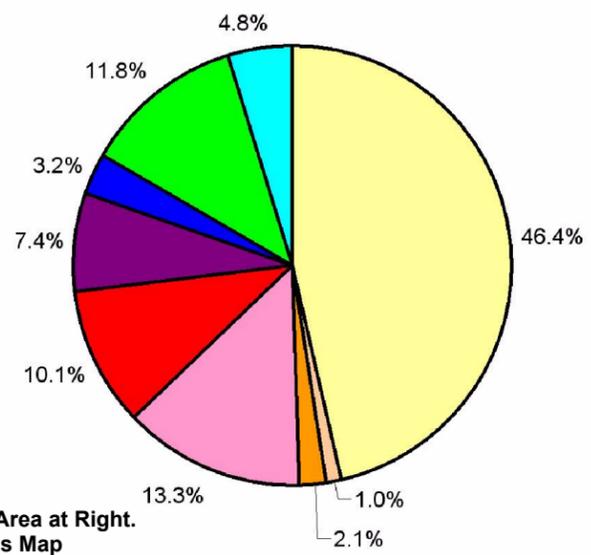


### Legend

- Major Roads
- 2007 Future Land Use**
- Category**
- Low Density Residential--R/A, R-1, R-1A, R-1B, R-1C, M-1
- Medium Density Residential--R-1D, R-2B
- High Density Residential--R-2C, MU
- Neighborhood Office/ Retail/ Commercial--GO-2, C-1, C-2, O-1, MU
- Regional Office/ Retail/ Commercial--GB-3, GO-2, MU
- Employment Center--RD-3, LI-3, GO-2, H-3, MU
- Industrial--C-4, GI-4, HI-5, C-3, LI-3
- Parks & Open Space--OSR, OSG
- Institutional/ Public/ Utility--any zone



Percent of Total Land Area at Right.  
Legend Same as Map



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## ZONING

Section 211.004 of the Local Government Code specifies that zoning regulations “must be adopted in accordance with a comprehensive plan and must be designed to:

- lessen congestion in the streets;
- secure safety from fire, panic, and other dangers;
- promote health and the general welfare;
- provide adequate light and air;
- prevent the overcrowding of land;
- avoid undue concentration of population; or
- facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.”

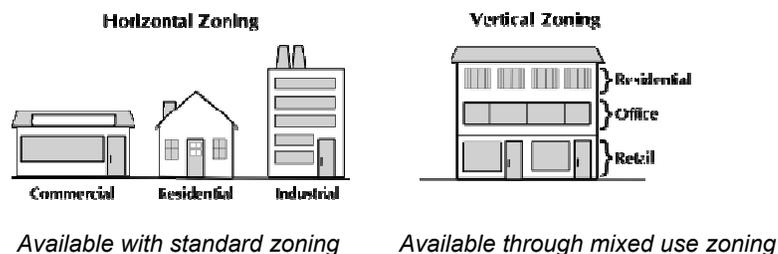
For each of the broad land use categories identified in the Comprehensive Plan, there are multiple pre-existing zoning districts which are included therein. Requested zoning changes should be considered in light of whether the new district is consistent or would be compatible with the future land use. It is important when considering an assignment or change in zoning that the land use assumptions in the 1998 Comprehensive Plan, Chapter 3.0 The Plan be considered in addition to the guidelines of the Future Land Use Plan.

### Mixed-Use Zoning District

A general land use policy of the City of Cedar Park is to preserve existing undeveloped land for commercial uses, such as retail, offices, and industry. In addition, public input gathered throughout the plan update process indicated a desire to provide for a “mixed-use” development component as a standard zoning district.

The City recognizes that certain land use categories may be more suitable for mixed use development, a type of development where commercial retail, offices, employment centers, and high-density residential are designed to exist together in a compatible fashion.

Mixed use, as defined here, is not the standard subdivision development of free-standing commercial buildings interspersed among residences, but rather a more pedestrian-friendly, compact style of development. Additionally, because of the intermixing of uses, the development is typically constructed with each phase having roughly the same proportion of uses as the project as a whole. In other words, a mixed use project is not built such that all or part of the residential is constructed first, followed by commercial or other uses at a later date.



The illustration on the following page shows a conceptual rendering of a mixed-use development in Boulder, Colorado, which is to occupy one square block in the downtown area. Note the ground-floor, sidewalk-fronting retail, the residential units on the upper floors, and the general density. This development, with two stories of red brick, is designed to coordinate with similar architecture throughout Boulder’s downtown. A similar development in Cedar Park should adhere to architectural standards developed for the City, such as those for the Town Center.

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## Conceptual Pedestrian-Friendly Mixed Use Development—Boulder, Colorado



The Future Land Use Map provides some guidance for locations where mixed use development is appropriate, as the intention is not to force the market. Rather, the intention is to create a mixed use zoning district, which may be mapped in any of the following land use categories: Neighborhood Office/Retail/Commercial, Regional Office/Retail/Commercial, Employment Center, and High-Density Residential. Mixed-Use zoning has specific and stringent requirements for floor-area ratio, lot coverage, and the quantity and arrangement of permitted uses. The “Envision Central Texas” regional vision includes references to this sort of development; referring to it as an “Activity Center.”

A specific recommendation of this plan is for the City of Cedar Park to pass an ordinance creating a vertical mixed use zoning district. An important component is that it is designed for a “vertical” mix of live/work uses, having retail, office, and residential on different floors of the same building. This type of development is unique to this zoning district, rather than “combination” zoning with different plots of land divided for different uses. This type of vertical mixing of uses is essential for providing dense, pedestrian-friendly districts with a variety of activities.

A mixed use district is an “end user” district. That is, it is a zoning district that does not lend itself to speculative zoning; instead it is to be used as an opportunity for an end user with a specific development in mind to use a standard zoning district for a live/work development project. The City should consider drafting a Mixed-Use District to follow the APA model ordinance for mixed use development.

## 3.2 ECONOMIC DEVELOPMENT

### 3.2.1 Population Forecast

It is predicted that Cedar Park's rapid growth will slow down as the City approaches final build-out, and fewer large parcels are available for development. The current projections, shown below, include the City limits and ETJ as they exist in 2006. It is expected that the City will continue annexation of areas in its ETJ, although the total service area will not change. Depending on density of dwelling units and typical household size (which currently is moderately high due to large numbers of children), the total population of Cedar Park is expected to peak at approximately 90,000.

Chart 3.2.1

City of Cedar Park Population Estimates & Forecasts						
Year	City		ETJ		Total Service Area	
	Population	% Growth	Population	% Growth	Population	% Growth
2000	28,675	13.41%	12,590	12.48%	41,265	13.12%
2001	29,808	3.95%	14,301	13.59%	44,109	6.89%
2002	32,692	9.68%	15,886	11.08%	48,578	10.13%
2003	35,176	7.60%	17,314	8.99%	52,490	8.05%
2004	37,524	6.68%	18,686	7.92%	56,210	7.09%
2005	42,618	13.58%	19,855	6.26%	62,473	11.14%
2006	45,594	6.98%	20,738	4.45%	66,330	6.17%
2007	47,874		21,775		69,649	5%
2008	50,267		22,864		73,131	5%
2009	52,781		24,007		76,788	5%
2010	54,892		24,967		79,859	4%
2011	57,088		25,966		83,053	4%
2012	59,371		27,004		86,376	4%
2013	61,152		27,815		88,967	3%
2014	62,987		28,649		91,636	3%
2015	64,876		29,508		94,385	3%

### 3.2.2 Economic Development Strategy

As the economic development consultant to the comprehensive planning process for the *Cedar Park Comprehensive Plan*, Angelou Economic Advisors, Inc. (AEA) was responsible for assessing the existing economic environment in Cedar Park and making recommendations for improving Cedar Park's potential for recruiting new firms. To do so, AEA examined the current industry composition of the City, population trends that affect the available supply of labor, quality of life issues, and commercial development trends. AEA made several recommendations as part of that plan that still remains valid today. Refer to the following sections in the *Cedar Park Comprehensive Plan*.

- 3.2.3 Competitive Assessment
- 3.2.4 Targeted Industries
- 3.2.5 Marketing Strategy
- 3.2.6 Organizational Issues
- 3.2.7 Implementation

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Over half of the working adults in Cedar Park travel 10 miles or more to work—of these individuals, 60% would be willing to change jobs if there was a comparable opportunity available closer to home. Land reserved for future commercial and industrial uses provide the opportunity for economic growth and reversing the commuter travel flow away from Cedar Park to Austin and Round Rock and minimize the loss of sales tax dollars to these surrounding cities.

### **Economy**

- **Increasing Sources of Sales Tax**
- **Balancing Land Uses for Property Tax**
- **Jobs/Housing balance Providing Jobs in Town**
- **Expanding City Services**

Rapid growth lends an opportunity to develop Cedar Park's economy if development is guided by the City's vision and by informed decisions of the City.

Attracting businesses and jobs to the City will strengthen the City's economy directly through sales, profits, and income, as well as through City sales and property taxes. Increasing the number of jobs within the City will also indirectly strengthen the economy by allowing the citizens who live in Cedar Park to *work* and *shop* in Cedar Park, as well. Less money would be spent on commuting; citizens would spend more of their income in the City itself, instead of in Round Rock, Austin, or any other surrounding city. In addition, the Cedar Park could capture money from the surrounding area. Employers bring people into the City, creating a weekday consumer market in addition to the income derived from the business itself.

Development should be guided in accordance with the goals and objectives of the Comprehensive Plan, to ensure the strength of the City's tax base in the future. Identifying key locations within Cedar Park for locating certain land uses will greatly improve the property tax base. Placing commercial uses in areas bordering major transportation links will generate greater property tax due to increased property values, increase sales tax due to increased customer traffic, and maximize opportunities to access these commercial areas as either an employee or a customer.

Another factor resulting from rapid population growth is the financial impact that the ensuing development will have on the City of Cedar Park. The cost of managing and supporting such expansion of the City will be seen in the increased need for additional City Staff and programs, as well as the cost of expanding utilities and other infrastructure to new developments.

### **City of Cedar Park Economic Development (4A) Corporation**

The mission of the Economic Development Corporation (4A) is to promote, encourage and enhance the creation of jobs and the expansion of the tax base through the attraction on new primary employers, commercial developments and the retention and expansion of existing primary employers guided by and fulfilling the comprehensive master plan.

The following six objectives are the City's economic development strategy, as articulated in the 4A Corporation's mission statement:

- Provide assistance to existing primary employers to retain existing jobs, create new jobs and increase capital investment.
- Maintain and enhance Cedar Park's visibility among corporate real estate decision makers and site selection consultants.
- To maintain and enhance relationships with utility representatives (PEC, SBC, ATMOS, etc.), real estate brokers/developers, the Governor' Office of Economic Development, Greater Austin Chamber of Commerce, Austin/San Antonio Corridor Council and other similar economic development allies in order to generate economic development leads.

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- To develop new economic development tools to help attract new businesses to the community.
  - To engage in regional marketing efforts with the following groups to enhance the overall visibility of Cedar Park and the Greater Austin area to targeted industries.
  - To maintain and enhance our roles in professional associations and related groups to demonstrate the seriousness of Cedar Park’s efforts in the economic development arena.

The 4A Corporation should work to develop additional employment opportunities at all levels of income and in various industries, to provide residents with the “comparable opportunities” referenced above.

### **City of Cedar Park Community Development (4B) Corporation**

The mission of the Community Development Corporation (4B) is to undertake projects for the community, using the Section 4B sales and use tax at the rate of one-half percent. The projects include various areas such as streets, roads, transportation systems, public parks and facilities, municipal facilities, sports facilities, entertainment projects and other items related to the community attributes of Cedar Park.

The purpose of the Corporation is to promote development improvements to benefit the community within the City and to provide for the public welfare of and for the City of Cedar Park. The Board of Directors manages the affairs of the Corporation. The Corporation has the power to acquire, maintain, lease, and sell property.

### **Conclusion**

The future land use map update is reflective of the City’s mission of the Economic Development Corporation to promote economic vitality and sustainability. In addition to spreading the tax base in the City over a proportional variety of land uses (industrial, commercial, as well as residential), the economic benefit of additional commercial and industrial development will reduce the percentage of commuter time and associated expenses, add a weekday market to retailers, restaurants, and other support services, and significantly enhance the sustainability, the vitality, and the quality of life in all aspects of the community.



## **3.3 TRANSPORTATION**

### **3.2.1 Governing Requirements**

The Cedar Park Code of Ordinances contains guidelines, regulations, requirements, and restrictions for all aspects of transportation. Regulations for street layout and design and requirements for Traffic

Impact Analysis (TIA) is included in Chapter 12, the Subdivision Ordinance. Chapter 16 adopts the City of Austin Transportation Criteria Manual (TCM) as a standard for design, development and construction of all transportation improvements. Chapter 17 focuses on traffic control devices, speed limits, and parking regulations. The Transportation Master Plan addresses transportation issues in a comprehensive manner, including all modes of transportation, and the overall transportation system.

### 3.2.2 Roadway Plan

#### Transportation Master Plan – April 2002

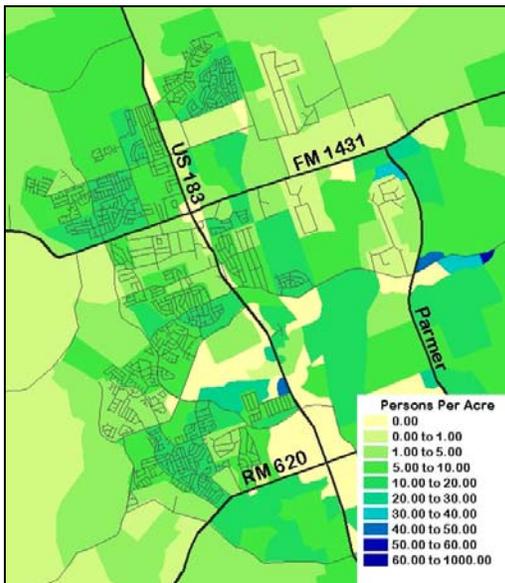
The 1998 Comprehensive Plan included a Roadway Plan element, which consisted of a map showing the current and potential location of primary roadways, and a goal to develop a comprehensive transportation network and thoroughfare plan. The 1999 Cedar Park Roadway Plan began by adopting a plan for the arterial street network.

The *Transportation Master Plan*, adopted on April 11, 2002, was a fulfillment of that goal. It added components addressing pedestrian and bicycle travel, as well as considerations for public transport. It was also the beginning of the effort to fulfill the goals that emanated from that plan. The goals listed in the plan are to: 1) Improve mobility and accessibility, 2) Increase safety, 3) Promote alternative travel modes, 4) Achieve balanced financial responsibility, and 5) Limit environmental impacts. Some of these goals have been taken into account and are ongoing; others have not yet been addressed.

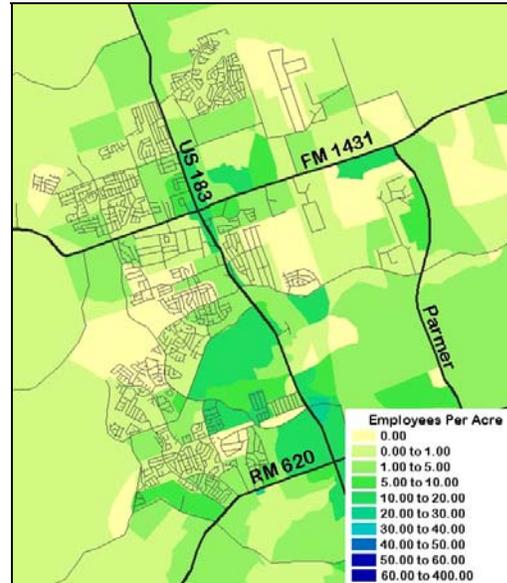
#### Regional Growth Trends

Much of the phenomenal growth that has occurred in central Texas has been in Williamson County, directly impacting the City's transportation resources. The following figures provide a projection of population and employment distribution in this region in 2025.

**Figure 1.1: 2025 Population Densities**



**Figure 1.2: 2025 Employment Densities**



Cedar Park has intensively developed west of Bell Blvd. (US 183), far more than east of the highway. Additional residential development east of both US 183 and 183A Toll Road will provide the opportunity for a more balanced residential and commercial traffic flow pattern across the city.

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As the east side of Cedar Park becomes more densely populated, it should also see a rise in employment concentrations.

### **Major Roads**

A major transportation impact on Cedar Park in the upcoming years will be the opening of the 183A Toll Road and the northern extension of Ronald Reagan Blvd. (FM 734/Parmer Ln.). These two roadways will cause a tremendous burst of growth in the north central portion of the City. These new major arterials will offer greater access to businesses that locate in Cedar Park, increasing both an increasingly available labor force and an influx of customers.

The plan update recognizes that regional commercial and other large-scale land uses are appropriately located at the intersections of major thoroughfares. The *Transportation Master Plan* identifies numerous corridors as multi-lane arterials that are classified in a manner expected to provide accessibility to both those existing and anticipated land uses that are anticipated in the Future Land Use Plan. With the 2006 update to the plan, the classifications, cross-sections, and build out schedule for these roads should be reviewed in order to respond to current expectations.

Citizens attending public meetings specifically identified Brushy Creek Road as needing widening, in order to accommodate more intense development along it. The New Hope Road corridor, which is currently under design, will similarly have to be constructed to accommodate the land uses planned.

### **Minor Roads**

The *Transportation Master Plan* includes an approved Collector Street Map, providing an overall plan for the collector street system to assure connectivity and adequate circulation of both residential and commercial areas separate from the arterial plan. A total of 78 collector street segments are also identified in the plan. These collectors are typically one mile or less in length, and connect from local streets to arterials or to other collectors. They are categorized by the land use they serve: residential, commercial, or industrial.

Within larger blocks of development, it is essential to provide internal circulation on local streets that feed onto collector streets, then onto minor and major arterials. The availability and proper design of these streets ensure a higher level of safety within developments and protect property values in addition to providing viable access. These streets also serve as pathways for pedestrians and bicyclists and in most cases provide on-street parking. With the 2006 update to the plan, and the increased pressure of infill and development within older areas combined with the extension of new developments in to newly annexed areas, it is imperative that the collector street plan be reexamined and updated to ensure that collector and local streets are available to serve these areas.

## **3.3.3 Transportation System Improvement Plans**

### **The Role of Transportation Improvements in Economic Development**

Several transportation-related challenges are posed by Cedar Park's rapid growth. One of these is the increased number of automobiles leading to more traffic congestion. The situations created by the lack of public transportation and limited number of jobs within the City forces citizens to drive an automobile to accomplish the basic daily tasks of working, shopping, and recreating. As in other cities, over-reliance on single-occupant vehicles results in increased costs of transportation, in fuel and for roadways.

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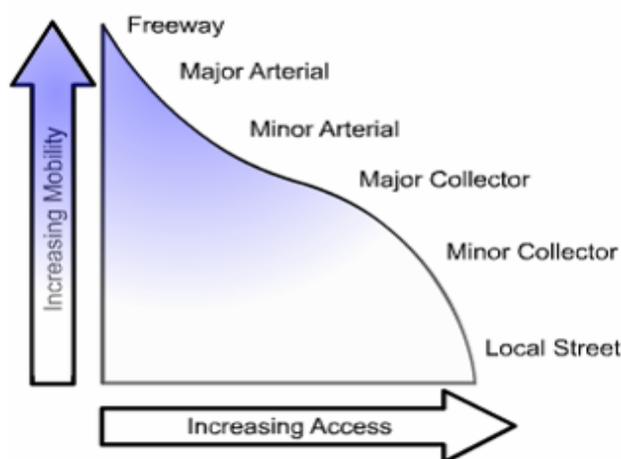
Also facing Cedar Park is the increase in through traffic on existing roadways and along new arterial boulevards that are nearing completion. Citizens from other cities, such as Leander or Round Rock, will travel in increasing numbers through Cedar Park on a daily basis. As these cities are also growing, traffic volumes can only be expected to continue to increase dramatically. While beneficial to the City's commercial businesses, the City's transportation networks will need to address the increased volumes.

Access affects each of Cedar Park's citizens every day. Intrinsic to changes in transportation and land use is the basic issue of access, how easily people can get to a certain place. To maintain a sustainable and economically viable city, it is important that businesses are conveniently accessible; it is at the same time imperative that residents are able to travel within the city for services, goods, and recreation.

Planning land uses to provide for retail areas in activity nodes, with office, employment centers between those nodes can enhance access to both and still accommodate more traffic on the adjacent roadways. These uses have different peak hour trips and different trip characteristics and a result of layering these uses along roadway frontages instead of placing strip retail along the front with office, employment centers behind can significantly increase the efficiency of the roadway and enhance access to both.

Access to neighborhood residential areas should be designed to direct commercial traffic away from neighborhood streets. At the same time connectivity between neighborhoods and community services is vital to the health of the residents, the viability of the neighborhoods, and the strength of the community. Neighborhood design, pedestrian and bicycle connections, adequate roadway connectivity, traffic calming techniques, and proper roadway design must all be addressed with safe and efficient access in mind.

Safe, efficient roadways are designed for a balance between mobility and access. As one moves up the hierarchy of roadway types, the intended function shifts away from providing access to individual properties and towards providing mobility for increasing distances and traffic volumes. This chart illustrates in a general way this trade-off between through movement and destination-based movement.



### Other Transportation Issues

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## Traffic Signals

Currently, traffic signals in Cedar Park are maintained and operated by TxDOT and the City of Cedar Park. TxDOT maintains the roadways listed below, including all traffic signals thereon. The City of Cedar Park maintains all other signals in Cedar Park.

### TxDOT-Maintained Roadways in Cedar Park

<u>Highway Designation</u>	<u>Roadway Name</u>
US 183	Bell Boulevard
RM 1431	Whitestone Boulevard
FM 734	Parmer Lane Ronald Reagan Boulevard
RR 620	(no other name)
RM 2769	Anderson Mill Road (part) Volente Road

When Cedar Park's population (as determined by the U.S. Census) exceeds 50,000 persons, state law requires the city to take over maintenance and operation of all traffic signals within its city limits. As the population of Cedar Park is estimated at over 45,000 in 2006, it is certain that the 2010 Census population will exceed 50,000. Cedar Park should plan and budget now for the takeover of those traffic signals.

### Pedestrian and Bicycle Safety

The *Transportation Master Plan* discusses safety issues of pedestrians, primarily with regards to providing adequate sidewalks, and offers specific recommendations on street designs. Current City regulations do call for providing sidewalks along all roadways; however many older subdivisions and roadways so not have sidewalks.

The *Transportation Master Plan* requires minimum sidewalk standards based on the street classification they border. Interior sidewalks on site are required to be a minimum of 4' wide. State highways having no curb and gutter are not able to have sidewalks in the right-of-way, therefore sidewalks are provided within the front 25' of the property to allow for pedestrian access. On a few roadways particular to certain developments or with City funded construction, off-road bikeways have been provided through a 10' sidewalk/trail section on one side of the road (i.e. Vista Ridge Blvd., a portion of E. Park St.)



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The City should enable a variety of ways to travel around town and encourage these alternative sources of transportation. The trails plan has begun by addressing a trails system, both along key vehicle routes and within open space linkages. To provide for safe and efficient pedestrian and cyclist travel, a comprehensive inventory of bicycle routes and sidewalk inventory and building plan should be combined with the *Transportation Master Plan*. From this inventory, the City can prioritize the connections still needed that may more suitably incorporated into capital improvement plans and funding.



### **Public Transit**

The *Transportation Master Plan* does not limit alternative means of transit to buses. It also addresses private systems like taxis, limousine services, carpools, and other paratransit services such as circulating shuttles.

The City should investigate, plan, and implement paratransit options, including but not limited to circulating shuttles, taxis, limousines, carpools. As the City continues to urbanize, multimodal transportation options will become increasingly in demand.

Currently, available paratransit is appearing in the form of private taxi companies, private limousine services, and private shuttle services. These companies establish an image of the City and can affect the safety of its customers. As private, for hire transportation options come into the City, they should be subject to an accepted community standard. Franchise agreements should be researched as a means to assure such standards are met.

Public transit options should be considered, from carpool and special transit opportunities to shuttles and/or buses that tie in with the regional public transportation lines. The economic and community benefits of acquiring a light rail stop now or in the future should be investigated.

In the public forums held to obtain input from the citizenry, discussions included an expressed desire for some level of public transit. Suggestions included investigating the possibility of Cedar Park joining at some level with Capitol METRO, or setting up some sort of locally-operated shuttle service that would link Cedar Park's activity centers to one another and possibly with nearby transit stops in other cities.

Currently, the City of Cedar Park is not a member of Capitol METRO, the public transportation authority serving Austin and the surrounding area. The 1-cent sales tax that once funded Capitol METRO services was voted on by public referendum which instead assigned ½ cent to be used by the Economic Development Corporation (4A) and ½ cent to be used by the Community Enhancement

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Corporation (4B) to fund various improvement projects throughout the City. The commuter rail line currently being developed by Capitol METRO passes through Cedar Park, and has stops north and south of Cedar Park, in the cities of Leander and Austin, respectively.

### **3.4 INFRASTRUCTURE AND UTILITIES**

Currently, the City of Cedar Park has a water plant capacity to generate 23 million gallons a day. The average water consumption is 7.5 million gallons a day, with peak water consumption at 16 million gallons a day. Wastewater (sewer) system capacity is permitted to accept 5 million gallons a day. Current daily usage is 2.5 million gallons a day.

In order for commercial or industrial areas to fully develop, there must be adequate provision of utilities, and state law requires that newly-annexed areas must have city services made available within four-and-a-half years after annexation. In order to support 100 acres of new non-residential development, it is estimated that the water and sewer capacity must each be increased by approximately 0.15 mgd (million gallons per day) (Source: San Diego Water Agencies' Standards ([www.sdwas.com](http://www.sdwas.com))).

Electric power is supplied by the Pedernales Electric Cooperative. A new substation is being planned in the area to respond to service demands.

Natural gas is provided by Atmos Gas. The City does not provide natural gas service, however, it is essential for certain industrial uses and some areas of the city are not currently served. This includes portions of the E. Whitestone Blvd. area. Communication should be maintained with Atmos to provide input to future planned service expansion.

### **3.5 GEOGRAPHIC INFORMATION SYSTEMS**

Increasingly important tools in the evaluation and management of community resources includes Geographic Information Systems (GIS). GIS was developed to analyze and manipulate data from visual sources such as satellite images and aerial photography. It is a comprehensive tool created to help cities make informed decisions about future growth, and offers a wealth of information that serves citizens and businesses. The amount of detailed information of soil types, underground utilities, fire systems, topography, aeriels, zoning, subdivisions, provides valuable information for providing quality City services as well as for prospective commercial and employment markets.

#### **3.5.1 GIS Development Criteria**

From 1998 to present, the City of Cedar Park has improved the mapping services available through the GIS system. Once a planning resource, GIS services have become increasingly vital to other systems in the City of Cedar Park. GIS monuments have been installed throughout the City to provide for accurate satellite calibration and location. The water and wastewater systems have been inventoried and are used by the City to plan for new systems and for system maintenance and response. Aeriels updated every 2-3 years are available that provide clear, accurate imagery to locate fire hydrants, utility poles, driveway locations, trees, parking, and structures.

The website presence of GIS information is currently underutilized. GIS information on the website is vital to a growing city, particularly to one that is growing rapidly and searching for economic vitality. Zoning, infrastructure information, aeriels and topography, soils, flood plain and floodway information are important tools that most growing cities have available to interested parties viewing the website. Quick and direct links from the home page to GIS services should be added to the website to dramatically enhance the technological image of the City and the services available to web users. This information is not present on the web, and is in limited service to staff outside the GIS division.

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Since the development of GIS technology and the introduction of the GIS program within the City of Cedar Park, hardware and software capabilities have been upgraded to stay current with the this technology. The GIS program, however, is underutilized as an interdepartmental program that can provide efficient and effective information to City departments including the police, fire, water and wastewater utilities (public works), engineering services, parks, and planning.

Mapping services, once available on the web, were discontinued and should be reinstated and expanded. There should be a series of mapping services available on the web for citizens and businesses and for prospective commercial and employment markets. GIS is currently an underutilized economic development tool.

The City should consider expanding the GIS program at the City to provide such services. In addition to the GIS coordinator, expanding the division to add personnel could allow for the expansion of GIS services comparable to that of programs in cities of comparable size in the region.

To respond to the increasing demand for GIS information and services, a five-year plan should be developed to determine a course for the program and to anticipate changes and development in this technology so that the City can assume a proactive position in this area compared to cities in the area.

### **3.6 DOWNTOWN PLAN**

The development of a downtown plan and a Town Center was a central focus to the 1998 Comprehensive Plan as a result of the town meetings and repeated requests to establish Cedar Park as a destination with a heart, a sense of plan. Efforts to fulfill this goal from the Comprehensive Plan developed into the designation of a Downtown District, with an approved Urban Code and Regulating Plan. The Urban Code and Regulating Plan spelled out the design and regulations for the Town Center and were adopted in December of 2001. A Tax Increment Reinvestment Zone or TIRZ was created for the area to help bring the project to fruition and to maintain it. The development agreement was revised in connection with the residential component when Continental Homes a subsidiary of Milburn Homes, was reorganized under D. R. Horton in May 2003. With the construction of underway for US 183 and the commercial area under a different proposal, the development agreement, project plan, and TIRZ financing plan were revised in May 2005.



The Downtown District as well as the Urban Code and Regulation Plan can be found in the Cedar Park Code of Ordinance in Chapter 11, the Zoning Ordinance. The plan provides for a new urbanism styled neighborhood, and incorporates housing diversity through mixed lot sizes, condominiums, mixed use live/work housing, and apartments with a variety of public and retail uses in a setting that encourages a specific architectural style to offer the downtown area an identity that creates a destination. It is designed to be friendly to pedestrian and bicycle circulation as well as being accessible by car.

The construction of the single family and condominiums lots is underway and includes an amenity area for the subdivision that is recently complete. The infrastructure surrounding the entryway to E. Whitestone is complete and includes the detention area with trails and landscaping, the bridge and the extension of Discovery Blvd. past its intersection with Main St.



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Commercial activity is expected soon. The completion of the 183A Toll Road bounding the site, together with the construction that has commenced on the Cedar Park Regional Hospital and the retail center across the 183A Toll Road from this site, makes its development imminent as demand for services and good increase and regional access is available.



### 3.7 REDEVELOPMENT

A recurring theme throughout this Comprehensive Plan Update has been that Cedar Park will be largely built out over the next few years. Redevelopment pressures and infill construct will increase.

Commercial redevelopment occurs when the economics are such that existing buildings are renovated or replaced with larger or more elaborate construction. As the area begins to redevelop, the City will want to be proactive by developing policies to facilitate and guide this trend.

The proposed redevelopment policy should address the process by which redevelopment areas and districts are identified, the procedure for establishing the plan and goals for those areas, and if possible, the approach to developing a *strategic plan* for those areas.

Comparable districts or processes in other cities, and benchmarks for initiating and ending certain measures should be considered to determine the best approach for Cedar Park. Some cities in Texas guide redevelopment by establishing either a Tax Increment Reinvestment Zone (TIRZ) or a Municipal Management District (MMD). These entities are chartered by the city, with their own board of directors and slate of duties, which may include promoting redevelopment. In some cases, such as the City of Richland Hills' Community Redevelopment Advisory Board, a City department or committee is tasked with the monitoring of such districts. TIRZs and MMDs may focus on simple beautification activities, or on large-scale densification initiatives. TIRZs are typically instituted to facilitate development where it would not otherwise occur, while MMDs and the similar Business Improvement Districts can be used to enhance, guide, and promote redevelopment that is occurring.

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In implementing the goals of the *Cedar Park Comprehensive Plan*, the City has initiated beautification efforts along the 183 corridor. A *US 183 Corridor Enhancement Program* was adopted in 2002 by the Council and its implementation has begun, executed through the Community Development Corporation (4B). The initial implementation of the plan has been the procurement of matching and reimbursement funding for existing businesses to upgrade driveway approaches, sidewalks, and the appearance of the businesses through landscaping. This redevelopment process should expand to include beautification of public areas. The main focus of policies developed to aid in redevelopment should focus on revitalization, renovation, and aesthetics. Redevelopment efforts should incorporate compatibility measures to preserve or enhance values of neighboring properties to drive development in a positive direction for the community as a whole.

Redevelopment and infill in residential areas assumes an entirely different approach in policy from that in commercial areas. Many of the older subdivisions developed prior to incorporation of the City in 1974 were constructed with inadequate infrastructures. Street networks, sidewalk systems, drainage, utilities, and street lighting are all issues related to infrastructure that should be studied and prioritized so they can be upgraded to current standards in a sequential manner. Drainage problems exist throughout these areas, including unimproved waterways running between lots with inadequate capacity to carry even low frequency storms and excessive ponding on some of the lots. The City has made some improvements to areas most in need, however a master drainage plan of these areas could identify the improvements and associated costs coupled with a prioritization plan to begin to address some of these issues. Water and wastewater utilities have been upgraded in some portions of these areas, and plans should be developed to address the remaining services that are undersized.

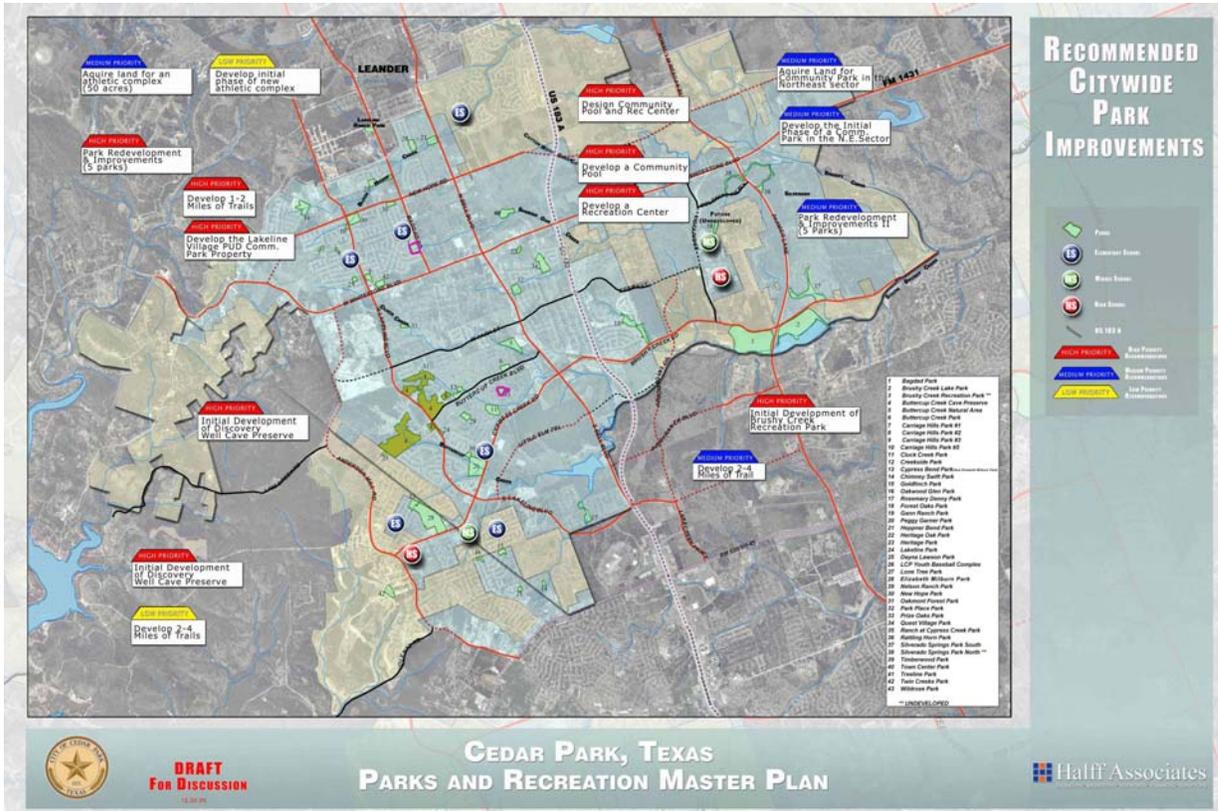
Zoning and infill issues are directly connected to the existence, or lack thereof, of available infrastructure. With land values increasing and residential land diminishing, pressure to build on infill lots and to subdivide and/or rezone for smaller lots in historically large lot subdivisions is on the increase. The City should assume a proactive position and address these issues within older subdivisions through *strategic plans* developed for each target area before considering zoning changes that move toward densification.

Many subdivisions within the City were built within the past 10-15 years. There will be pressures of infill in these areas as well. Although most achieved nearly full build out, situations will occur as property values rise and the City grows. Ordinances, regulations, plans, and policies currently in place should be reviewed to address the preservation of established neighbors and enhance their value to ensure they thrive and contribute to the health and economic vitality of the community.

### **3.8 PARKS AND OPEN SPACE**

The 1998 Comprehensive Plan recommended the development of a specific system plan for bicycle routes and hike and bike trails. The Austin Metropolitan Trails Council's work of developing a region-wide network of trails was used as a base to begin a series of citizen surveys and workshops in 1998 that were developed into a trails system plan that was adopted in 1999. The *Recreational Trails System Plan* was accepted by the Council in December, 1999 and was a precursor to the Parks and Open Space Plan.

The *Parks & Open Space Master Plan* was approved summer 2006. Included in the plan was an updated the trails plan that began to prioritize their construction. It remains part of the *Comprehensive Plan*, but with the recognition that it should be continuously updated with ongoing development and in conjunction with the *Parks & Open Space Master Plan*.



The parks system in Cedar Park includes a total of 48 park sites containing a total of approximately 848 acres of parklands and natural areas. This includes city-owned, homeowner-controlled park facilities and association-owned parklands (LCPY Complex) in the planning area. The City's *Park and Open Space Master Plan* began to be updated in 2004. The update was finalized in 2006. It is intended to be a ten-year plan, with an update scheduled for approximately 2016.





# Cedar Park Parks & Open Space Master Plan Action Plan 2006-2016



Priority	Action	City Sector Impact	Estimated Cost Range	Type of Dev.	Potential Funding Sources	Time Frame
<b>HIGH PRIORITY - YEARS 1 THROUGH 5</b>						
1	Initial development of Brushy Creek Recreation Park	City Wide, SE	Low Cost Range \$4,000,000 High Cost Range \$4,750,000	New Development	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds	2006-2008
2	Design community pool / Design recreation center	City Wide	\$800,000	New Development	Bonds	2006-2008
3	Develop a community pool in Northwest Community Park	N, NW, NE	\$2,200,000	New Development	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds	2006-2008
4	Initial development of the Northwest Community Park (non-pool components)	City Wide, NW	\$2,000,000	New Development	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds	2007-2009
5	Park rehabilitation and improvements (5 parks)	City Wide	\$500,000	Redevelopment, Renovation	Park Ordinance Funds, Donations, 4B Sales Tax, In-kind Services	2006-2008
6	Develop 1-2 miles of trail	City Wide	\$600,000	New Development	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds, State Grants	2007-2009
7	Initial development of the Discovery Well Care Preserve	City Wide, Central	\$250,000	New Development	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds	2007-2009
8	Develop a recreation center	City Wide, NW, N, NE	\$7,500,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds	2006-2010
9	Acquire and initially develop the Lakeside Village PUD Community Park property	City Wide, SW	\$1,800,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds	2006-2010
<b>Estimated Total for Year 1 through 5 High Priority Items \$19,750,000 \$93,069,000</b>						
<b>MEDIUM RANGE PRIORITY - YEARS 6 THROUGH 10</b>						
10	Acquire 40 to 500 acres of land for a community park in the northeast sector (Note: land acquisition should occur sooner if feasible while availability of land exists)	City Wide, NE	\$3,000,000	Acquisition	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds	2010-2012
11	Park Rehabilitation & Improvements II (5 parks)	City Wide	\$1,000,000	Redevelopment, Enhancement	Bonds, Donations, 4B Sales Tax, Park Ordinance Funds, In-kind services	2010-2012
12	Develop the initial phase of a community park in the northeast sector	City Wide, NE	\$2,500,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds	2010-2016
13	Acquire land for an athletic complex (50 acres) - could be acquired in combination with other community park lands if feasible	City Wide	\$2,500,000	Acquisition	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds, potential partnership(s) with LISD, Williamson City.	2010-2016
14	Develop 2-4 miles of trail	City Wide	\$2,500,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds, Trail Funds	2010-2016
<b>Estimated Total for Year 6 through 10 Medium Priority Items \$11,500,000 \$18,269,000</b>						
<b>LONG RANGE PRIORITY - 10 YEARS AND BEYOND</b>						
15	Develop 2-4 miles of trails	City Wide	Low Cost Range \$3,250,000 High Cost Range \$5,000,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds, Trail Funds	2016 and beyond
16	Develop initial phase of new athletic complex	City Wide	\$2,500,000	New Development	Bonds, Donations, TPWD Grants, 4B Sales Tax, Park Ordinance Funds, potential partnership(s) with LISD, Williamson City.	2016 and beyond
<b>Estimated Total for Long Range Priorities \$6,750,000 \$11,800,000</b>						
<b>Total Potential Expenditure Range For 2006 to 2016 Planning Timeframe and Beyond - (note that grants and donations may fund portions of the amount shown)</b>						
			<b>\$37,000,000</b>		<b>\$62,800,000</b>	

1. Note: Costs shown are with 10% contingency and 10% inflation. Actual costs may vary. All costs are estimates and should be used as a guide only. 2. Land costs for new and general public use are based on the current market value of land. 3. Total potential expenditure range is based on the current market value of land and is not intended to be used as a budget.

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## 3.9 AESTHETICS

### Design Guidelines

Aesthetics of site development can be a major economic asset.

Numerous cities throughout the country have instituted signage codes, landscaping ordinances, and architectural guidelines, in an effort to create and maintain an attractive environment, which itself can enhance the area's marketability to new businesses and residents. Cedar Park has some of these guidelines in place, with an example being the building materials (masonry and others) and fenestration guidelines in the zoning code.



There is a renewed increase of expressed interest in creating more landscaped areas, especially medians along major arterials. These help aid in channelizing traffic flow as well as improving the appearance of the public realm, which leads to the second aspect of aesthetics, corridor beautification.

### Corridor Beautification

The US 183 Enhancement Plan named aesthetics as one of four types of improvements to be made, and stated that "the visual quality of US 183 is key to the image of Cedar Park." The plan also includes important elements for safety, mobility, and accessibility

Activities suggested to improve the visual appearance of the corridor includes *landscaping* (emphasis added), sidewalks, standardizing driveway approaches, signage, lighting, and the removal of visual clutter. These elements address safety by directing vehicle movements and providing for pedestrians, however, in addition they add aesthetic appearance by resulting in additional opportunities for landscaping and significantly enhancing the corridor and storefronts visually. By reducing the visual clutter through signage design and landscape screening, the values of the businesses are enhanced as is the overall standard at which the City of Cedar Park is perceived.

It is recommended that the City build upon the recommendations found in the US 183 Enhancement Plan, by constructing one or more landscaping pilot projects at prominent locations. These pilot projects can both demonstrate the City's commitment to beautification, as well as offer an example of what sort of treatments are desired.

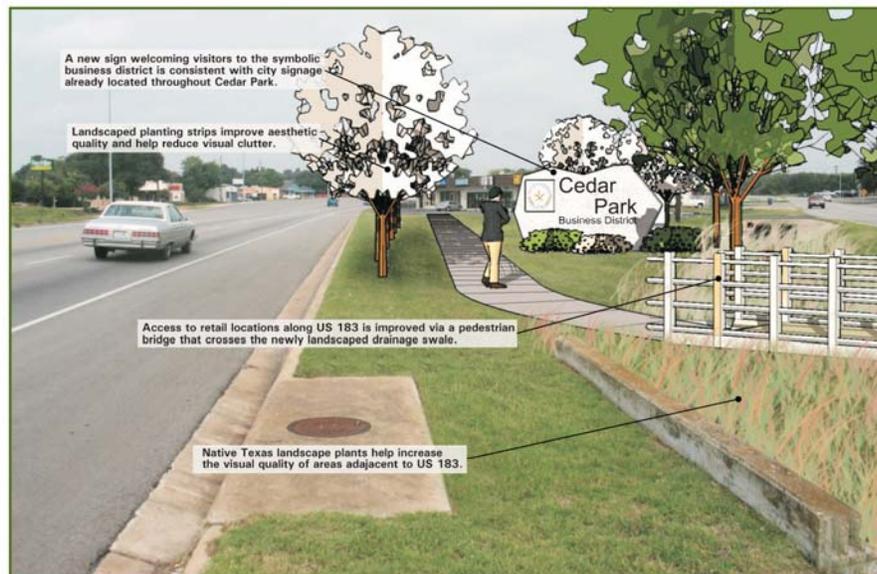
One potential location is Fire Station #1 on US 183 (Bell Boulevard). The Fire Department has indicated plans to eventually construct a larger station building on the current site, this very visible location would be a prime location for a demonstration landscape, and hopefully it will serve as a catalyst for other improvements along US 183. Another is the drainage easement at the convergence of Bell Blvd. at Old 183 north of Brushy Creek Rd.



U.S. 183 CORRIDOR ENHANCEMENT

October 4, 2004

Site I - Present Condition (View A)  
Cedar Park, Texas



U.S. 183 CORRIDOR ENHANCEMENT

October 4, 2004

Site I - After Enhancement (View A)  
Cedar Park, Texas



Still another is shown below near Peggy Garner Park:



U.S. 183 CORRIDOR ENHANCEMENT

October 4, 2004

Site V - Present Condition (View F)  
Cedar Park, Texas



U.S. 183 CORRIDOR ENHANCEMENT

October 4, 2004

Site V - After Enhancement (View F)  
Cedar Park, Texas



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## 4.0 GOALS, OBJECTIVES, AND POLICIES

Through community input in 1998, the City of Cedar Park received insight into both the wants and needs of its community. The *Comprehensive Plan* then laid those desires into a set of goals and objectives and addressed each with policies and recommendations intended to guide future decisions.

The desires of the community are much the same today in 2006, as evident in the public meetings held for this *Comprehensive Plan Update*. The vision is not that of a bedroom community, but of a city where residents can live, work and play. Many of the recommendations provided in the 1998 plan have been completed, many are underway and still others have not yet been addressed. In addition, new goals have emerged over the past eight years that better reflect today's issues. The new recommendations will further assist the City in ensuring future development adheres to the City's long term plans.

The following goals are divided into two sections. The first section reflects back on 1998 goals and provides examples of the ways the City has moved forward to accomplish those goals. This section does not re-list each of those goals and objectives, but instead provides a summary and examples. Refer back to the 1998 *City of Cedar Park Comprehensive Plan, Chapter 4.0 Goals, Objectives and Policies* for a thorough listing. Additionally, the accomplishments listed within this chapter are not all inclusive. Many successes and efforts go beyond what is listed below.

The second section provides a set of additional goals and recommendations. These goals have become either desired or needed since the original 1998 plan. Also listed are recommendations for how the City and community can strive to accomplish these goals in the upcoming years.

### 4.1 GOALS, OBJECTIVES, AND POLICIES - 1998

The values identified in 1998 were to maintain the quality of life, create a unique sense of place, provide a map for the projected urban growth and infrastructure, preserve an adequate level of City services and foster economic development and opportunity for the future of Cedar Park. These goals are still very applicable today.

#### 4.1.1 Quality of Life/Civic Character Goals

- Promote quality of life at a community-wide level, creating a civic community with a strong social fabric whereby residents interact socially, economically and politically.
- Foster a sense of belonging to the community as a whole, bringing together and representing all neighborhoods to reach city-wide visions.
- Create a complete community where residents not only sleep, but also work, shop, eat, exercise, play and pray.
- Generate a strong sense of civic pride by fostering a hometown sense of place, character and quality.
- Enhance the relationship between Cedar Park and its worshipping communities.

#### Accomplishments

- ☑ Public broadcasting of City Council and Planning and Zoning Commission meetings
- ☑ Restructured the City's website to be more user friendly for both citizens, businesses and visitors
- ☑ Increased City sponsored community events such as the Fourth of July Picnic, Benefit Golf Tournament, Holiday Tree Lighting, Santa's Workshop, Tree Recycling, Movies in the Park, SplashJam, and Spring Egg-Stravaganza

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- ☑ Cedar Park participation in the National Day of Prayer with an annual event held at City Hall
  - ☑ City of Cedar Park recognized as a “*Community of Character*” by the International Association of Character Cities
  - ☑ Created Historical and Cultural Preservation Commission that has approved a variety of local historic markers since its creation and promotes an understanding of the historical heritage of the community

#### **4.1.2 Sense of Place/Regional Identity Goals**

- Create the mechanisms that help foster a hometown Sense of Place, Sense of Character, and Sense of Quality which identifies it as a regional destination.
- Create or develop a viable community/town center that will help foster a sense of place and create an identity for Cedar Park.
- Capitalize on Cedar Park’s location as the gateway to the Lakes and Hill Country and market it as a theme to welcome residents and visitors alike.
- Maximize Cedar Park’s position as a hub community that is connected in both physical and perceptual ways with the outlying Hill Country, Lake Travis, the Austin metropolitan area and other regional towns.

##### **Accomplishments**

- ☑ Created Downtown District with Urban Code and Regulating Plan (2001, updated in 2002 and 2005)
- ☑ Established Tax Increment Reinvestment Zone (TIRZ) to assist in the development of the downtown area (2001, updated in 2005)
- ☑ Created the Community Development Corporation (4B) with a mission to enhance community projects with a focus on recreational, safety and aesthetics
- ☑ Adopted “new” logo and “branding” initiative
- ☑ Participation in area and regional organizations and meetings to further recognition of Cedar Park
- ☑ Intensified Cedar Park’s marketing initiative to focus on Cedar Park as a highly desirable place to live, work and play
- ☑ Created the Cedar Park Tourism Board to promote the community as a travel destination

#### **4.1.3 Housing Goals**

- Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community over the next 20-30 years.
- Provide new housing opportunities for current and future residents of Cedar Park.

##### **Accomplishments**

- ☑ Implemented multiple housing types in Town Center using the Urban Code and Regulating Plan
- ☑ Increased the number of single family building permits issued from 1,131 during fiscal year 1998 to 1,363 during fiscal year 2006, maintaining an average of over 1,100 single family building permits issued per year since 1998
- ☑ Revised zoning districts to insure a mixture of appropriate residential opportunities

#### **4.1.4 Parks and Open Space Goals**

- Establish a viable park, recreation and open space system for the City where residents and visitors can enjoy the natural beauty of the Hill Country.
- Develop a system of parks and open spaces that address the needs of the residents of Cedar Park as well as draw visitors and businesses to Cedar Park.

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### **Accomplishments**

- ☑ *Recreational Trails System Plan (1999)*
- ☑ *Parks and Open Space Master Plan (2006)*
- ☑ Completion of Brushy Creek Lake Park (2002)
- ☑ Brushy Creek Recreational Park under development (54 acres)
- ☑ Northwest Community Park and Pool under design (48 acres)
- ☑ Lakeline PUD Park property acquired (112 acres)
- ☑ Discovery Well Cave Preserve (Nature Park) currently being master planned (106 acres)
- ☑ Cooperation in the intergovernmental development of the regional bike trail along Brushy Creek (completed)
- ☑ Rehabilitation of Peggy Garner Park (completed) and Rosemary Denny Park (under design)
- ☑ Creation and/or expansion of programs such as Camp Timberwolf, Swim Lesson Program, and CPR Training

### **4.1.5 Urban Growth and Infrastructure Goals**

- Find ways to keep taxes competitive with surrounding areas while maintaining a quality level of infrastructure and City services.
- Develop an appropriate and fiscally sound long-term plan for Cedar Park's physical growth while taking a proactive approach to attracting new businesses and industries.
- Foster coordination between the City Departments and private utility companies so that a proactive and comprehensive approach to the development of Cedar Park's utilities and public infrastructure can be developed.
- Develop a viable transportation network and thoroughfare plan that fosters multi-modal mobility, connections, and accessibility throughout Cedar Park.
- Develop a cost recovery system for new road construction and existing road maintenance.
- Provide current and long range planning that guides and assists the City and its staff to implement the goals of the community and provide for orderly growth and development.
- Establish a comprehensive land use and zoning strategy that provides a greater diversity of use classifications for convenience and accessibility, while preserving neighborhoods through compatibility design standards.
- Develop a responsible development plan for the next 20-30 years that is committed to development while preserving and enhancing Cedar Park's natural assets.

### **Accomplishments**

- ☑ Water and Wastewater Extensions including 1431 East Utility Extension from Parmer to Sam Bass Rd. (2001), Cedar Park Ranchettes Waterlines (2002), Brushy and Parmer Water and Wastewater Extension to the Parmer Ln. and Brushy Creek Rd. area (2002) and 1431 West Wastewater extended wastewater west on 1431 to Trails End Rd. (2004)
- ☑ Water Treatment Plant Phase 3 Expansion increasing capacity to 19 MGD (2000)
- ☑ Water Treatment Plant Phase 4 Expansion increasing capacity to 23 MGD (2004)
- ☑ Water Treatment Plant Re-rate approved by TCEQ to re-rate water treatment capacity from 23 MGD to 26 MGD (2006)
- ☑ Water Reclamation Facility Alternative Disinfection Project - replaced chlorine gas feed system with a safer liquid bleach system (2004)
- ☑ New Hope West Elevated Storage Tank - 1.5 million gallon elevated storage (2005)
- ☑ Participation in and implementation of the Cedar Park, Round Rock, and Leander Regional Water Project (completion of first phase expected 2010)
- ☑ Community Impact Fee (CIF) increase to be compatible with surrounding region (2004)

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- ☑ *Master Transportation Plan* (2002)
  - ☑ Adopted an Arterial Roadway network to serve the transportation needs of a growing community
  - ☑ Adopted a Collector Roadway Plan to enhance mobility and connectivity
  - ☑ 183A Toll Road construction underway
  - ☑ Roadway extensions including Cypress Creek Rd. Phase II (1999), Little Elm Trail from Naumann Elementary to Lakeline Blvd. (2000), Lakeline Blvd. (2001), Cypress Creek Rd. Extension (2002), East Park St. from Buffalo to the 183A Toll Road (2003), Blue Ridge Parkway (bridge) (2003), Arrow Point Dr. south of Whitestone Blvd. (2005), Vista Ridge Blvd. from Colonial Parkway to Brushy Creek Rd. (2005), East Park St. from Silver Oaks Subdivision to Vista Ridge Blvd. (2006) and Anderson Mill Rd. South from Cashell Wood Dr. to RM 2769 (completion 2007)
  - ☑ Roadway reconstruction projects including New Hope Rd. (completion 2007) and East Little Elm Trail from US 183 to the YMCA driveway (completion 2007)
  - ☑ Intersection improvements including Bagdad Rd. and New Hope Rd. (2003), Cypress Creek Rd. and Lakeline Blvd. (2003) and US 183 and RM 1431 (2004)
  - ☑ Intersection signalizations including Bagdad Rd. at Kettering (2003) and Lime Creek Rd. (Anderson Mill Rd.) at W. Whitestone Blvd. (2005)
  - ☑ Future Land Use Map Update (2005)

#### **4.1.6 Economic Development Goals**

- Plan a sustainable city that is both a regional participant and contender while preserving the environmental resources.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Prepare the City's infrastructure and employment opportunities for anticipated population growth over the next 20 years.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment, which supports existing businesses.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.
- Remain focused on long-term goals of building an economically, socially, and ecologically sustainable city within a regional context.
- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Expand the range of education opportunities within the community in order to improve the skill sets of the available workforce to meet future job growth demands.

#### **Accomplishments**

- ☑ Created the Economic Development Sales Tax Corporation (4A)
- ☑ Conducted a *Cedar Park Area Labor Analysis* to determine the composition and skill level of the area workforce (2000)
- ☑ Provided over \$8.5 million in incentives (4A) resulting in 600+ new jobs with estimated \$20 million payroll, \$84 million capital investment and \$28+ million taxable sales
- ☑ Research & Development zoning district (R&D-3) created to accommodate industrial campuses
- ☑ Attracted businesses such as ETS Lindgren, BMC Millwork, BMC Lumber Co., EEStor, Complete Book and Media Supply, 3PS, and DQ Technology
- ☑ Sales tax revenue increased from \$1.59 million in the 1998 fiscal year to \$4.8 million in the 2006 fiscal year
- ☑ Triad Hospital selected Cedar Park as a location to construct a new hospital (Cedar Park Hospital) (2008 completion)
- ☑ Endeavor Real Estate Group chose a Cedar Park location for development of over 1 million square feet of retail and services (2007 completion of first phase)
- ☑ Austin Community College Campus expansion (2007 completion)

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### 4.1.7 City Services Goals

- Maintain a police force that can help create a strong, self-reliant, healthy, and secure City where people feel safe to live, work, and raise their families.
- Continue to provide up-to-date fire and life safety service for the growing City of Cedar Park.
- Help the Library to “Encourage and support reading and learning by people of all ages and all educational and socioeconomic levels by providing educational, recreational, and cultural materials and programs.”

#### Accomplishments

- ☑ Completed new police headquarters and justice center (2003)
- ☑ Upgraded police communication technology from VHF to 800Mghz band radio system along with an update to the records management software (2001)
- ☑ Patrol K-9 Program initiated, increasing the police unit from one dog to two dogs (2001)
- ☑ Initiated a five officer Traffic Enforcement Motor Division to focus on traffic enforcement, collision investigation and other traffic related problems in the City (2001)
- ☑ Created Victim Services Coordinator position, via a grant from the Texas Attorney General’s Office, to provide assistance to victims of violent crime in Cedar Park (2002)
- ☑ Established Civil Service in both the Police and Fire Departments (2003)
- ☑ Achieved a fully paid Fire Department (2001)
- ☑ Completed Fire Station No. 2 (1999)
- ☑ Fire Station No. 4 under development
- ☑ Completed Fire Training Facility that also provides training services to outside cities (2005)
- ☑ Fire Department awards: *2006 Top First Responder Organization Award of Texas* presented by the Texas Department of State Health Services (2006)
- ☑ Completed Library expansion and reconstruction
- ☑ Migrated to Library Integrated System software (SIRSI) to provide online access to user service and online catalog
- ☑ Added and expanded library programs such as the infant lapsit, toddler, preschooler, and after school programs and computer classes
- ☑ Expanded library services to include non-print materials such as DVDs, music CDs, books-on-CD, books-on-tape and computer databases
- ☑ Library and Library Foundation raised \$500,000 in fundraising and grants between 1998 and 2004 to purchase furniture, equipment and materials
- ☑ Library awards: *Highsmith Library Award* for innovative programs (2004), Texas Municipal Library Directors Association’s *Achievement of Excellence in Libraries Award* (2005), Birkshire Publishing group’s “*Library of Distinction*” honorable mention and listing in the book *Heart of the Community: the Libraries we love* (2006), and named “*Best Place to Learn Computers*” by Austin Family Newsmagazine’s readers’ poll (2006)

## 4.2 GOALS, OBJECTIVES AND POLICIES - 2006

### 4.2.1 Development Regulations

#### A. Development Ordinances

##### Goal

Have an updated set of ordinances and regulations that address the current needs of the City including new types of development as well as better measures for existing businesses.

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**Recommendations**

- Update existing zoning, site development and subdivision ordinances in order to meet the current needs of the City as well as anticipate the needs to come.
- Create a mixed-use zoning district that would allow for a mixture of retail, employment, residential and entertainment uses while not reducing the already limited non-residential acreage within the City.

**4.2.2 Economic Development****A. Economic Planning****Goal**

Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.

**Recommendations**

- Provide assistance to existing primary employers to retain existing jobs, create new jobs and increase capital investment. *4A Corporation's Mission Statement*
- Maintain and enhance Cedar Park's visibility among corporate real estate decision makers and site selection consultants. *4A Corporation's Mission Statement*
- Maintain and enhance relationships with utility representatives (PEC, SBC, ATMOS, etc.), real estate brokers/developers, the Governor's Office of Economic Development, Greater Austin Chamber of Commerce, Austin/San Antonio Corridor Council and other similar economic development allies in order to generate economic development leads. *4A Corporation's Mission Statement*
- Develop new economic development tools to help attract new businesses to the community. *4A Corporation's Mission Statement*
- Engage in regional marketing efforts with the following groups to enhance the overall visibility of Cedar Park and the Greater Austin area to targeted industries. *4A Corporation's Mission Statement*
- Maintain and enhance [the City's representation] in professional associations and related groups to demonstrate the seriousness of Cedar Park's efforts in the economic development arena. *4A Corporation's Mission Statement*
- Work to develop additional employment opportunities at all levels of income and in various industries.

**4.2.3 Transportation****A. Transportation****Goal**

Develop a transportation network that enhances Cedar Park and offers alternate modes of transport.

**Recommendations**

- Pursue achieving the goals called out in the *Master Transportation Plan* – mobility, accessibility, safety, alternate travel modes, balanced financial responsibility and limited environmental impacts.
- Periodically reexamine and update the Arterial and Collector Street maps to keep pace with the City's rapid growth.
- Address the ever increasing commuter traffic volumes through the City.
- Plan and budget now for the takeover of the currently TxDOT maintained traffic signals.
- Develop a comprehensive inventory of bicycle routes and sidewalks to formulate a building plan.

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- Look into addressing the pedestrian needs of older subdivisions and roadways that currently do not have sidewalks.
  - Investigate, plan, and implement paratransit options such as shuttles, taxis, limousines and carpools that would tie into the regional public transportation lines.
  - Research the use of franchise agreements as a means to assure that private, for-hire transportation providers meet an accepted community standard.
  - Relook at the possibility of Cedar Park joining in at some level with Capitol METRO services.

#### **4.2.4 Redevelopment**

##### **A. Commercial Redevelopment**

###### **Goal**

Prepare for future commercial redevelopment and encourage redevelopment where possible.

###### **Recommendations**

- Create strategic policies or a strategic plan to guide commercial redevelopment in the City of Cedar Park.
- Develop procedure for identifying redevelopment areas and districts.
- Create a procedure for establishing the plan and goals for those areas.
- Encourage participation in the US 183 Corridor Enhancement Program.
- Consider approaches for financing needed improvements, such as a Tax Increment Reinvestment Zone (TIRZ) or Municipal Management District (MMD).

##### **B. Residential Redevelopment**

###### **Goal**

Prepare for future residential redevelopment, examining and preparing infrastructure for such change where appropriate.

###### **Recommendations**

- Develop procedure for identifying redevelopment areas and districts.
- Create strategic plans for each residential redevelopment target area within the City prior to moving forward with the rezoning of the areas.
- Study and prioritize utility, drainage and roadway plans to support policies for residential redevelopment.
- Incorporate compatibility measures into redevelopment plans of residential areas to preserve the values of neighboring properties.

#### **4.2.5 Aesthetics**

##### **A. Existing Corridor Beautification**

###### **Goal**

Improve the visual appearance of the corridor including *landscaping* (emphasis added), signage, lighting, and removal of visual clutter.

###### **Recommendations**

- Replace pole signs with monument signs along main corridors in the City.
- Remove signs and other elements that restrict sight distances along the major roadway corridors.
- Increase pedestrian amenities along the corridor roadways in the City.
- Add more landscaping along the major roadway corridors, especially landscaped medians.

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- Expand the potential improvements specified in the US 183 Enhancement Plan to other corridors, particularly 183A.
  - Construct a landscaping pilot project in a visible location - potentially Fire Station #1 on US 183 (Bell Boulevard) to demonstrate the City's commitment to beautification.

## **B. Future Corridor Beautification**

### **Goal**

Ensure the aesthetically pleasing visual appearance of future corridors into the city.

### **Recommendations**

- Use the improvements specified in the US 183 Enhancement Plan as a guide to develop beautification in future roadways, particularly 183A.

## **4.2.6 City Services**

### **A. Geographic Information Systems (GIS)**

#### **Goal**

Utilize the current GIS technology to its fullest potential in order to assist City personnel and offer developers and residents increased information services.

#### **Recommendations**

- Reinstate and expand GIS services on the City's website in order to enhance the technological image of the City and the services available to web users.
- Provide quick and direct links from the City's home page to GIS services on the City's website.
- Upgrade hardware and software capabilities to stay current with technology.
- Encourage interdepartmental usage of GIS by police, fire, water and wastewater utilities, engineering services, parks and planning.
- Expand GIS as an economic development tool.
- Increase GIS personnel so that Cedar Park's GIS services are comparable to other cities of its size.
- Develop a five-year GIS services plan to determine a course for the program and to anticipate changes and development in the technology in order to keep up with neighboring cities.

## **4.2.7 Metrics for the Future**

### **A. Statistical Data Collection**

#### **Goal**

Pursue the collection of additional statistical information to assist in tracking the City's growth, as well as indicating the relative success of various policies and initiatives.

#### **Recommendations**

- Continue the collection of statistical data including population growth, building permits by type and number, square footage and value of constructed buildings, and developable land reduction.
- Develop additional statistical collections such as the concordance of development with the Future Land Use Map including number of compatible rezonings and number of rezonings requiring changes to the Future Land Use Map, percent of sales tax growth and property tax by land use type.

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## 4.2.8 City Council Retreat

### Goal

Pursue the goals and priorities of the Cedar Park City Council as identified at their June 2006 retreat and listed below.

### Goals and Priorities (in order of stated preference)

- Strategic Prioritization—"Prime the Pump to put money and resources where the best long-term impact will result.
- Diversified Tax Base—more restaurants, greater variety of retail, more employment opportunities (especially professional)
- Balanced land use—commercial, residential, and public
- More Professional Employment Opportunities—major employers locating in Cedar Park, more office buildings, especially medical/nursing
- Entertainment/Destination/Culture—more entertainment venues, events, music, arts; become the "Jewel of Williamson County"
- City Building Program—maintain and expand City facilities such as library, parks, fire protection
- Beautification—corridors, open space, architecture
- Transportation/Mobility—completed road grid, improved mobility, especially for seniors/disabled
- Reputation for Efficiency—successful, low-tax, well-rounded, full-service community
- Succession Planning for City Leaders

### Further Goals

- Look at opportunities for redevelopment, especially along US 183, encouraging redevelopment when it becomes feasible.
- Enhance the attractiveness of commercial properties along major arterials.

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## 5.0 APPENDIX

- A. Planned and Proposed Residential Development
- B. Additional City Comparisons
- C. Presentation Boards
- D. Summary of Public Meetings
- E. Model Mixed Use Zoning Ordinance
- F. Other Supporting Materials

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## **Appendix A: Planned and Proposed Residential Development**

## Single Family Developments

<u>Subdivision</u>	<u>Acreage</u>	<u>Lots</u>	<u>Population</u>	<u>Status/Begin</u>
SF-1 Ranch @ Brushy Creek	476 acres	1,772	5,493 persons	Sections 1 & 2 Under Construction
SF-2 Ranch @ Brushy Creek South	12 acres	41	127 persons	2007/2008
SF-3 Silverado West	148 acres	541	1,677 persons	Under Construction
SF-4 Creekview	58 acres	253	784 persons	2007/2008
SF-5 Town Center	108 acres	857	2,657 persons	Under Construction
SF-6 Red Oaks	170 acres	521	1,615 persons	Under Construction
SF-7 Cypress Canyon	136 acres	363	1,125 persons	Sections 1 & 2 Under Construction
SF-8 Bellamy PUD	5 acres	32	99 persons	Under Construction
SF-9 Walsh Trails	194 acres	621	1,925 persons	Under Review
SF-10 Caballo Ranch	157 acres	411	1,274 persons	Under Review
SF-11 Shipman Tract	85 acres	300	930 persons	Preliminary Under Review
SF-12 Twin Creeks	---	*300	930 persons	Under Construction
SF-13 Forest Oaks	---	*100	310 persons	Under Construction
SF-14 Silver Oaks	---	*200	620 persons	Under Construction
<b>Total Single Family</b>	<b>1,549 acres</b>	<b>6,312</b>	<b>19,566 persons</b>	

\*Estimated Remaining Undeveloped

## Multi Family Developments

### Apartments

<u>Name</u>	<u>Acres</u>	<u>Units</u>	<u>Population</u>	<u>Status/Begin</u>
Colonial Grand Ph. 2	21 acres	256	537 persons	Nearing Completion
Silverado Apartments	27 acres	300	630 persons	Under Construction
Cedar Park Apartments	18 acres	300	630 persons	Under Construction
Verde Apartments at Brushy Creek	15 acres	272	572 persons	Under Review

### Condominiums/Town Homes

Cedar Park Town Center				
401 Bull Creek Garden Pairs	0.81 acres	6	13 persons	Under Review
Cedar Park T/C Garden Pairs	1.67 acres	16	34 persons	Complete
Bull Ck Pkwy/Cherry Ck Dr Garden Pairs	0.86 acres	6	13 persons	Under Construction
Town Center Condos	1.62 acres	*12	26 persons	Unknown
Town Center Town Homes	10 acres	*125	262 persons	Unknown
Town Center Triplex	10 acres	*192	403 persons	Unknown
RM 1431 R-1D Zoning	16 acres	*192	403 persons	Unknown
S. Lakeline R-1D Zoning	30 acres	*352	739 persons	Unknown
Twin Creek Condominiums	13 acres	100	210 persons	Under Construction
Silverado Town Homes at Cedar Park	16 acres	137	288 persons	Under Construction
<b>Total Multi-Family</b>	<b>181 acres</b>	<b>2,266</b>	<b>4,760 persons</b>	

\*Estimated

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## Appendix B: Additional City Comparisons

## Revenue Sources

	<b>Total Revenue (000's of \$)</b>	<b>Program Revenues</b>		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Cedar Park*</b>	<b>\$47,106</b>	<b>52.3%</b>	<b>1.1%</b>	<b>14.3%</b>
Frisco	\$210,495	22.3%	0.1%	41.8%
McKinney	\$164,471	31.7%	2.9%	28.1%
Coppell	\$62,383	34.5%	0.3%	0.5%
Round Rock	\$155,974	22.2%	0.4%	10.0%
Colleyville**	\$46,139	23.6%	---	---
Sugar Land	\$92,405	35.6%	2.2%	8.2%
Missouri City*	\$33,906	17.7%	13.3%	1.6%

\*FY2004 Data

\*\*Colleyville did not provide complete revenue data

	<b>Total Revenue (000's of \$)</b>	<b>General Revenues</b>		
		Property Taxes	Sales Taxes	All Other Revenues
<b>Cedar Park*</b>	<b>\$47,106</b>	<b>20.0%</b>	<b>7.8%</b>	<b>4.4%</b>
Frisco	\$210,495	15.4%	7.1%	13.3%
McKinney	\$164,471	23.3%	7.4%	6.6%
Coppell	\$62,383	40.4%	15.5%	8.8%
Round Rock	\$155,974	13.1%	37.2%	17.1%
Colleyville**	\$46,139	20.3%	4.3%	51.7%
Sugar Land	\$92,405	20.9%	27.1%	6.1%
Missouri City*	\$33,906	46.8%	6.9%	13.7%

\*FY2004 Data

\*\*Colleyville did not provide complete revenue data

## Land Use Composition

		Residential			Commercial	
	Year of Plan	Low Density 0 - 4 DU/Acre	Medium Density 4 - 10 DU/Acre	High Density 10+ DU/Acre	Retail	Office/ Non-Retail
<b>Cedar Park</b>	<b>1998</b>	<b>40.0%</b>	<b>10.0%</b>	---	<b>23.0%</b>	
Frisco	2000	57.4%	2.3%	---	6.4%	16.3%
McKinney	2004	40.2%	5.2%	---	10.5%	9.3%
Coppell	1996	5.2%	29.5%	1.5%	5.8%	3.6%
Round Rock	2000	61.6%	1.3%	1.9%	8.2%	
Colleyville	2004	76.7%	---	---	8.5%	1.5%
Sugar Land	2004	56.8%	1.2%	---	3.6%	1.9%
Missouri City	2003	52.4%	2.4%	0.8%	26.9%	

		Other				
City	Year of Plan	Mixed Use	Industrial/ Light Industrial/ Business Park	Public/Civic/ Institutional	Parks and Open Space	All Other
<b>Cedar Park</b>	<b>1998</b>	---	<b>14.0%</b>	<b>3.0%</b>	<b>8.0%</b>	<b>2.0%</b>
Frisco	2000	---	5.9%	3.6%	8.1%	---
McKinney	2004	2.5%	9.3%	20%		3.0%
Coppell	1996	1.7%	24.5%	7.6%	19.9%	0.9%
Round Rock	2000	1.0%	8.4%	---	9.3%	8.3%
Colleyville	2004	---	0.6%	4.4%	8.3%	---
Sugar Land	2004	1.3%	3.6%	4.9%	26.7%	---
Missouri City	2003	---	---	---	---	17.5%

---

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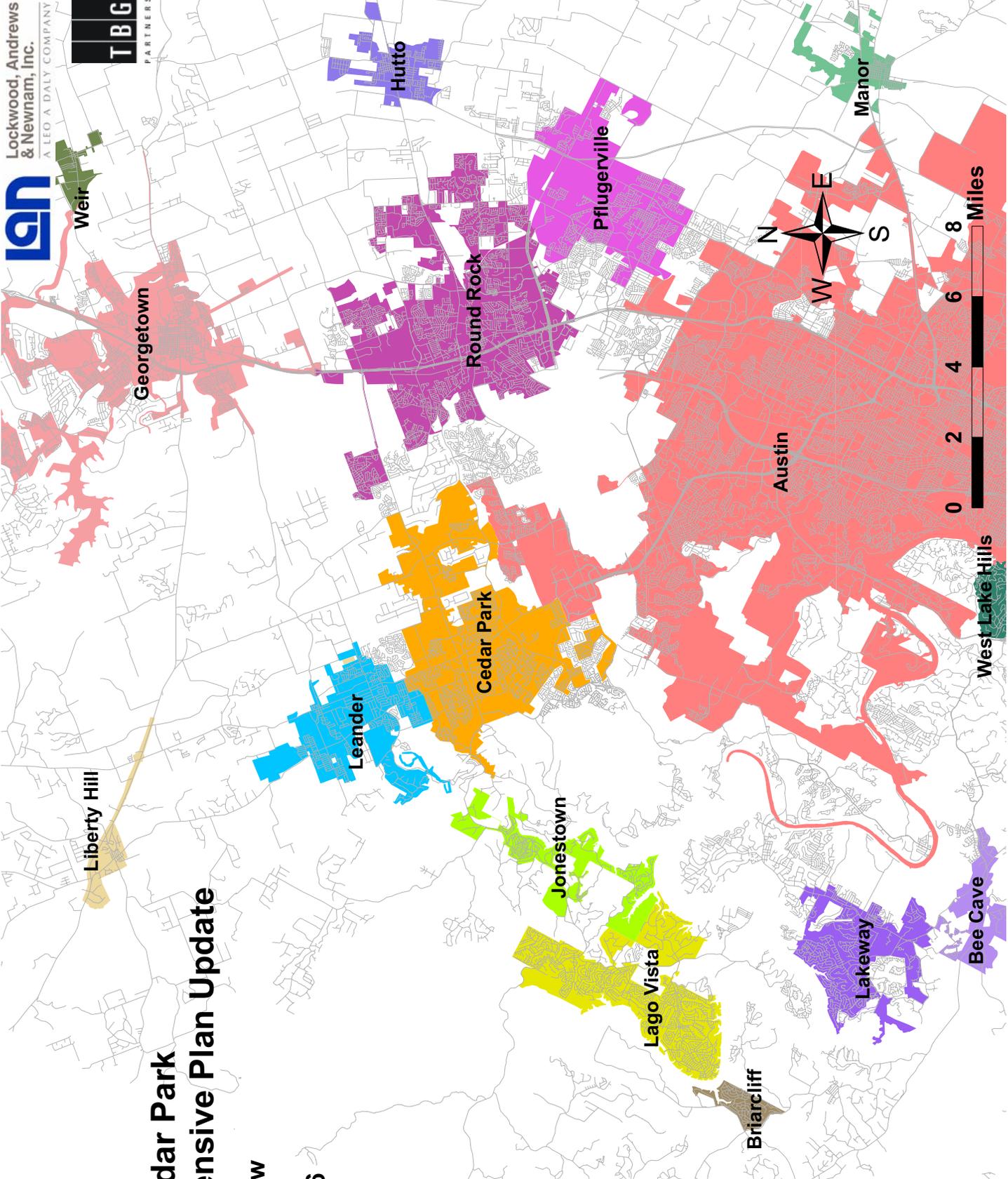
## Appendix C: Presentation Boards



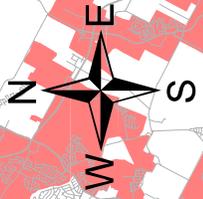
# City of Cedar Park Comprehensive Plan Update

Area Overview

April 19, 2006



Legend	
	Other Roads
	Cedar Park
	Austin
	Bee Cave
	Briarcliff
	Georgetown
	Hutto
	Jonestown
	Lago Vista
	Lakeway
	Leander
	Liberty Hill
	Manor
	Pflugerville
	Round Rock
	Weir
	West Lake Hills

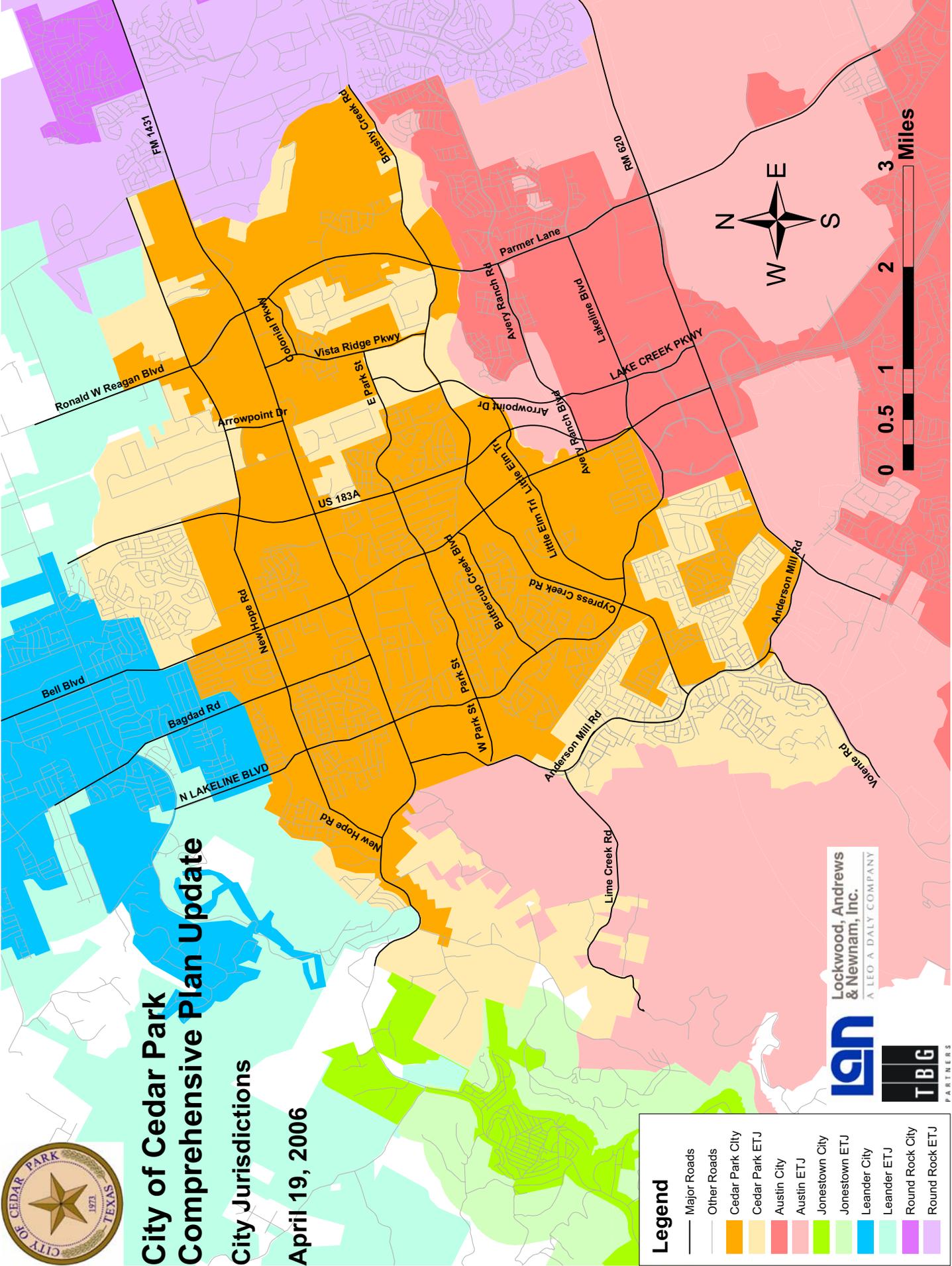




# City of Cedar Park Comprehensive Plan Update

## City Jurisdictions

April 19, 2006



### Legend

- Major Roads
- Other Roads
- Cedar Park City
- Cedar Park ETJ
- Austin City
- Austin ETJ
- Jonestown City
- Jonestown ETJ
- Leander City
- Leander ETJ
- Round Rock City
- Round Rock ETJ

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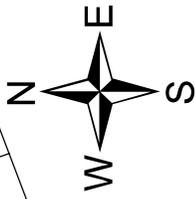
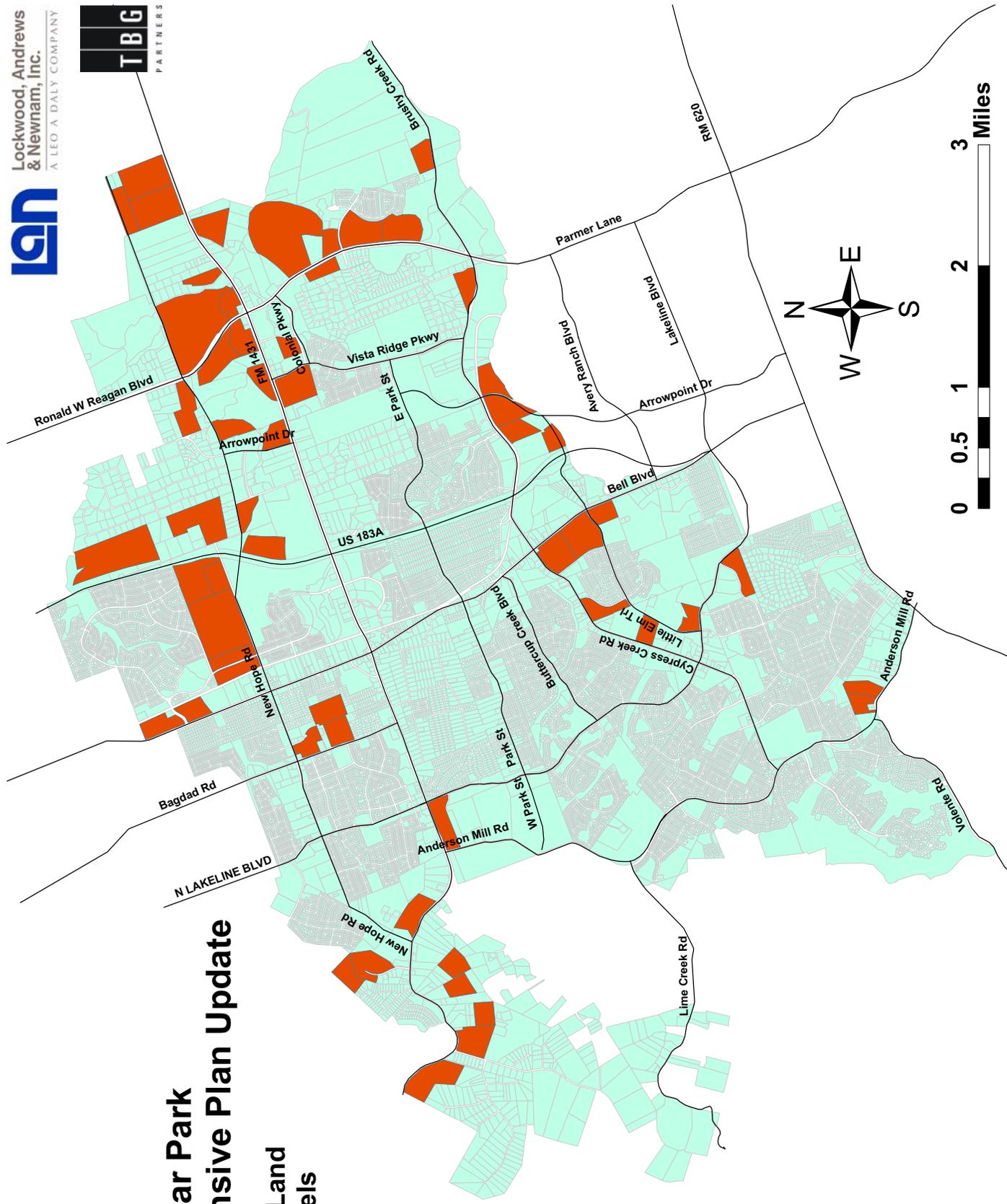
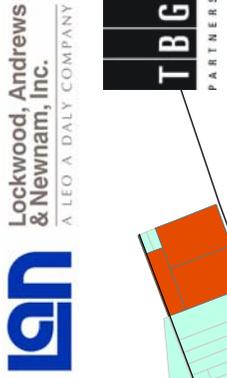




# City of Cedar Park Comprehensive Plan Update

## Undeveloped Land 15+ Acre Parcels

April 19, 2006



- Legend**
- Major Roads
  - Developed Parcels
  - Undeveloped Parcels





**City of Cedar Park  
Comprehensive Plan Update  
FM 1431 Realignment and  
Draft Future Land Use**

**April 19, 2006**

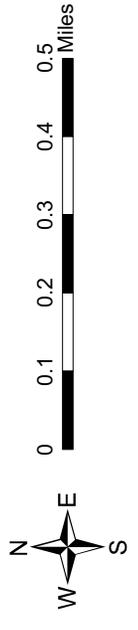
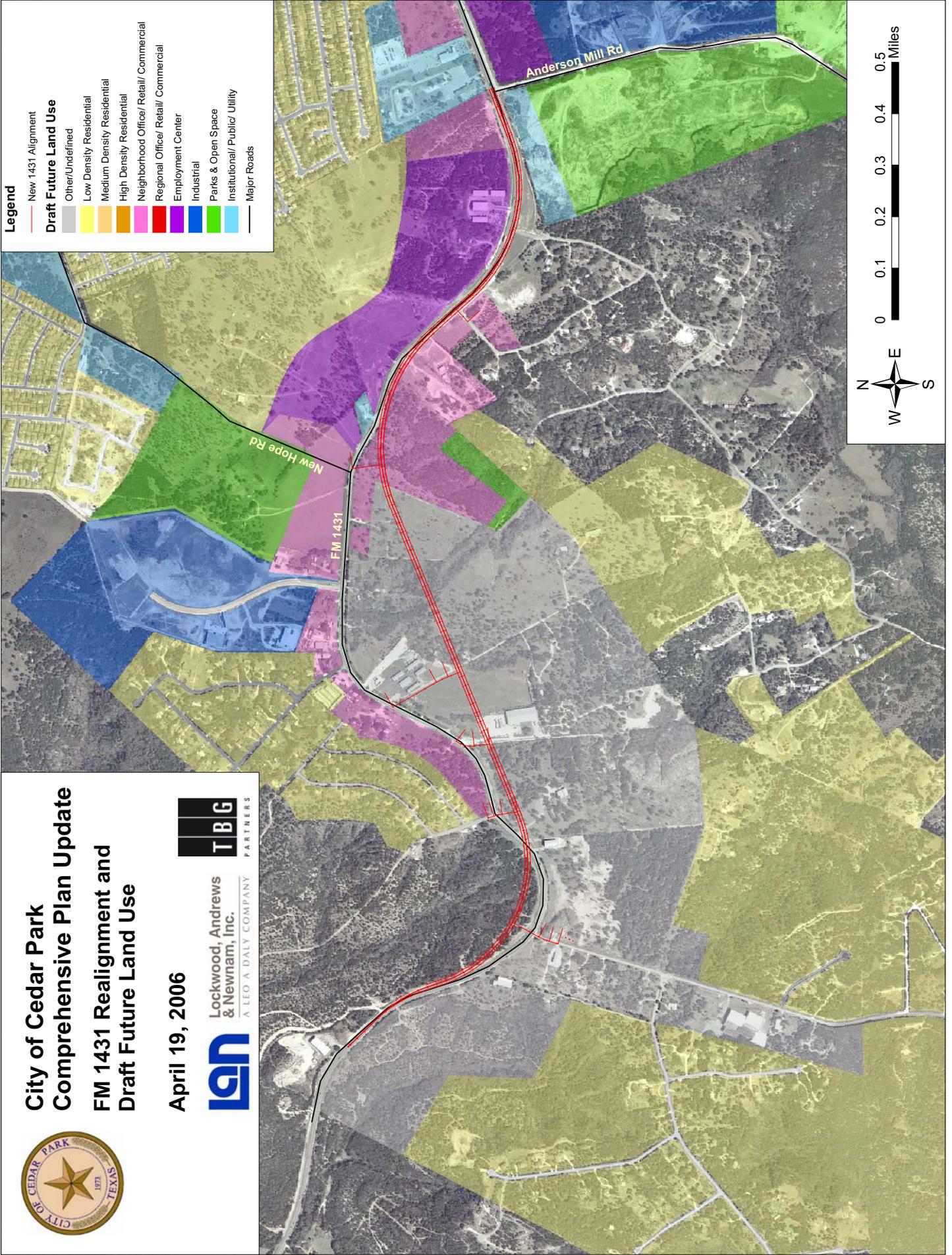


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**Legend**

- New 1431 Alignment
- Draft Future Land Use**
- Other/Undefined
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Office/ Retail/ Commercial
- Regional Office/ Retail/ Commercial
- Employment Center
- Industrial
- Parks & Open Space
- Institutional/ Public/ Utility
- Major Roads

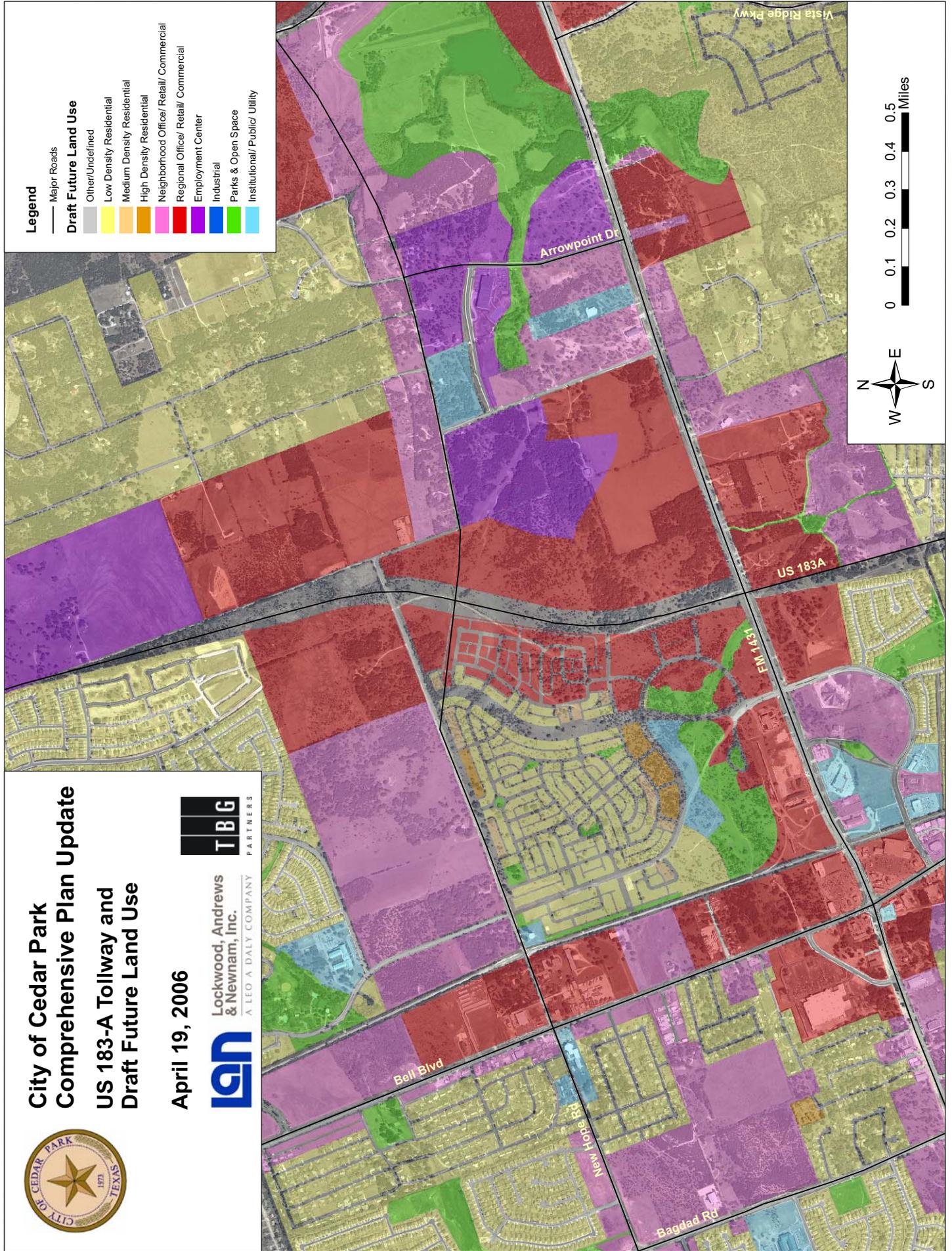


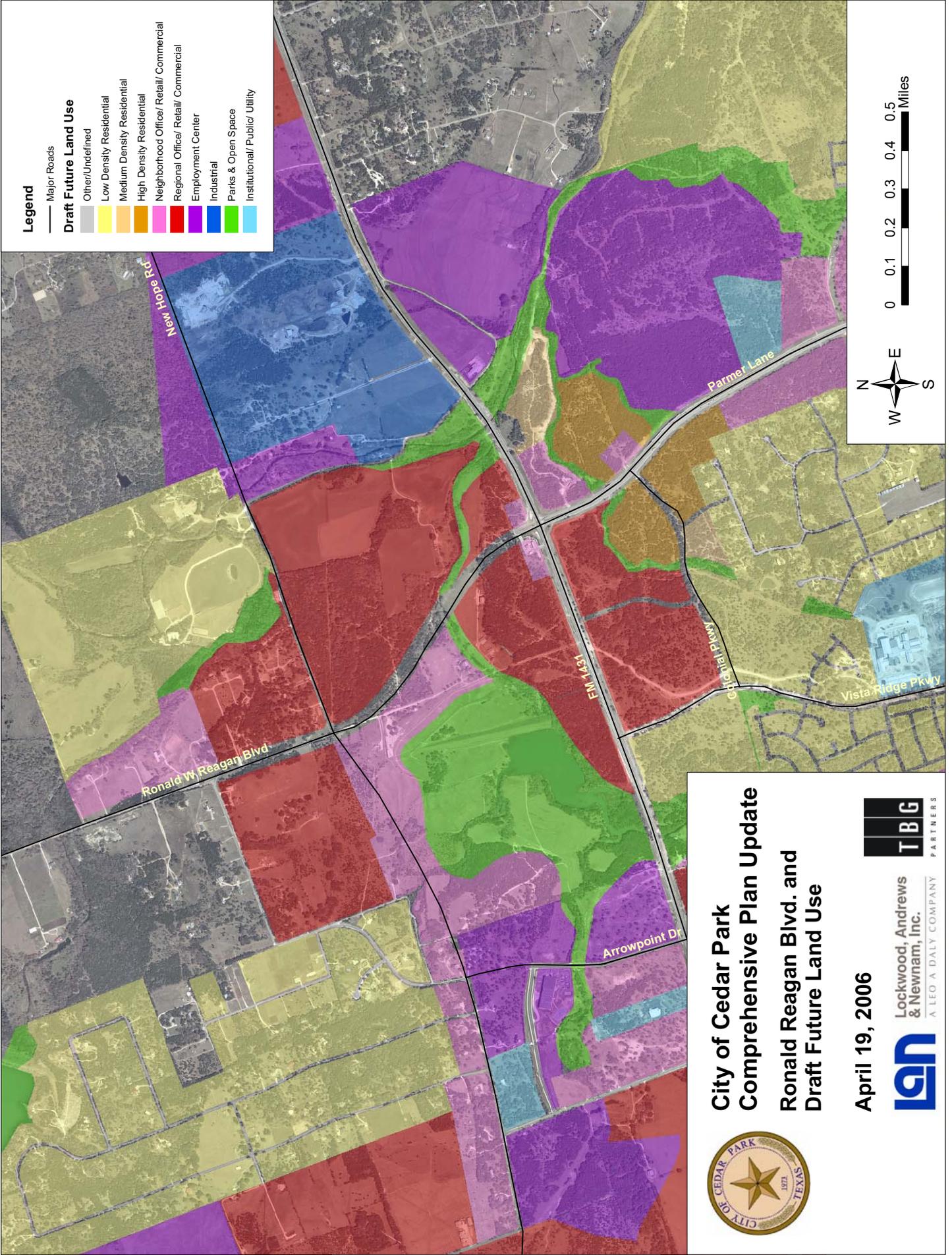
**City of Cedar Park  
Comprehensive Plan Update  
US 183-A Tollway and  
Draft Future Land Use**

**April 19, 2006**



- Legend**
- Major Roads
  - Draft Future Land Use**
  - Other/Undefined
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Neighborhood Office/ Retail/ Commercial
  - Regional Office/ Retail/ Commercial
  - Employment Center
  - Industrial
  - Parks & Open Space
  - Institutional/ Public/ Utility



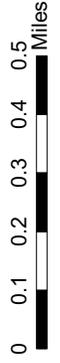


**Legend**

Major Roads

**Draft Future Land Use**

- Other/Undefined
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Office/ Retail/ Commercial
- Regional Office/ Retail/ Commercial
- Employment Center
- Industrial
- Parks & Open Space
- Institutional/ Public/ Utility



**City of Cedar Park  
Comprehensive Plan Update  
Ronald Reagan Blvd. and  
Draft Future Land Use**

April 19, 2006




Lockwood, Andrews  
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# City of Cedar Park Comprehensive Plan Update Brushy Creek Road and Draft Future Land Use

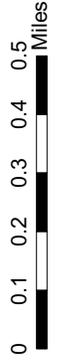
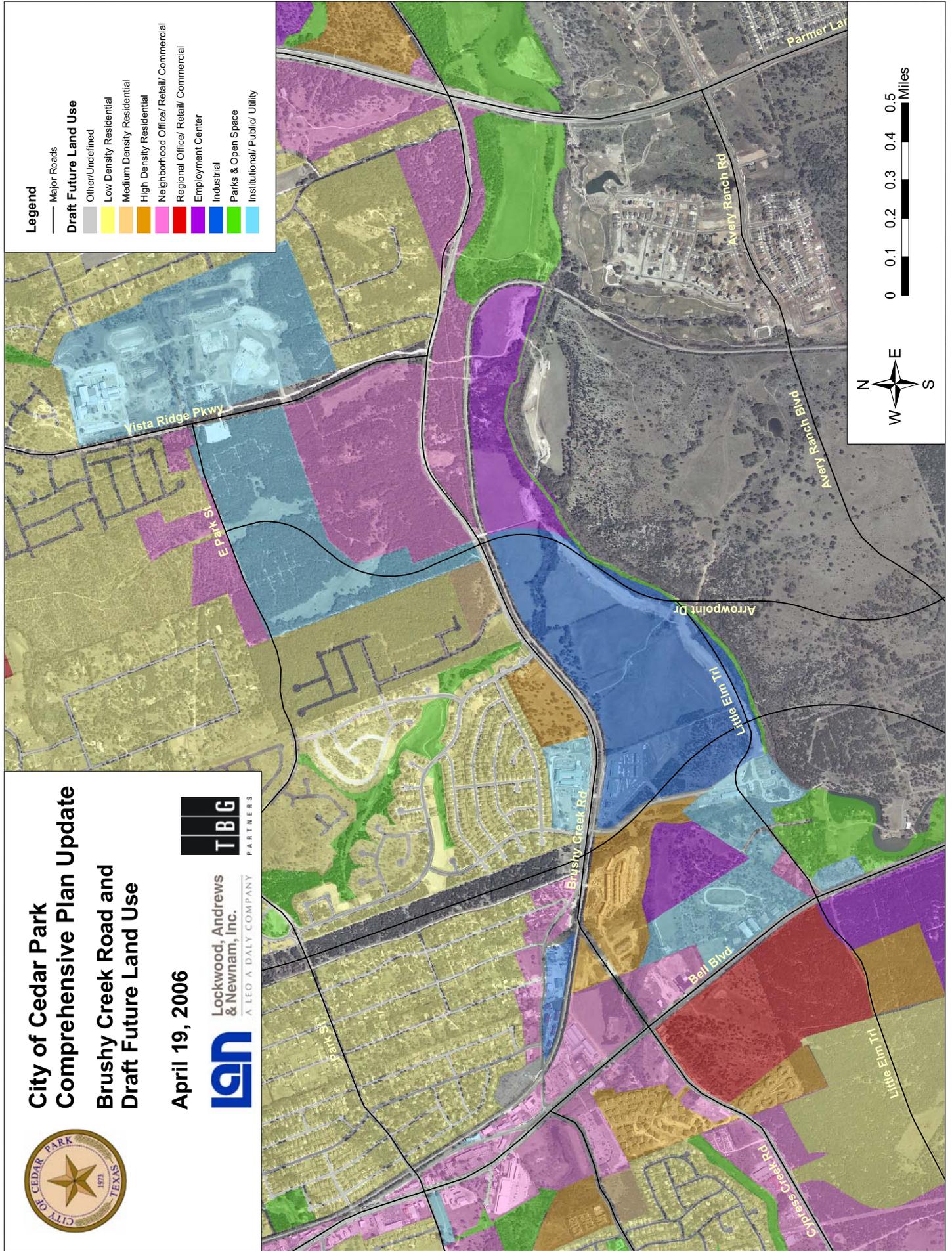
April 19, 2006



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- Legend**
- Major Roads
  - Draft Future Land Use**
  - Other/Undefined
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Neighborhood Office/ Retail/ Commercial
  - Regional Office/ Retail/ Commercial
  - Employment Center
  - Industrial
  - Parks & Open Space
  - Institutional/ Public/ Utility





# City of Cedar Park Comprehensive Plan Update



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## Dallas North Tollway

1994



1982

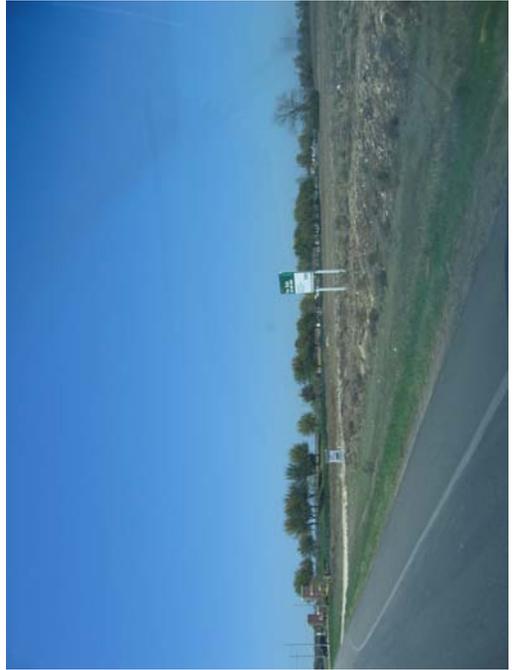


1965

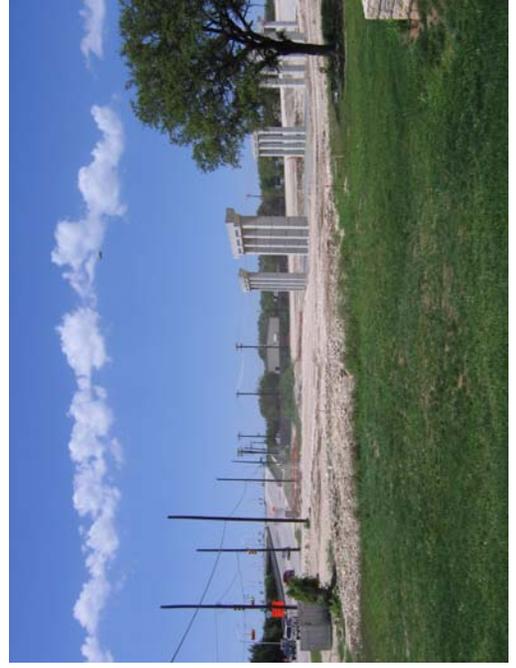


US 183-A

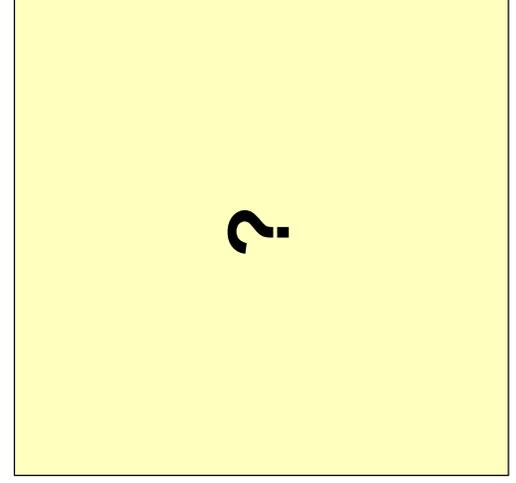
2006



2006



2026



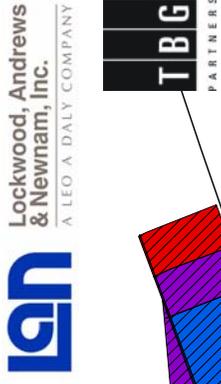


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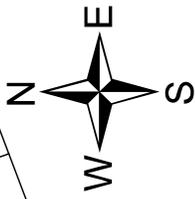
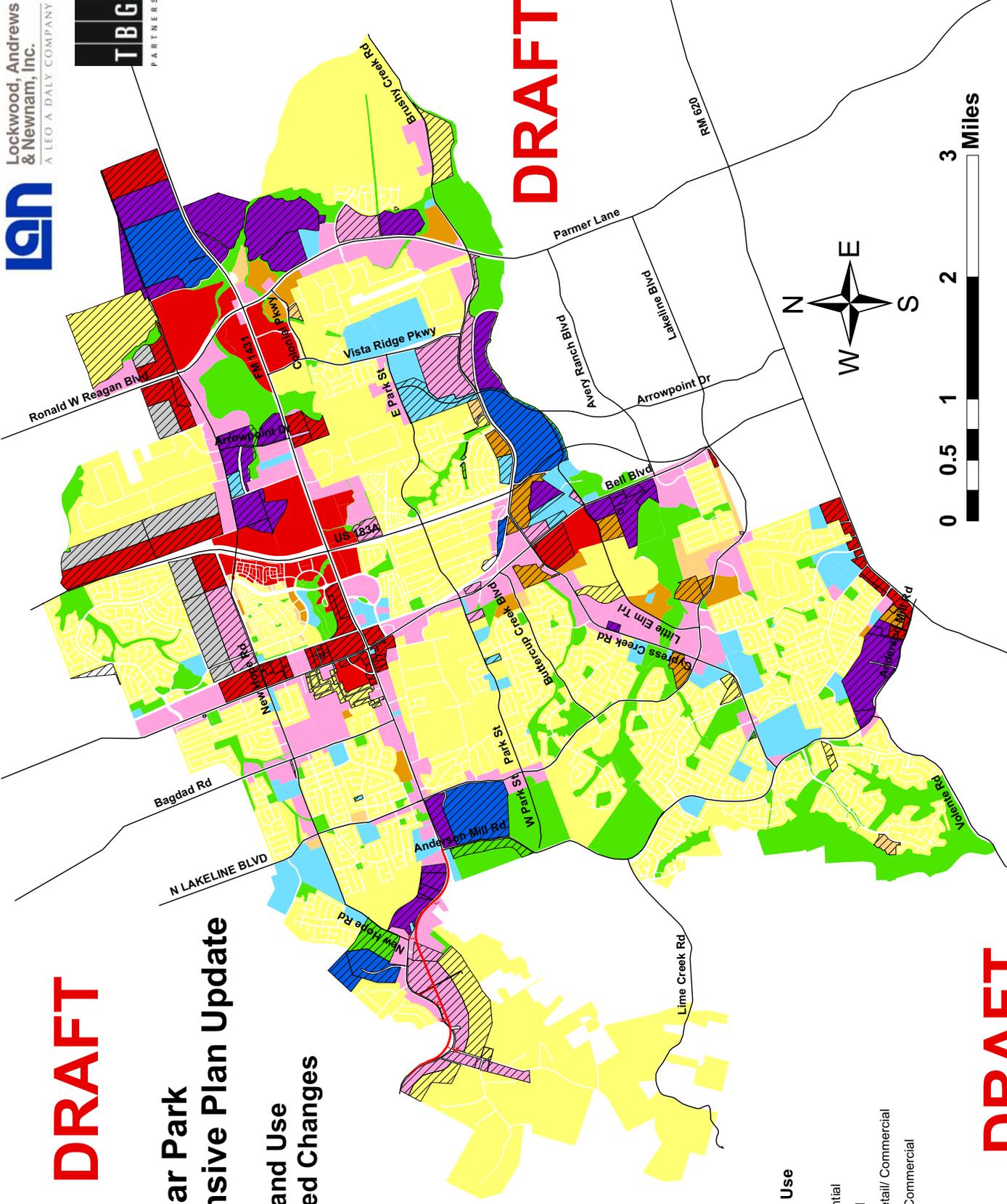
# City of Cedar Park Comprehensive Plan Update

## Draft Future Land Use with Highlighted Changes

May 19, 2006



**DRAFT**



### Legend

- Major Roads
- ▨ Land Use Changes
- 2006 Draft Future Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Office/ Retail/ Commercial
- Regional Office/ Retail/ Commercial
- Mixed-Use Village
- Employment Center
- Industrial
- Parks & Open Space
- Institutional/ Public/ Utility

**DRAFT**



## Cedar Park Comprehensive Plan Update Public Input Workshop—April 19, 2006

---



### **Parks and Open Space**

*Compatible Zoning Districts – OSR, OSG*



### **Low Density Residential**

*Compatible Zoning Districts – R/A, R-1, R-1A, R-1B, R-1C, M-1*



### **Medium Density Residential**

*Compatible Zoning Districts – R-1D, R-2B*



### **High Density Residential**

*Compatible Zoning Districts – R-2C*



### **Neighborhood Office/Retail/Commercial**

*Compatible Zoning Districts – GO-2, C-1, C-2, O-1*



### **Regional Office/Retail/Commercial**

*Compatible Zoning Districts – GB-3, GO-2*



### **Employment Center**

*Compatible Zoning Districts – RD-3, LI-3, GO-2, H-3*



### **Industrial**

*Compatible Zoning Districts – C-4, GI-4, HI-5, C-3, LI-3*



### **Institutional/Public/Utility**

*Compatible Zoning Districts – permitted in all districts*



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## Cedar Park Comprehensive Plan Update Public Input Workshop—May 18, 2006

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### **Parks and Open Space**

*Compatible Zoning Districts – OSR, OSG*



### **Low Density Residential**

*Compatible Zoning Districts – R/A, R-1, R-1A, R-1B, R-1C, M-1*



### **Medium Density Residential**

*Compatible Zoning Districts – R-1D, R-2B*



### **High Density Residential**

*Compatible Zoning Districts – R-2C*



### **Neighborhood Office/Retail/Commercial**

*Compatible Zoning Districts – GO-2, C-1, C-2, O-1*



### **Regional Office/Retail/Commercial**

*Compatible Zoning Districts – GB-3, GO-2*



### **Mixed-Use Village (Planned Unit Development)**

*Compatible Zoning Districts – PUD*



### **Employment Center**

*Compatible Zoning Districts – RD-3, LI-3, GO-2, H-3*



### **Industrial**

*Compatible Zoning Districts – C-4, GI-4, HI-5, C-3, LI-3*



### **Institutional/Public/Utility**

*Compatible Zoning Districts – permitted in all districts*

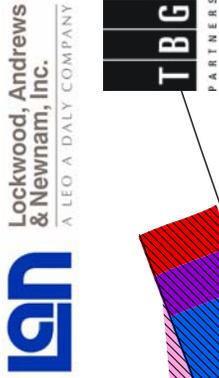


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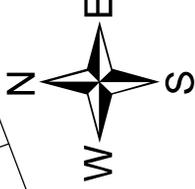
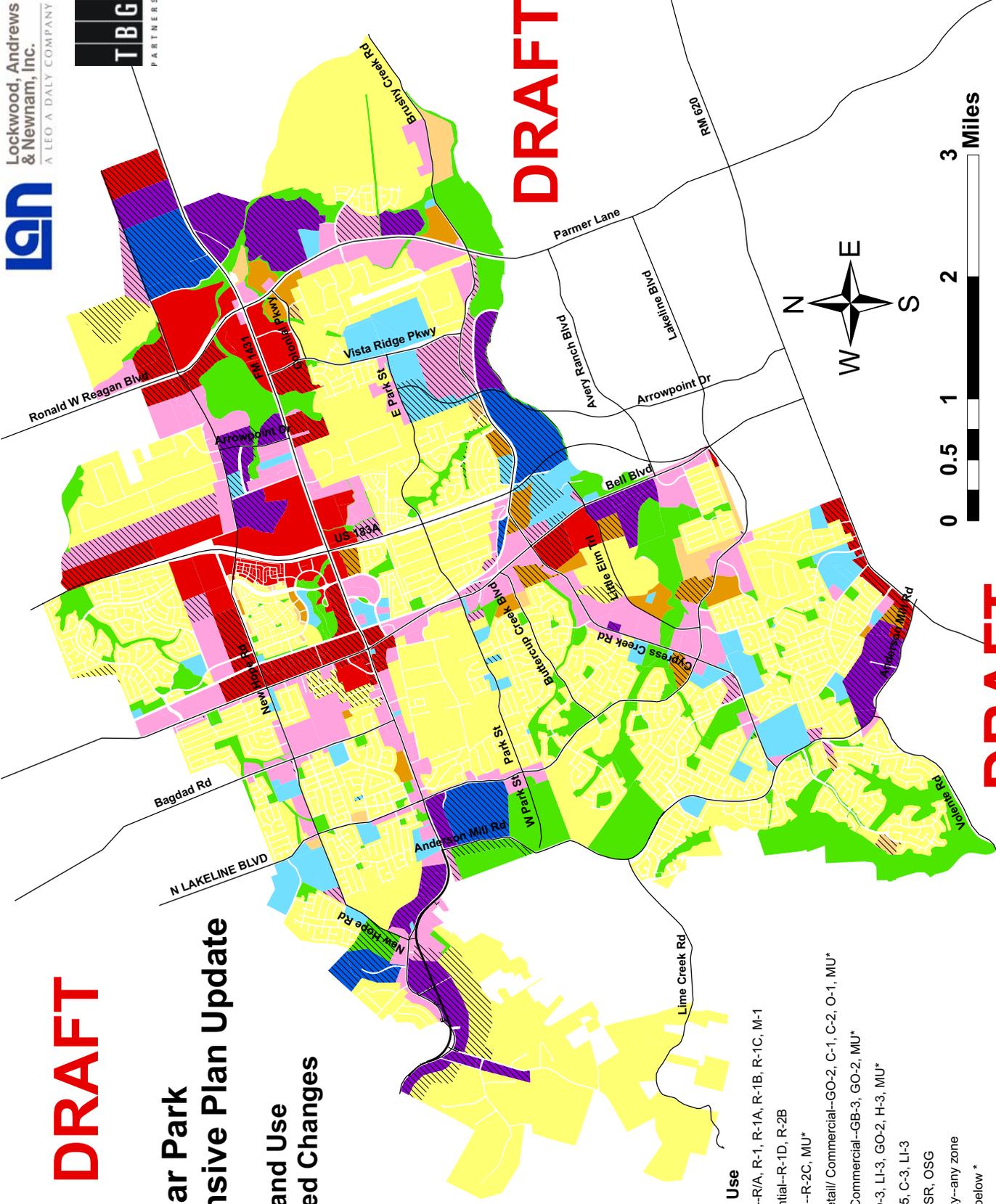
# City of Cedar Park Comprehensive Plan Update

## Draft Future Land Use with Highlighted Changes

July, 2006



**DRAFT**



**DRAFT**

### Legend

- Major Roads
- ▨ Land Use Changes
- 2006 Draft Future Land Use**
- Low Density Residential--R/A, R-1, R-1A, R-1B, R-1C, M-1
- Medium Density Residential--R-1D, R-2B
- High Density Residential--R-2C, MU\*
- Neighborhood Office/ Retail/ Commercial--GO-2, C-1, C-2, O-1, MU\*
- Regional Office/ Retail/ Commercial--GB-3, GO-2, MU\*
- Employment Center--RD-3, LI-3, GO-2, H-3, MU\*
- Industrial--C-4, GJ-4, HI-5, C-3, LI-3
- Parks & Open Space--OSR, OSG
- Institutional/ Public/ Utility--any zone
- Mixed-Use Village--see below \*

\* Mixed-Use Zones are not mapped until requested as a zoning change. They may be considered in areas designated as High-Density Residential, Neighborhood or Regional Commercial, and Employment Center.



# City of Cedar Park Comprehensive Plan Update July, 2006

# City Comparisons Land Use and Economics

## Land Use Composition



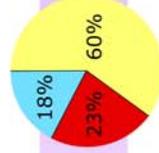
### Cedar Park

Population: 45,360  
Land Area: 17.1 sq. miles  
Density: 1,519 persons/sq. mile



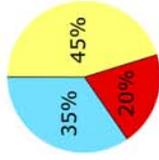
### Frisco

Population: 62,372  
Land Area: 70.0 sq. miles  
Density: 479 persons/sq. mile



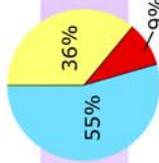
### McKinney

Population: 88,409  
Land Area: 58.5 sq. miles  
Density: 937 persons/sq. mile



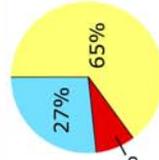
### Coppell

Population: 38,939  
Land Area: 14.9 sq. miles  
Density: 2,418 persons/sq. mile



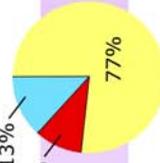
### Round Rock

Population: 82,040  
Land Area: 26.3 sq. miles  
Density: 2,311 persons/sq. mile



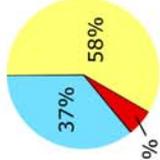
### Colleyville

Population: 21,720  
Land Area: 13.1 sq. miles  
Density: 1,495 persons/sq. mile



### Sugar Land

Population: 73,721  
Land Area: 29.1 sq. miles  
Density: 2,637 persons/sq. mile



## Revenue Sources



Total Revenue: \$47,106  
(thousands of \$)  
Revenue per Person: \$1,038.49



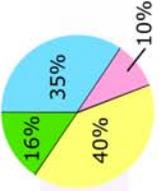
Total Revenue: \$210,495  
(thousands of \$)  
Revenue per Person: \$3,374.83



Total Revenue: \$164,471  
(thousands of \$)  
Revenue per Person: \$1,860.34



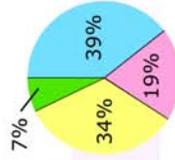
Total Revenue: \$62,383  
(thousands of \$)  
Revenue per Person: \$1,602.07



Total Revenue: \$155,974  
(thousands of \$)  
Revenue per Person: \$1,901.19



Total Revenue: \$27,552  
(thousands of \$)  
Revenue per Person: \$1,268.51



Total Revenue: \$92,405  
(thousands of \$)  
Revenue per Person: \$1,253.44



Population based on 2004 Census Bureau Estimates; density is as of the 2000 Census. "Other" category includes sales such as Industrial, Parks and Open Space, Agriculture, Public/Civic/Institutional, and undeveloped land.

Revenue data is from FY2004/2005 Comprehensive Annual Financial Review acquired from each city. "Other" includes operating and capital grants or contributions, franchise fees and taxes, impact fees, investment earnings, and other taxes.



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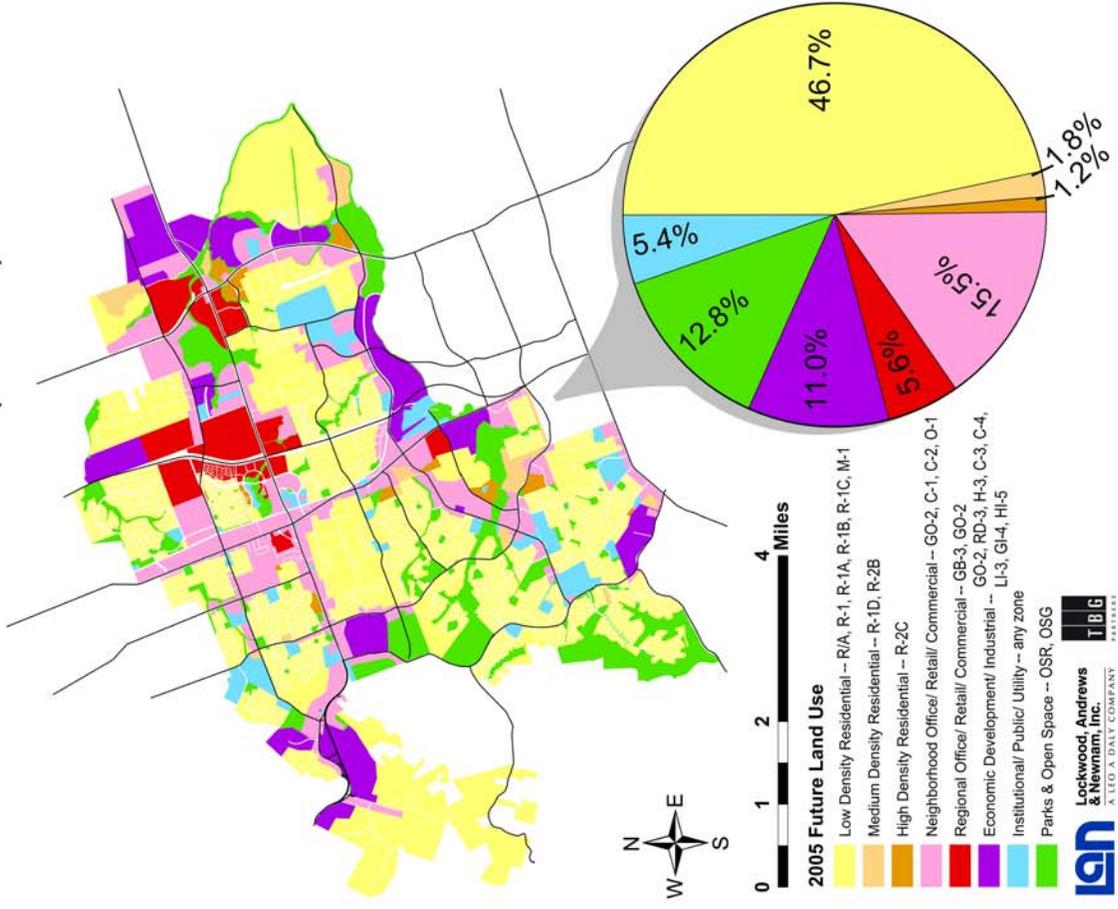




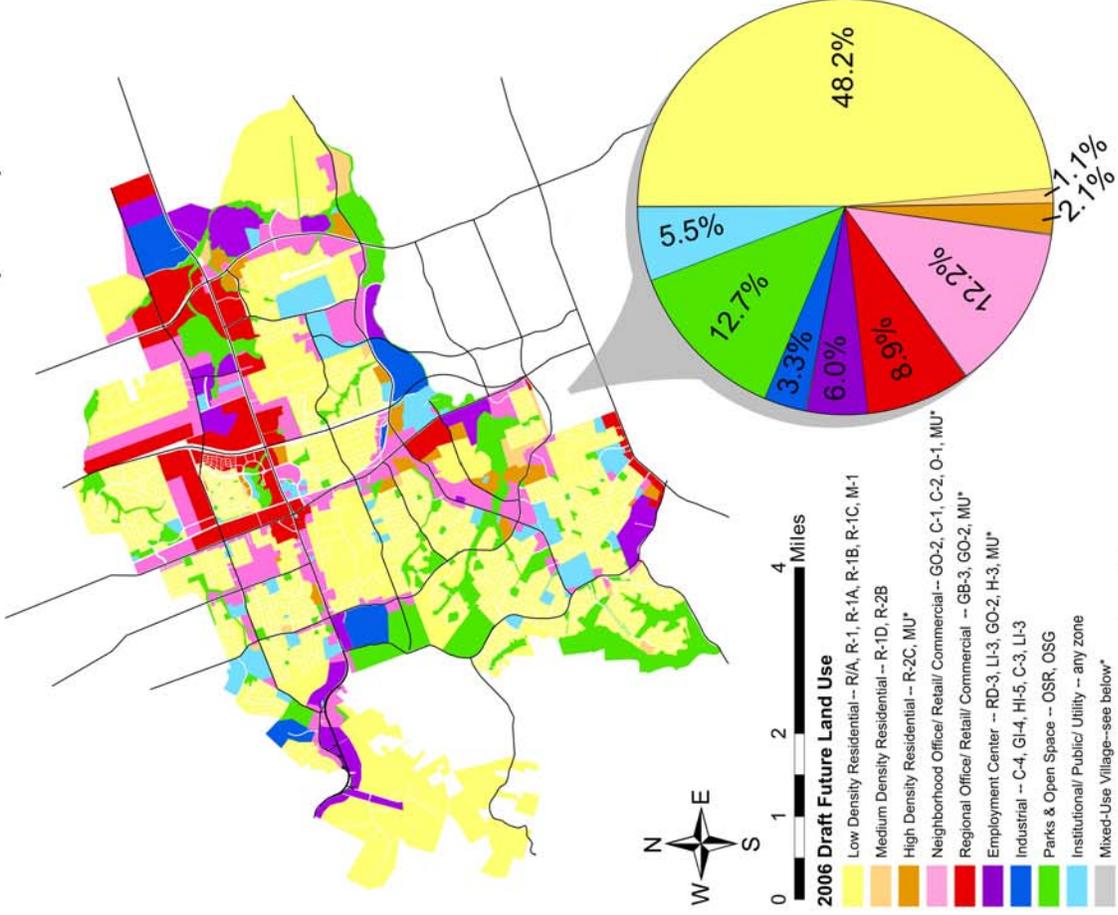
# City of Cedar Park Comprehensive Plan Update July, 2006

# Land Use Composition Before and After the Update

2005 Future Land Use (before)



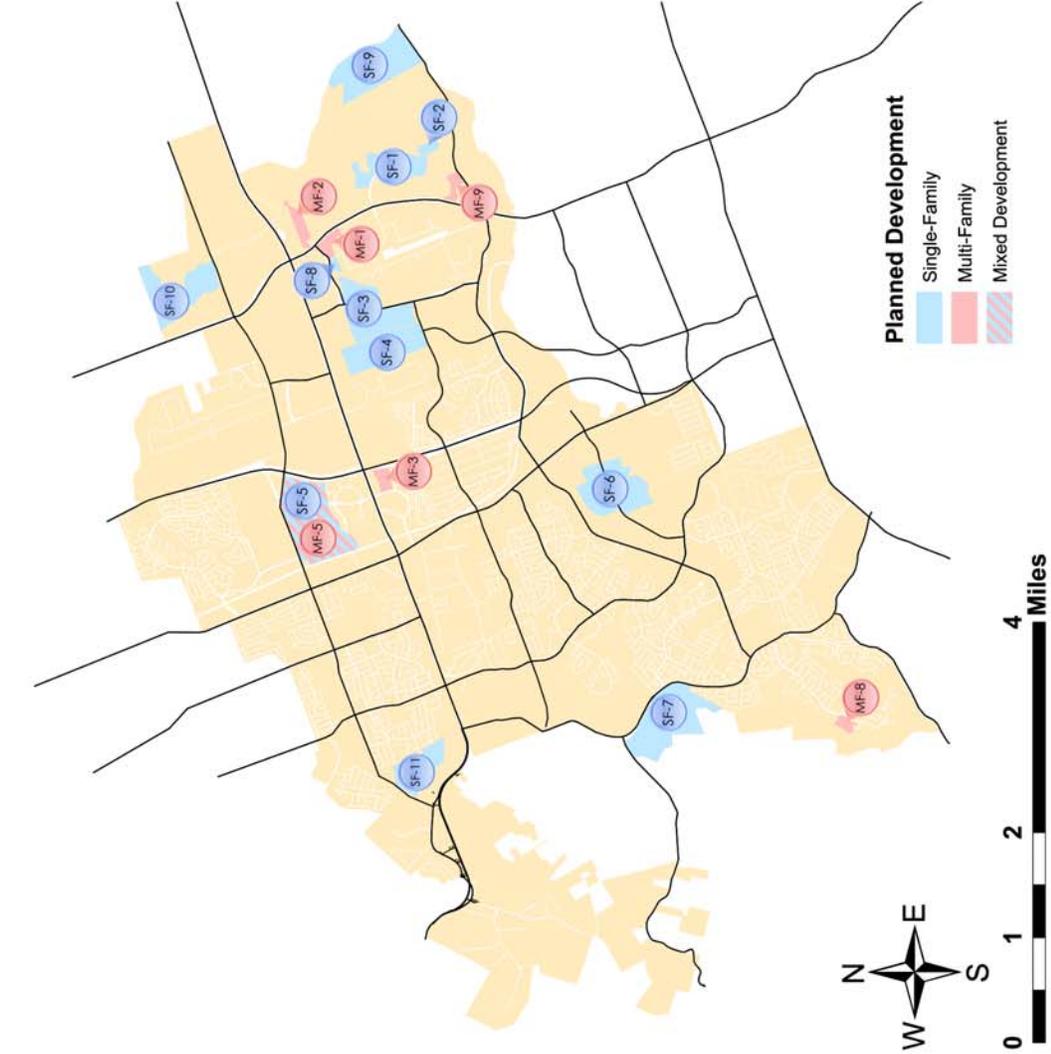
2006 Draft Future Land Use (after)





# City of Cedar Park Comprehensive Plan Update July, 2006

# Planned Development Single- and Multi-Family Housing



## Single-Family

Subdivision	Acreage	Lots	Population	Status/Begin Date
SF-1 Ranch @ Brushy Creek	476 acres	1,772	5,493 persons	Sect. 1&2 Under Construction
SF-2 Ranch @ Brushy Creek South	12 acres	41	127 persons	2007/2008
SF-3 Silverado West	148 acres	541	1,677 persons	Under Construction
SF-4 Creekview	58 acres	253	784 persons	2007/2008
SF-5 Town Center	108 acres	857	2,657 persons	Under Construction
SF-6 Red Oaks	170 acres	521	1,615 persons	Under Construction
SF-7 Cypress Canyon	136 acres	363	1,125 persons	Sect. 1&2 Under Construction
SF-8 Bellamy PUD	5 acres	32	99 persons	Under Construction
SF-9 Walsh Trails	194 acres	621	1,925 persons	Under Review
SF-10 Caballo Ranch	157 acres	411	1,274 persons	Under Review
SF-11 Shipman Tract	85 acres	300	930 persons	Preliminary Under Review
SF-12 Twin Creeks	---	*300	930 persons	Under Construction
SF-13 Forest Oaks	---	*100	310 persons	Under Construction
SF-14 Silver Oaks	---	*200	620 persons	Under Construction
<b>Total Single-Family:</b>	<b>1,549 acres</b>	<b>6,312</b>	<b>19,566 persons</b>	

\*Estimated Remaining Undeveloped

## Multi-Family

Name	Acreage	Units	Population	Status/Begin Date
<b>Apartments</b>				
MF-1 Colonial Grand Phase 2	21 acres	256	537 persons	Nearing Completion
MF-2 Silverado Apartments	27 acres	300	630 persons	Under Construction
MF-3 Cedar Park Apartments	18 acres	300	630 persons	Under Construction
MF-4 Verde Apartments at Brushy Creek	15 acres	272	572 persons	Under Review
<b>Town Houses/Condominiums</b>				
MF-5 Cedar Park Town Center	0.8 acres	6	13 persons	Under Review
401 Bull Creek Garden Pairs	1.7 acres	16	34 persons	Complete
Cedar Park T/C Garden Pairs	0.9 acres	6	13 persons	Under Construction
Bull Ck Pkwy/Cherry Ck Dr Garden Pairs	1.6 acres	*12	26 persons	Unknown
Town Center Condos	10 acres	*125	262 persons	Unknown
Town Center Town Homes	10 acres	*192	403 persons	Unknown
Town Center Triplex	16 acres	*192	403 persons	Unknown
MF-6 RM 1431 R-1D Zoning	30 acres	*352	739 persons	Unknown
MF-7 S. Lakeline R-1D Zoning	13 acres	100	210 persons	Under Construction
MF-8 Twin Creek Condominiums	16 acres	137	288 persons	Under Review
MF-9 Silverado Town Homes at Cedar Park	181 acres	2,266	4,760 persons	
<b>Total Multi-Family:</b>	<b>181 acres</b>	<b>2,266</b>	<b>4,760 persons</b>	

\*Estimated





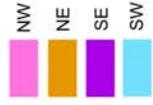
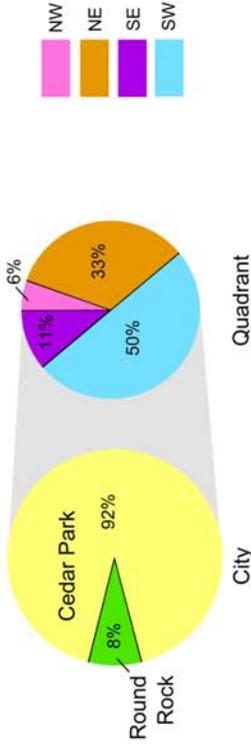
# City of Cedar Park Comprehensive Plan Update July, 2006

# Survey Results Public Opinion

## Demographics

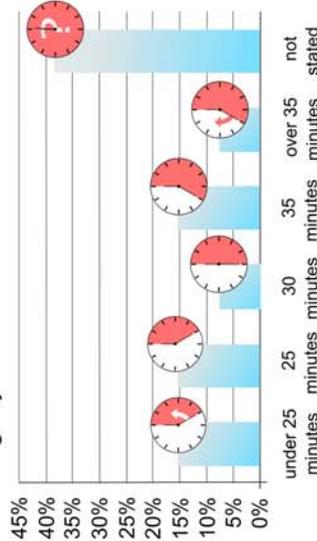
Who are we?

Where do you live?

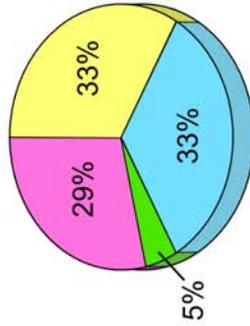


Quadrant

How long is your commute?



Where do you work?

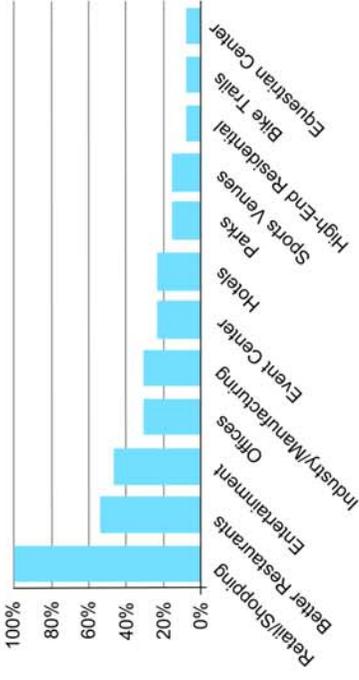


## Development

What should we have?

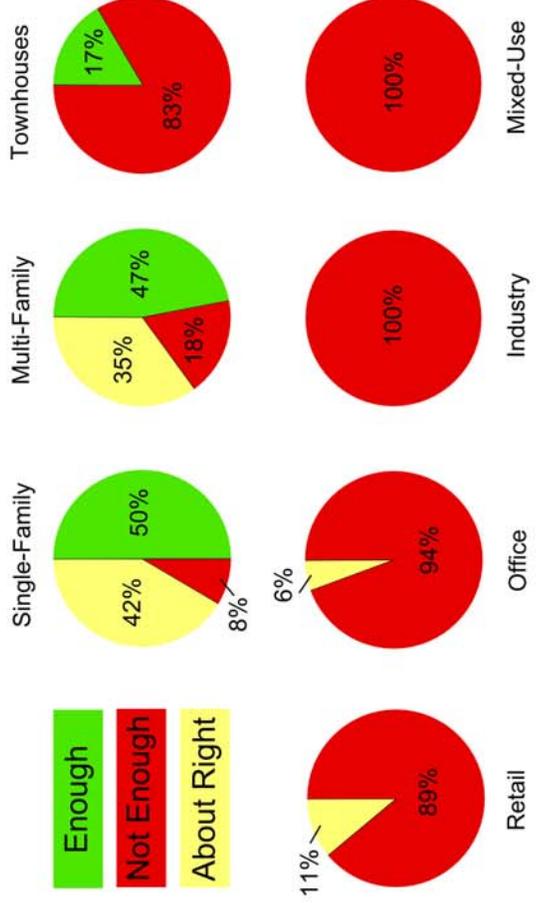


What specific types of development would you like to see in Cedar Park?  
(Respondents gave multiple answers each)



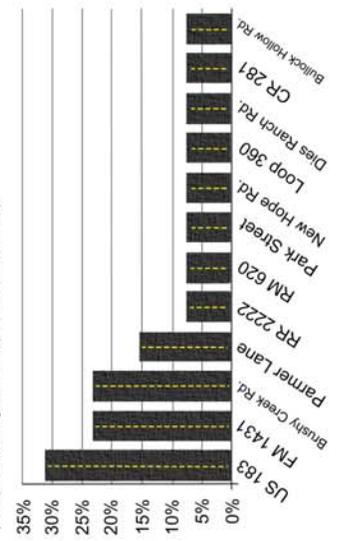
How do you feel about the balance of development in the City?

Is there enough, not enough, or about the right amount of development in each of the following categories?



What roads do you commute on?

(Respondents gave multiple answers each)





# City of Cedar Park Comprehensive Plan Update

July, 2006

# Survey Results Goals

The goals below have been ranked according to public surveys. The highest ranked goals are ones that people agreed with most, while the lower ranked goals were least agreed with.



Goal Number	Goal Description	Agree (%)	Disagree (%)	No Answer (%)
1	Establish a comprehensive land use and zoning strategy that provides a greater diversity of use classifications for convenience and accessibility while preserving neighborhoods through compatibility design standards.	100%	0%	0%
2	Maintain and expand library resources to serve the needs of a growing community.	100%	0%	0%
3	Plan the City's infrastructure improvements for anticipated population growth over the next 10 years.	100%	0%	0%
4	Establish a viable park/open space system for the City of Cedar Park where residents and visitors alike can enjoy the natural beauty of the Hill Country while benefiting from the community as a vibrant place to live.	100%	0%	0%
5	Create or develop a viable community/town center that will help foster a sense of place and create an identity for Cedar Park.	100%	0%	0%
6	Develop a viable transportation network and thoroughfare plan that fosters multi-modal mobility, connecting and accessibility throughout Cedar Park.	100%	0%	0%
7	Establish a comprehensive park/open space system for the City of Cedar Park where residents and visitors alike can enjoy the natural beauty of the hill country evident in Cedar Park, thereby enhancing the marketability and livability of Cedar Park.	100%	0%	0%
8	Find ways to keep taxes competitive with surrounding areas and simultaneously maintain infrastructure and City services.	94%	6%	0%
9	Maintain quality and expand the range of education within the Cedar Park community.	94%	6%	0%
10	Provide superior fire and emergency response services for the growing City of Cedar Park and its service areas.	94%	6%	0%
11	Foster the planning and orderly growth of a strong, community oriented town.	94%	6%	0%
12	Maintain a police force that can help create a healthy, safe and secure space, which possesses a quality of life where people are happy to live, work and raise their families.	94%	6%	0%
13	Protect natural environmental features to enhance the quality of life and allow the City to realize its full economic potential. Promote multi-functional use of public and private infrastructure. Provide an integrated approach for efficient management.	94%	6%	0%
14	Build a community where residents can do more than just live in their houses, where they can interact socially, economically and politically.	88%	13%	0%
15	Maximize Cedar Park's position as the gateway to Lake Travis, the Highland Lakes, and the Hill Country with community charm that welcomes residents and greets visitors.	88%	13%	0%
16	Develop Cedar Park as a hub community that is connected in both physical and perceptual ways with other regional towns and with the outlying Hill Country, Lake Travis and Austin metropolitan area.	94%	6%	0%
17	Adopt a development plan for Cedar Park to follow for the next 10 years that is committed to promoting development and at the same time preserves and enhances the very assets that draw development investment to Cedar Park today.	94%	6%	0%
18	Strike a balance between the workforce needs of Cedar Park's current businesses and the needs of future businesses.	94%	6%	0%
19	Enhance coordination between the Public Works Department, private utility companies and the Planning Department to promote a proactive and comprehensive approach to the development of Cedar Park's utilities and other public infrastructure.	94%	6%	0%
20	Remain focused on long term goals of building an economically, socially and ecologically sustainable city within a regional context.	88%	6%	6%
21	Create the mechanisms that help foster a hometown Sense of Place. Sense of Character and Sense of Quality which identifies it as a regional destination.	88%	6%	6%
22	Develop an appropriate and fiscally sound approach to the long-term plan for Cedar Park's growth.	88%	6%	6%
23	Adopt a fiscal policy which requires a funding source to be identified before a program is adopted.	81%	13%	6%
24	Diversify and broaden the economic base of Cedar Park bring into balance the allocation among single-family, commercial, retail, and industry. At the same time keeping taxes regionally competitive and the quality of City services high.	81%	13%	6%
25	Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment which supports existing businesses.	81%	13%	6%
26	Attract commercial development to the City limits of Cedar Park.	81%	13%	6%
27	Promote a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable community.	75%	13%	12%

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## Appendix D: Summary of Public Meetings

**City of Cedar Park  
Comprehensive Plan Update  
April Questionnaire Results**

<b>Question</b>	<b>Responses</b>	<b>Number</b>	<b>Percent</b>
<b>Where do you Live?</b>	Round Rock	1	8%
	Cedar Park	12	92%
	<b>TOTAL</b>	<b>13</b>	<b>100%</b>
<b>Where do you Work?</b>	Cedar Park	4	31%
	North Austin	4	31%
	Retired	4	31%
	Other	1	8%
	<b>TOTAL</b>	<b>13</b>	<b>100%</b>
<b>Length of Commute</b>	under 25 minutes	2	15%
	25 minutes	2	15%
	30 minutes	1	8%
	35 minutes	2	15%
	over 35 minutes	1	8%
	not stated	5	38%
	<b>TOTAL</b>	<b>13</b>	<b>100%</b>
<b>Specific Commuting Routes Mentioned</b> (many respondents listed two or more)	US 183	4	20%
	FM 1431	3	15%
	Brushy Creek Rd.	3	15%
	Parmer Lane	2	10%
	RR 2222	1	5%
	RM 620	1	5%
	Park Street	1	5%
	New Hope Road	1	5%
	Loop 360	1	5%
	Dies Ranch Road	1	5%
	CR 281	1	5%
	Bullock Hollow Road	1	5%
	<b>TOTAL</b>	<b>20</b>	<b>100%</b>
<b>Types of Development Desired</b> (many respondents listed two or more)	Retail/Shopping	13	28%
	Better Restaurants	7	15%
	Entertainment	6	13%
	Offices	4	9%
	Industry/Manufacturing	4	9%
	Event Center	3	6%
	Hotels	3	6%
	Parks	2	4%
	Sports Venues	2	4%
	High-End Residential	1	2%
	Bike Trails	1	2%
	Equestrian Center	1	2%
	<b>TOTAL</b>	<b>47</b>	<b>100%</b>

**City of Cedar Park  
Comprehensive Plan Update  
April Questionnaire Results**

<b>Question</b>	<b>Responses</b>	<b>Number</b>	<b>Percent</b>
<b>Location of Desired Development</b> (many respondents listed two or more)	Throughout City	5	25%
	None stated	5	25%
	Town Center	3	15%
	US 183A	2	10%
	North of 1431	2	10%
	At Major Intersections	1	5%
	East of Parmer	1	5%
	Ronald Reagan Blvd	1	5%
	<b>TOTAL</b>	<b>20</b>	<b>100%</b>

**Other Comments**

- Put forth as much effort as possible to bring more businesses.
- Need more businesses to help the tax base.
- Developers should subsidize expansion of roads near their projects.
- Parmer Lane traffic signals need to be re-timed.
- Include a statement that people will not be coerced to sell their land for development.
- No more single-family homes.
- No more churches.
- Future success builds on today's decisions.
- Make site visits before selecting zoning.
- More trees are needed.
- Pass a smoking ban.

## Summary of Public Comments May 18, 2006 Meeting

### **General Comments**

- Will there be any sort of fiscal report created for these proposed land use changes?
- Without a fiscal report, will the FLUP be adopted economically blind?

### **Map Comments**

- Sun Chase Plaza, identified on the map as Low Density Residential, has already been developed, mainly as Neighborhood Office/Retail/Commercial.
- Concerns about transportation connections.
- Need more mixed use, i.e. office, retail, and some single family
- There is a great need in the city for high-density single-family dwellings.
- Concerns about the amount of land devoted to regional commercial – Is it realistic to expect this much commercial? If so, how long into the future will it take?
- Perhaps using baby steps in this process would be wise and more realistic; also allow for future flexibility if the economy, transportation system, etc. do not perform.
- There needs to be some commitment from the City – If these types of land uses are desired for specific areas, the City needs to be specific about when and in what capacity new water, wastewater, and transportation infrastructure will be introduced. Also, if land owners cannot develop something economically feasible in the immediate future and must wait for several years to develop (i.e. if a property is designated for Employment Center and the land owner wants to develop, but the cost of development, especially if no buyers are identified, is prohibitive), then there should be some sort of financial compensation.

- **Map 1**

- Apartments should only be located near arterial roads
- There should be more trees for pedestrians
- There is a need for more kid-related activities (like Putt-Putt)
- Single-family homes need to be buffered from commercial
- Could Bell be developed as an Urban arterial?
- The City needs more high-end residential
- Rough, but not too rough, terrain can become a nice office park
- Public pool in the Parks and Open Space area south of Brushy Creek and west of Parmer Lane
- Restaurants in the commercial area north of Whitestone and east of Reagan Blvd
- Arboretum-style shopping (walkable areas like Wolf in Georgetown) locations:
  - Southwest corner of New Hope and Reagan
  - West side of Reagan just north of Whitestone

- Both should take advantage of the lake located between them
  - Mixed-use areas:
    - Regional commercial parcel on the northeast corner of New Hope and Bell
    - Regional commercial parcel on the northeast corner of Whitestone and Bell
    - Neighborhood commercial parcel on the northwest corner of Park St and Bell
  - Could medical offices be located in the mixed-use parcels east of 183A and north of New Hope?
- **Map 2**
  - Specific to parcels located along 183A between New Hope and the northern city limit – individual interested in purchasing this property for development believes that there should not be so much commercial here (maybe only 1/3 or 1/4 of it should be commercial). The rest of these parcels fronting 183A should be higher-intensity mixed use with some live-work units, condos, office, etc. Behind these mixed-use and commercial areas should be dense single family at 10 units per (gross?) acre
  - Brushy Creek Rd needs to be improved before any development is to occur
- **Map 3**
  - Along New Hope Rd between 183A and Arrowpoint there should be restaurants and a general service area for the new Hospital
  - Parcels south of Brushy Creek between 183A and Parmer Lane should be non-residential
  - The letters “Ret” are written and circled on the Neighborhood Commercial parcel on Brushy Creek between 183A and Parmer Lane that is just across the street from the Employment Center parcel.
- **Map 4**
  - Regional medical supply, medical labs/surgeons, and medical technical/vocational school are types of facilities needed Cedar Park
  - The City needs to help hold and increase the value of existing residential for resale
  - “School district filling”
  - Concerns about traffic on 183
- **Map 5**
  - There is a compatibility problem with the Employment Center area on Anderson Mill, this area should be a Mixed-use village or commercial area with a High-density residential development behind it, buffering this parcel from the single-family residential
- **Map 6**
  - Sun Chase Plaza, located on the north side of Cypress Creek Rd between Lakeline and Anderson Mill, is already developed as Neighborhood Office/Retail/Commercial

## Summary of Public Comments May 19, 2006 Meeting

### Map Comments

- **Map 1**
  - There should be a hike & bike trail along Spanish Oak Creek connecting the lake north of Whitestone with the Town Center area
  - A Park and Community Center should be established in the Open Space area on the south side of Whitestone near Arrowpoint
  - There should be a new “Entering Cedar Park” sign on Whitestone at the eastern edge of the city
  - The southeast corner of Whitestone and 183A (the Regional and Neighborhood commercial parcels) would be a good place for a “new urbanism” concept development that enhances pedestrian activity by encouraging walkability to a mix of activities
  - A rail stop should be created at Whitestone and Bell and the Albertson’s should be replaced with a development that faces the rail stop and includes an indoor mall with a pass-through between parking and the rail stop
- **Map 2**
  - There should be a community center in the Town Center area
  - “No more houses!”
  - The large parcel at 183A and Brushy Creek is too close to the school and too pretty to be Industrial – because it is opposite apartments, it should be mixed-use
  - Protect the historic areas near Bell and Brushy Creek
  - Revitalize the commercial areas on Bell, especially between Park St and Whitestone
  - The northwest corner of Buttercup and Bell would make a nice community center site – it is historic and has a natural spring
  - The area between Bell, the rail line, New Hope Rd, and Whitestone should be mixed-use
  - The city needs a rail station
- **Map 3**
  - The Town Center needs upscale restaurants (something with white table cloths, like Gumbo’s), shopping, retail, etc.
  - Also, the Town Center needs recreation and live music areas, a theater, bowling, etc. (Boat Rentals?)
  - Neighborhoods should support quality, not quantity, of houses
  - Existing retail areas should be refurbished to higher-end places (Buttercup Commons)
  - Reconsider Capital Metro
  - The City needs a Central Market or Whole Foods
  - The City needs to be “young” to protect property values
  - More mid-rise multi-family housing is needed
  - Need for consistency

- **Map 4**
  - The Neighborhood Commercial parcel on far east Brushy Creek is possibly not necessary
  - There needs to be better pedestrian access across Brushy Creek
  - The two conjoined, staff-changed Employment Center and Neighborhood Commercial parcels on the east side of Parmer Lane should be mixed-use
  - Employment should be concentrated around the Town Center & 183A/Whitestone intersection
  - On far west Whitestone there should be a Community Center for Adults and Seniors
  - There should be small-scale industrial, residential, and small retail areas south of Whitestone near the west city limit
  - Non-geographically specific:
    - More trees
    - Encourage green building
    - Transportation for seniors
    - Create an outdoor entertainment area or amphitheater
    - Need destination restaurants
    - Need more meeting rooms/areas
    - Need medium-end clothing stores
    - More shopping areas (medium-box retail)
    - More non-residential tax base
    - Need a Lowe's

## **Summary of Mappable Public Comments—May 18-19, 2006**

- More mixed use
  - Regional commercial on northeast corner of New Hope and Bell
  - Regional commercial on northeast corner of Whitestone and Bell
  - Neighborhood commercial on northwest corner of Park St and Bell
  - 183A between New Hope and the northern city limit—not so much commercial here (1/3 or 1/4 of it should be commercial). Mixed-use instead: live-work units, condos, office, etc. Townhomes behind this—10du/acre
  - 2 conjoined, staff-changed Employment Center and Neighborhood Commercial parcels on east side of Parmer
  - area between Bell, rail line, New Hope, and Whitestone
- Arboretum-style shopping (walkable areas like Wolf in Georgetown) locations:
  - Southwest corner of New Hope and Reagan
  - West side of Reagan just north of Whitestone
  - Both should take advantage of the lake located between them
- More townhouses
- More mid-rise multi-family housing is needed
- Apartments only near arterial roads
- Along New Hope Rd between 183A and Arrowpoint there should be restaurants and a general service area for the new Hospital
- Parcels south of Brushy Creek between 183A and Parmer Lane should be non-residential
- There is a compatibility problem with the Employment Center area on Anderson Mill, this area should be a Mixed-use village or commercial area with a High-density residential development behind it, buffering this parcel from the single-family residential
- There should be a hike & bike trail along Spanish Oak Creek connecting the lake north of Whitestone with the Town Center area
- The southeast corner of Whitestone and 183A (the Regional and Neighborhood commercial parcels) would be a good place for a “new urbanism” concept development that enhances pedestrian activity by encouraging walkability to a mix of activities
- Rail Stop at Whitestone and Bell—redo Albertson’s as a TOD
- The large parcel at 183A and Brushy Creek is too close to the school and too pretty to be Industrial – because it is opposite apartments, it should be mixed-use
- The northwest corner of Buttercup and Bell would make a nice community center site – it is historic and has a natural spring
- Town Center needs upscale restaurants, shopping, retail, etc.
- Town Center needs recreation and live music areas, a theater, bowling, etc. (Boat Rentals?)
- The Neighborhood Commercial parcel on far east Brushy Creek is possibly not necessary
- Employment concentrated around Town Center & 183A/Whitestone intersection
- Small-scale industrial, residential, and retail south of Whitestone near west city limit

**City of Cedar Park Comprehensive Plan  
2006 Revisions and Updates  
May 18-19 Public Meeting Surveys**

**Comprehensive Plan Goals—Discussion of Results**

Eighteen persons responded to the Development Balance questions. Most all respondents said there should be more retail, office, industry, and mixed use. Few wanted more houses or apartments, but most wanted more townhomes.

Sixteen persons responded to the goals questionnaire. Despite the earlier-stated desire for townhomes, “promote a mix of housing types” drew the largest number of “disagrees” (25%). Respondents perhaps associate this question with apartments, which were seen as relatively undesirable. All other goals received 80% or more agreement.

**Attendee Profile—Discussion of Results**

A greater number of people than expected said they work in Cedar Park (33%). This may be due to self-selection—i.e. people working nearby are more likely to attend a meeting than those commuting from Austin. “Other/retired” workplaces made up 29% of the sample.

Food-related businesses were the most mentioned: restaurants and a specialty grocery store in particular. Sporting goods and general merchandise were the next most mentioned desires.

**Cedar Park 2006 Comprehensive Plan Update--May Survey Results**

Goal #	Synopsis	Number					Percent					
		Strongly Agree	Agree	Disagree	Strongly Disagree	No Answer	TOTAL	Strongly Agree	Agree	Disagree	Strongly Disagree	No Answer
1	Promote viable mix of housing types	2	10	4			16	13%	63%	25%	0%	100%
2	Build a community of more than just residents	8	7		1		16	50%	44%	0%	0%	100%
3	Remain focused on long-term goals	8	6		1		16	50%	38%	0%	6%	100%
4	Attract commercial development	11	2	2	1		16	69%	13%	13%	0%	100%
5	Establish land use and zoning strategy	11	5				16	69%	31%	0%	0%	100%
6	Maximize position as gateway to Lakes/Hill Country	9	6	1			16	56%	38%	6%	0%	100%
7	Develop CP as hub community	6	9		1		16	38%	56%	0%	6%	100%
8	Foster a hometown sense of place	6	8		1		16	38%	50%	0%	6%	100%
9	Planning and orderly growth, community-oriented	11	4		1		16	69%	25%	0%	6%	100%
10	Keep taxes competitive; maintain services	10	5		1		16	63%	31%	0%	6%	100%
11	Develop fiscally sound long-term plan	10	4		1		16	63%	25%	0%	6%	100%
12	Fiscal policy: ID funding source with new programs	6	7		1		16	38%	44%	0%	13%	100%
13	Diversify and broaden economic base	9	4		1		16	56%	25%	0%	6%	100%
14	Strike workforce balance	9	5		2		16	56%	31%	0%	13%	100%
15	Expand commercial and industrial tax base	7	6		2		16	44%	38%	6%	13%	100%
16	Enhance coordination on infrastructure	7	7	1			16	44%	44%	0%	13%	100%
17	Maintain and expand library	5	11				16	31%	69%	0%	0%	100%
18	Maintain and expand education quality/range	9	6			1	16	56%	38%	0%	6%	100%
19	Plan infrastructure for 10-year population growth	12	4				16	75%	25%	0%	0%	100%
20	Provide superior fire/emergency response	9	6		1		16	56%	38%	0%	6%	100%
21	Maintain police force	9	6		1		16	56%	38%	0%	6%	100%
22	Establish parks/open space system (vibrant place)	11	5				16	69%	31%	0%	0%	100%
23	Create community/town center	7	9				16	44%	56%	0%	0%	100%
24	Adopt 10-year development plan	11	4		1		16	69%	25%	0%	6%	100%
25	Develop thoroughfare plan	11	5				16	69%	31%	0%	0%	100%
26	Establish parks/open space system (marketability)	12	4				16	75%	25%	0%	0%	100%
27	Protect environmental features	11	4		1		16	69%	25%	0%	6%	100%

**General Comments**

Goals are too broad  
 Too subjective--what about specifics?  
 Should ask what the target population should be  
 More activities needed in parks  
 Historic preservation should be considered  
 Do not allow developers to lock CP into being a bedroom community for North Austin  
 To be a viable city, we need to put the basics that will allow it into place now  
 Grow smartly and stay ahead of traffic issues

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## Appendix E: Model Mixed Use Zoning Ordinance

#### 4.1 MODEL MIXED-USE ZONING DISTRICT ORDINANCE

The following model zoning district provisions represent a commercial zoning classification that permits, rather than mandates, a vertical mix of commercial and residential uses within the same building. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities.

Primary Smart Growth Principle Addressed: Mix land uses

Secondary Smart Growth Principle Addressed: Compact building design

#### CX1, Neighborhood Commercial, Mixed-Use District

##### 101. Purpose

The purposes of the CX1, Neighborhood Commercial, Mixed-Use District are to:

- (1) Accommodate mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space;
- (2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- (3) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

##### 102. Definitions

As used in this ordinance, the following words and terms shall have the meanings specified herein:

**“Floor Area Ratio”** means the ratio of a building’s gross floor area to the area of the lot on which the building is located.

**“Gross Floor Area”** is the sum of the gross horizontal areas of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Gross floor area does not include basements when at least one-half the floor-to-ceiling height is below grade, accessory parking (i.e., parking that is available on or off-site that is not part of the use’s minimum parking standard), attic space having a floor-to-ceiling height less than seven feet, exterior balconies, uncovered steps, or inner courts.

**“Mixed-use Building”** means a building that contains at least one floor devoted to allowed nonresidential uses and at least one devoted to allowed residential uses.

##### 103. Allowed Uses

Uses are allowed in “CX1” zoning districts in accordance with the use table of this section.

USE GROUP	Zoning District
Use Category	CX1
Specific Use Type	
P= permitted by-right    C = conditional use    N = Not allowed	

<b>USE GROUP</b>	<b>Zoning District</b>
<b>Use Category</b>	<b>CX1</b>
Specific Use Type	
P= permitted by-right    C = conditional use    N = Not allowed	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Artist Live/Work Space located above the ground floor	P
Artist Live/Work Space, ground floor	C
Dwelling Units located above the ground floor	P
Detached House	C
Multiunit (3+ units) Residential	C
Single-Room Occupancy	C
Townhouse	C
Two-Flat	C
<b>Group Living</b>	
Assisted Living	C
Group Home	P
Nursing Home	C
Temporary Overnight Shelter	C
Transitional Residences	C
Transitional Shelters	C
<b>PUBLIC AND CIVIC</b>	
Colleges and Universities	P
Cultural Exhibits and Libraries	P
Day Care	P
Hospital	N
Lodge or Private Club	N
Parks and Recreation	P
Postal Service	P
Public Safety Services	P
Religious Assembly	P
School	C
Utilities and Services, Minor	P
Utilities and Services, Major	C
<b>COMMERCIAL</b>	
Adult Use	N
<b>Animal Services</b>	
Shelter/Boarding Kennel	N
Sales and Grooming	P
Veterinary	P
Artist Work or Sales Space	P
Drive-Through Facility [See comment]	C
<b>Eating and Drinking Establishments</b>	
Restaurant	P

USE GROUP	Zoning District
Use Category	CX1
Specific Use Type	
P= permitted by-right    C = conditional use    N = Not allowed	
Tavern	C
<b>Entertainment and Spectator Sports</b>	
Small (1-149 seats)	P
Medium (150-999 seats)	N
Large (1,000+ seats)	N
<b>Financial Services</b>	P
<b>Food and Beverage Retail Sales</b>	P
<b>Gas Stations</b>	N
<b>Lodging</b>	
Small (1-16 guest rooms)	P
Large (17+ guest rooms)	C
<b>Medical Service</b>	P
<b>Office</b>	P
<b>Parking, Commercial (Nonaccessory)</b>	C
<b>Personal Service, including health clubs and gyms</b>	P
<b>Repair Service, Consumer, including bicycles</b>	P
<b>Residential Storage Warehouse</b>	N
<b>Retail Sales, General</b>	P
<b>Vehicle Sales, Service, and Repair</b>	N
<b>INDUSTRIAL</b>	
<b>Manufacturing, Production and Industrial Services</b>	
Artisan (hand-tools only; e.g., jewelry or ceramics)	C
<b>OTHER</b>	
<b>Wireless Communication Facilities</b>	
Co-located	P
Freestanding (Towers)	C

**Comment:** *This use table should be refined to reflect local characteristics and planning objectives. The range of uses allowed should be kept as broad as possible in order to ensure that the district is economically viable. Note that this model allows, as a conditional use, drive-through facilities. Drive-through facilities may be appropriate in such areas in connection with banks and pharmacies. Whether to allow them is a policy choice, no different than other policy choices in selecting permitted uses. Also keep in mind that in buildings with residential units, commercial use issues will be largely self-policing because owner associations and builder/developers will ensure that commercial uses in mixed-use buildings will be compatible with upper-story residential uses.*

#### **104. Commercial Establishment Size Limits**

The gross floor area of commercial establishments in the CX1 district shall not exceed [15,000] square feet.

**Comment:** *Floor area limits are proposed in the model ordinance to help ensure that allowed commercial uses would be geared toward a neighborhood market area. Some local ordinances impose much more restrictive floor area limits in neighborhood-oriented districts. The limit proposed in this model ordinance would accommodate a modern drug store. If floor area limits are employed, the standards should not be so restrictive as to hamper the economic viability of the district.*

### **105. Indoor/Outdoor Operations**

All permitted uses in the CX1 district must be conducted within completely enclosed buildings unless otherwise expressly authorized. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas.

### **106. Floor-to-Floor Heights and Floor Area of Ground-floor Space**

(1) All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of [11] feet.

(2) All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:

(a) At least [800] square feet or [25] percent of the lot area (whichever is greater) on lots with street frontage of less than [50] feet; or

(b) at least 20 percent of the lot area on lots with [50] feet of street frontage or more.

**Comment:** *In areas with strong residential real estate markets, ground-floor space is sometimes viewed as an afterthought, particularly when developed by those with a poor understanding of mixed-use development. These types of provisions can help ensure that ground-floor space will meet the needs of future retailers and not sit vacant for years after upper-floor residential units have been leased or sold.*

### **107. Lot Area per Unit (Density)**

The minimum lot area per dwelling unit shall be [1,000] square feet for mixed-use buildings and [1,500] square feet for all other buildings.

**Comment:** *If mixed-use buildings are desired, such buildings should be rewarded with more flexible development standards. The model ordinance allows higher residential densities in mixed-use buildings than it does in single-use buildings.*

### **108. Floor Area Ratio**

The maximum FAR shall be [2.0] for mixed-use buildings and [1.25] for all other buildings.

**Comment:** *To encourage mixed-use buildings, the model ordinance allows higher FARs for mixed-use projects.*

## 109. Setbacks

(1) The entire building façade must abut front and street side property lines or be located within [10] feet of such property lines.

**Comment:** *Rather than mandating a zero-foot “build-to” line for all properties in CX1 zoning districts, this model offers flexibility to accommodate shallow building setbacks that are sometimes necessary to accommodate features such as outdoor seating/display areas, stoops and sidewalk widening. Alternately, it is possible for the ordinance to establish a formula to determine setbacks based on the average setback of buildings in a block face. For an example of this, see Section 108 of the Model Town Center Ordinance (below).*

(2) The minimum rear setback is [0–30] percent of the lot depth.

**Comment:** *The appropriate minimum building setback will depend on lot and development patterns in the area. When alleys abut the rear of CX1 lots, no rear setback may be necessary, except perhaps for upper floors. On the other hand, when CX1-zoned lots will abut the rear property line of residential lots, buildings in the CX1 district should be set back from rear property lines in order to protect the privacy and open feeling expected within residential rear yards.*

(3) No interior side setbacks are required in the CX1 district, except when CX1-zoned property abuts R-zoned property, in which case the minimum side setback required in the CX1 district shall be the same as required for a residential use on the abutting R-zoned lot.

**Comment:** *Most pedestrian-oriented shopping streets are lined with buildings that span the entire width of the lot. The standard proposed here will help reinforce that pattern, while also ensuring that if a CX1 district abuts a residential zoning district, a “typical” residential side yard will be provided.*

## 110. Building Height

The maximum building height shall be [38–50] feet for mixed-use buildings and [35–47] feet for all other buildings.

**Comment:** *Some communities will want to regulate height by stories rather than feet above grade, since stories will allow for greater flexibility in building design. The standards proposed allow greater height for mixed-use buildings than for single-use buildings because mixed-use buildings are required to have taller floor-to-ceiling heights on the ground floor. The proposed standards will accommodate three- or four-story buildings.*

## 111. Off-Street Parking

(1) [Insert off-street parking standards]

(2) No off-street parking is required for nonresidential uses in CX1 districts unless such uses exceed [3,000] square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of [3,000] square feet.

**Comment:** *Paragraph (2) may be incorporated into paragraph (1). Exempting small retail businesses from compliance with off-street parking requirements will help promote pedestrian-oriented character and encourage use/reuse of storefront retail space. Communities should also*

*examine off-street parking ratios with an eye toward reducing the amount of off-street parking required overall and encouraging shared and off-site parking arrangements.*

(3) Off-street parking spaces must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts.

## **112. Transparency**

(1) A minimum of [60–75] percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.

(2) The bottom of any window or product display window used to satisfy the transparency standard of paragraph (1) above may not be more than [3–4.5] feet above the adjacent sidewalk.

(3) Product display windows used to satisfy these requirements must have a minimum height of [4] feet and be internally lighted.

## **113. Doors and Entrances**

(1) Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

(2) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

*Comment: Requiring ground-floor windows and sidewalk-facing entrances help make for a more pleasing pedestrian environment.*

## **114. Vehicle and Driveway Access**

No curb cuts are allowed for lots that abut alleys.

*Comment: Driveways that cross sidewalks disrupt pedestrian movements and pose safety threats. They should be the rare exception in neighborhood-oriented mixed-use districts.*

## **References**

Denver, Colorado, City of. Div. 15. Mixed-Use Districts, Sections 59-301--59-320, website [accessed November 5, 2004]: [www.municode.com/resources/gateway.asp?pid=10257&sid=6](http://www.municode.com/resources/gateway.asp?pid=10257&sid=6)

Fort Worth, Texas, City of. Zoning Code, Mixed Use Sections 4.902, Low-Density Mixed Use [accessed November 5, 2004]: [www.fortworthgov.org/csec/disclaimer.asp](http://www.fortworthgov.org/csec/disclaimer.asp)

Maryland, State of. Infill Development Model [accessed November 5, 2004]:  
[www.mdp.state.md.us/mgs/infill/InfillFinal\\_1.pdf](http://www.mdp.state.md.us/mgs/infill/InfillFinal_1.pdf)

Orland, Florida, City of. Southeast Orlando Sector Plan Development Guidelines and Standards [accessed November 5, 2004]: [www.cityoforlando.net/planning/deptpage/sesp/sespguid.htm](http://www.cityoforlando.net/planning/deptpage/sesp/sespguid.htm)

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## Appendix F: Other Supporting Materials



**CAMPO**

Capital Area Metropolitan Planning Organization

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June 22, 2006

Mr. Duane Smith  
Planning Director  
City of Cedar Park  
600 North Bell Boulevard  
Cedar Park, TX 78613

Dear Mr. Smith,

*Duane*

On June 12 the CAMPO Transportation Policy Board approved the allocation of STP MM (Metropolitan Mobility) funds for FYs 2006 - 2008 for the projects on the accompanying tables. Your agency or jurisdiction was the recipient of at least one project.

Please contact Ms. Pat Crews-Weight at the Austin District of TxDOT, 512/ 832-7050, for further guidance on TxDOT's contracting procedures for these funds.

If you have any questions about the process by which CAMPO awarded the funds, please contact Art Zamorano at 512/974-2748, or [art.zamorano@campotexas.org](mailto:art.zamorano@campotexas.org).

Sincerely,

*Michael R. Aulick*

Michael R. Aulick  
Executive Director

Attachment

cc: Ms. Pat Crews-Weight, P.E., TxDOT Austin District

CAMPO FY 2006 - 2008 TIP Amendments June 12, 2006

Date Amended	Action Taken	FY	Program	Sponsor	Project Name	Project Limits	Project Description	Bike Ped Facilities	Funding Cat	Non Federal	Federal Funds Requested	Total Project Cost
12-Jun-06	Project Added	2006	Operations & Safety	CARTS	Passenger Information System	CARTS Service Area within CAMPO boundary	The Passenger Information System will provide users of public transit the ability to access (real-time) updated information regarding arrival and departure status of fixed-route buses operating in San Marcos (Hays County).	The San Marcos Station has bicycle facilities and is in fairly close proximity to the downtown area and Texas State University.	7	\$ 138,064	\$ 87,936	\$ 226,000
12-Jun-06	Project Added	2007	TDM & Studies	CARTS	Alternative Fuel Vehicle-2006	CARTS Service Area within CAMPO boundary	The STP MM funds will be applied to the purchase of (6) LEV (Low Emission Vehicle; i.e. Liquid Propane Gas) fueled buses (price per bus = \$87,968.00)	Bike Racks would be mounted on these LEV type buses	7	\$ 106,524	\$ 426,096	\$ 532,620
12-Jun-06	Project Added	2007	TDM & Studies	CARTS	Alternative Fuel Vehicle-2007	CARTS Service Area within CAMPO boundary	The STP MM funds will be applied to the purchase of (6) LEV (Low Emission Vehicle; i.e. Liquid Propane Gas) fueled buses (price per bus = \$87,968.00)	Bike Racks would be mounted on these LEV type buses	7	\$ 106,524	\$ 426,096	\$ 532,620
12-Jun-06	Project Added	2008	TDM & Studies	CARTS	Alternative Fuel Vehicle-2008	CARTS Service Area within CAMPO boundary	The STP MM funds will be applied to the purchase of (6) LEV (Low Emission Vehicle; i.e. Liquid Propane Gas) fueled buses (price per bus = \$87,968.00)	Bike Racks would be mounted on these LEV type buses	7	\$ 106,524	\$ 426,096	\$ 532,620
12-Jun-06	Project Added	2007	Added Capacity Arterial	City of Cedar Park	Brushy Creek Road Improvements	Darkwoods Trail to Parmer Lane	Project will consist of widening Brushy Creek Road to a MAD 4, with continuous left turn lane.	A wide outside lane will be provided to accommodate bicycle use.	7	\$ 3,256,656	\$ 3,422,156	\$ 6,678,812
12-Jun-06	Project Added	2008	TDM & Studies	City of Georgetown	SW Inner Loop Bypass Study	IH 35 to CR110 / SE1 Intersection	The Corridor will be studied for the effects of widening and improving operations to a 4-lane divided roadway	City of Georgetown Design Criteria include bicycle and pedestrian facilities for a 4-lane MAD.	7	\$ 564,182	\$ 125,000	\$ 689,182
12-Jun-06	Project Added	2007	TDM & Studies	City of Kyle	Intersection Studies	Within Kyle city limits	Perform traffic studies examine accident studies, traffic movement and volume counts, sight distance, traffic signal warrants, and all way stop.	Studies will examine the impact of vehicular traffic on safety of pedestrians and bicycles.	7	\$ 15,000	\$ 60,000	\$ 75,000
12-Jun-06	Project Added	2007	Added Capacity Arterial	City of Leander	CR 273/274 "T"	US 183 and 183A to Existing FM 2243	The CR 273/274 "T" is a new facility and is the critical transportation spine pulling together all modes of transportation and land uses within the Leander TOD 2000-acre master plan	CR 273 and CR 274 will be constructed so that those streets facilitate comprehensive mobility, access and destinations for pedestrians and cyclists.	7	\$ 2,880,000	\$ 4,030,000	\$ 6,910,000
12-Jun-06	Project Added	2007	Added Capacity Arterial	City of Pflugerville	Pfuger Lane/Pflugerville Loop - Relocation of	Greenlawn Blvd to Railroad Avenue	Within the existing two-lane section of Pflugerville Loop to a 4-lane divided roadway from Grand Avenue Parkway to its intersection with Railroad Avenue. Construct a new 4-lane divided roadway from that intersection to FM 685 and a new 4-lane divided roadway from the western terminus to Greenlawn	A ten foot wide off-street bike/pedestrian trail will be provided on the south side of the road and a six foot sidewalk will be on the north side.	7	\$ 180,700	\$ 762,800	\$ 953,500

CAMPO FY 2006 - 2008 TIP Amendments June 12, 2006

12-Jun-06	Project Added	2007	Added Capacity Arterial	City of Round Rock	Creek Bend Blvd Extension	Creek Bend Circle to Wyoming Springs Drive	Construct a four-lane divided urban principal arterial with a raised median, sidewalk and bicycle facility.	A five (5) foot wide sidewalk will be provided on the north side of the arterial for pedestrians and a ten (10) foot wide sidewalk will be provided on the south side of the arterial for both pedestrians and bicycles, mixed use.	7	\$ 5,175,000	\$ 1,500,000	\$ 6,675,000
12-Jun-06	Project Added	2007	Operations & Safety	City of San Marcos	IH 35/River Ridge	At IH 35 River Ridge Exit Ramp and Exit Ramp Project will construct a northbound exit ramp and southbound entrance ramp for IH 35.	The IH 35 / River Ridge Entrance and Exit Ramp Project will construct a northbound exit ramp and southbound entrance ramp for IH 35.	Master plan goals of creating safer bike and pedestrian access and encouraging alternate modes of transportation to reduce the need for added-capacity projects.	7	\$ 250,000	\$ 250,000	\$ 500,000
12-Jun-06	Project Added	2007	Operations & Safety	Hays County	Jacobs Well Road	Approx. 1500 ft south of intersection with Mount Sharp Road to approximately 75 ft south along Jacobs Well Road	The project proposes the widening of the bridge along this road an additional 8 feet to the upstream side of the existing low water crossing bridge work.	Bridge will be designed large enough to accommodate bicyclist and pedestrians.	7	\$ 455,000	\$ 28,000	\$ 483,000
12-Jun-06	Project Added	2008	Operations & Safety	Hays County	Post Road	Intersection of CR 136 and Post Road to approximately 1300 ft to driveway along Post Rd.	Install safety features on both sides of the low water crossing. This site is in an Environmental Justice Area and is a listed project in the Mobility Plan	Work proposed includes only safety measures such a signage. No expansion or reconstruction is included in this application.	7	\$ 1,000	\$ 4,000	\$ 5,000
12-Jun-06	Project Added	2008	Operations & Safety	Hays County	Bebee Road	500 ft northwest of Bebee Road at Dacy Lane	Install right turn lanes on Bebee Road at the intersection with Dacy Lane.	Project only includes turning lanes.	7	\$ 130,000	\$ 120,000	\$ 250,000
12-Jun-06	Project Added	2008	Operations & Safety	Hays County	Wayside and Bendigo Crossing	Intersection of Wayside Dr. & Bendigo Lane to approximately 500 ft west of low water crossing	Install safety features on both sides of the low water crossing.	Safety Project	7	\$ 1,000	\$ 4,000	\$ 5,000
12-Jun-06	Project Added	2008	Operations & Safety	Hays County	Old Stagecoach Rd Crossing	Old Stagecoach Road and east most point of 5-Mile Dam Park to west most point of 5-mile Dam Park	Construct a bicycle/pedestrian trail through and around the new 5-Mile Dam Park area. This site is in an Environmental Justice Area and is a listed project in the Mobility Plan	See Project Description	7	\$ 1,000	\$ 4,000	\$ 5,000
12-Jun-06	Project Added	2008	Operations & Safety	Travis County	Frate Barker Lane	Brodie Ln to Manchaca Rd	Design and construct upgrade of existing two-lane rural roadway to a four-lane minor arterial (MNR 4) with a continuous center turn lane.	Bicycle lane and sidewalk on one side of roadway (design for the ultimate MNR will include bike lanes and sidewalks on both sides)	7	\$ 1,800,000	\$ 7,200,000	\$ 9,000,000
12-Jun-06	Project Added	2007	Added Capacity Arterial	TxDOT	US 290	0.5 mile west of Trautwein Rd to 0.5 mile east of Trautwein Rd	Continuous left turn lane provided along with shoulders.	Shoulders are being provide along this route to accommodate cyclist, sidewalks will be able to be installed as the area develops.	7	\$ 810,640	\$ 959,360	\$ 1,770,000
12-Jun-06	Project Added	2008	Added Capacity Arterial	TxDOT	FM 1431 A	Trails End Road to Vista Oaks Drive	Reconstruct existing 4 lane undivided major arterial to a 6 lane divided major arterial roadway with bicycle and pedestrian accommodations	The improvement would provide for wide outer lanes or shoulders to accommodate bicycle travel. Pedestrians would be accommodated on sidewalks.	7	\$ 3,090,500	\$ 2,000,000	\$ 5,090,500
<b>Amended Funding Total</b>										<b>\$ 19,078,314</b>	<b>\$ 21,835,540</b>	<b>\$ 40,913,854</b>