

ORDINANCE NO. CO19.26.04.23.E4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING THE CEDAR PARK CODE OF ORDINANCES CHAPTER 11, ZONING, REGARDING MAJOR CORRIDORS (2026-2-OA); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

WHEREAS, the City is proposing several revisions to its Zoning Ordinance to ensure consistency with the Cedar Park Transportation Criteria Manual (TCM) and Mobility Master Plan (MMP); and

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

WHEREAS, on March 11, 2026, the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments to Chapter 11, Zoning, are in the best interest of the City and its residents.

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

SECTION 1. That Chapter 11, Zoning, of the Cedar Park Code of Ordinances be amended as provided in the attached Exhibit A.

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

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 That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

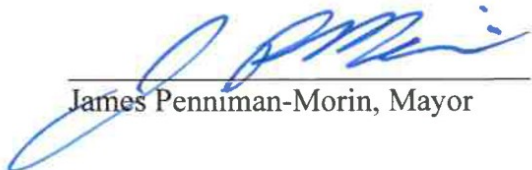
SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 5. This Ordinance shall be and remain in full force and effect from and after the date of approval.

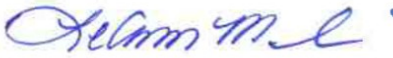
READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 9th day of April, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 23rd day of April, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

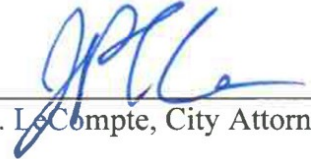
CITY OF CEDAR PARK, TEXAS


James Penniman-Morin, Mayor

ATTEST:


LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:


J.P. LeCompte, City Attorney



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EXHIBIT A

Chapter 11 Zoning Article 11.03 Development and Design Standards

Division 6 Design Standards

§ 11.03.151. Major corridors.

- A. Purpose. The standards of this section establish requirements of site design that supplement the standards of the applicable zoning district. The intent of these standards is to heighten the design and aesthetic appearance for highly visible properties that are directly adjacent to the City's most highly traveled thoroughfares. These roadways serve as major entrances to the community, where higher development standards enhance the visual appearance, economic viability, and hence, quality of life for the citizens of Cedar Park.
- B. Applicability. This section establishes standards for development along major corridors which is defined to mean land within 500 feet on either side of the street right-of-way of the following roadways:
1. Anderson Mill Road.
 2. ~~Arterial A:~~ Arrow Point Drive south of East Whitestone Boulevard.
 3. Bagdad Road ~~from West Whitestone Boulevard to the City limits.~~
 4. Brushy Creek Road from Brushy Creek Loop to east city limits.
 5. C-Bar Ranch Trail, north of East Whitestone Boulevard.
 6. Colonial Parkway.
 - ~~6.7. Commerce Parkway.~~
 - ~~7.8. Cottonwood Creek Trail (CR 185).~~
 - ~~8.9. Cypress Creek Road and East Cypress Creek Road.~~
 - ~~9.10. Lakeline Boulevard.~~
 - ~~10.11. Little Elm Trail from Wood Ridge Lane to Bell Boulevard (U.S. 183).~~
 - ~~11.12. Medical Parkway.~~
 - ~~12.13. East New Hope Road Drive.~~
 - ~~13. West New Hope Road from U.S. 183 to West Whitestone Boulevard.~~

Added language is underlined

Deleted language is ~~strikethrough~~

EXHIBIT A

14. East Park Street from Greater Scaup Lane to Vista Ridge Boulevard.
15. West Park Street from Lakeline Boulevard to Anderson Mill Road.
16. Parmer Lane (FM 734).
17. Ronald W. Reagan Boulevard.
18. Vista Ridge Boulevard.
19. RM 620 (SH 45).
20. Whitestone Boulevard (RM 1431) ~~(Whitestone Boulevard)~~.
21. ~~Sam Bass Road~~ (CR 175) north of East Whitestone Boulevard.
22. Toro Grande Boulevard from Whitestone Boulevard (RM 1431) ~~(Whitestone Boulevard)~~ to ~~Parmer Lane~~ Commerce Parkway.
23. Bell Boulevard (U.S. 183) ~~(Bell Boulevard)~~.
24. 183A Toll Road.

C. Prohibited land uses. The following uses are prohibited along major corridors:

1. Commercial, off-site parking lots (excluding parking structures);
2. Drive-in theaters;
3. Outdoor storage;
4. Self-storage facilities;
5. Sexually oriented businesses; and
6. Wireless telecommunication facilities.

D. Relationship to other ordinances. Within the major corridors, all other ordinances, standards, and requirements of the City apply. Specifically, the standards of Cedar Park Code of Ordinances, Chapter 12, *Subdivision*, and Chapter 14, *Site Development*, apply as they relate to sidewalks, parking within 25 feet of street right-of-way, driveway spacing, restrictions on above-ground utilities, minimum 25-foot landscape area corresponding with the 25-foot building setback, landscaping, buffering of loading and service zones, fencing, dumpster locations, and all other applicable provisions.

Added language is underlined

Deleted language is ~~strikethrough~~