

ORDINANCE NO. CO27.25.08.28.E1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING THE CEDAR PARK CODE OF ORDINANCES CHAPTER 11, ZONING, REGARDING LAND USE, SPECIFICALLY CAR WASH, GASOLINE SERVICE STATION, DAY-CARE CENTER, PRIVATE SCHOOL, GROCERY, AND ACCESSORY USES (2025-1-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 uses and character envisioned in the Comprehensive Plan; and

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

WHEREAS, on July 15, 2025, the Planning and Zoning Commission voted 5-1 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 Exhibits A through C.

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 That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

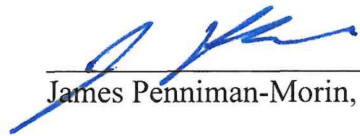
SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

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 14th day of August, 2025, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 28th day of August, 2025, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.


CITY OF CEDAR PARK, TEXAS

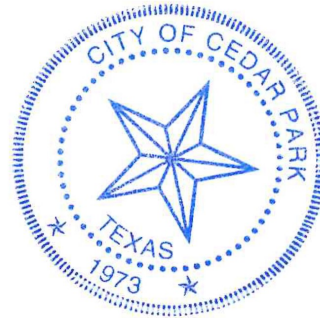

James Penniman-Morin, Mayor

ATTEST:


LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:


J.P. LeCompte, City Attorney



ORDINANCE NO. CO27.25.08.28.E1

EXHIBIT A

Chapter 11 Zoning
Article 11.02 Zoning Districts and Land Uses

Division 3 Land Uses

§ 11.02.064. Nonresidential uses by zoning district.

Land Use		Table 11.02.064. Nonresidential Uses by Zoning District																				Mixed Use Districts		Overlay District	
		Zoning Districts										Zoning Districts													
		Interim/Residential										Nonresidential													
DR	ES	SR	SU	UR	MF	NB	LB	GB	PO	HC	LI	HI	H	PS	OG	OR	MU	PA	EC						

Car wash	-	-	-	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-				

Day-care center	-	-	-	-	-	SC	SC	S	-	-	-	-	S	S	-	-	-	S	S	-	-				

Gasoline service station	-	-	-	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-				

Private school (grades K-12)	-	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	-	S	S	-	-				

Legend: P = Permitted; C = Conditional; S = Special Use; — = Prohibited

Added language is underlined
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EXHIBIT A

Chapter 11 Zoning Article 11.02 Zoning Districts and Land Uses

Division 4 Conditional and Special Uses

§ 11.02.092. Conditional and special use standards and conditions.

In accordance with the land use designations noted in table 11.02.063, *Residential Uses by Zoning District*, table 11.02.064, *Nonresidential Uses by Zoning District* and table 11.02.065, *Temporary Uses by Zoning District*, the following uses are permitted as conditional uses or may be considered as special uses if the following requirements are met:

15. Car wash, is permitted subject to the following conditions:

- a. It is automatic or full-service;
- b. There are no more than three (3) carwashing bays;
- c. All mechanical equipment, excluding vacuum and air units is enclosed within a building;
- d. All facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district;
- e. Bay access is designed to prevent headlights from shining onto any street or abutting a residential district;
- f. If self-service vacuums are provided, a minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes;
- g. Access is taken from a collector or higher classification roadway; ~~and~~
- h. All new full-service vehicle wash facilities, are equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to:
 - i. Expand the floor area of the vehicle wash facility building by more than 50 percent of the area of the vehicle wash facility building as it existed on the effective date of this Chapter;

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EXHIBIT A

ii. Demolish, destroy or remove and then replace more than 50 percent of the floor area of the vehicle wash facility building as it existed on the effective date of this Chapter, except for the purpose of replacing or repairing water recycling equipment; or

iii. Enlarge the water tap, meter, or service line;

i. With the exception of car washes that exist, including both principal and accessory uses or buildings, on August 28, 2025, the property on which the car wash is located is situated no less than 300 feet from the boundary or property line of a single family residential zoning district; and

j. With the exception of car washes that exist, including both principal and accessory uses or buildings, on August 28, 2025, the property on which the car wash is located is situated no less than one-half (1/2) mile from the property line of another car wash use. Car washes that are considered accessory uses, as defined in this Chapter, are not subject to this spacing requirement.

21. Day-care center, is permitted subject to the following conditions:

a. The use does not involve overnight lodging, medical treatment, counseling, or rehabilitative services; ~~and~~

b. The use is in compliance with all certification, licensing, and/or monitoring requirements as per Texas Human Resources Code, chapter 42, *Regulation of Certain Facilities, Homes, and Agencies that Provide Child-Care Services*; and

c. A vehicle queuing analysis prepared by a professional engineer registered in the State of Texas or other licensed professional with training or experience in the design of parking facilities shall be submitted at time of the special use permit, site development, or building permitting process, whichever occurs first.

28. Gasoline service station, is permitted subject to the following conditions:

a. With the exception of gasoline service stations that exist, including both principal and accessory uses or buildings, on August 28, 2025, the property on which the gasoline service station is located is situated no less than 300 feet from the boundary or ~~a~~ property line of an ~~Estate Residential (ES), Suburban Residential (SR), or Semi-Urban Residential (SU) district.~~ single family residential zoning district;

b. No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way, or 20 feet to the property line of a residential district;

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EXHIBIT A

- c. Canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch, if provided;
- d. No overnight storage of material, merchandise, or equipment unless it is stored within the principal building;
- e. Refuse and trash is stored in closed containers and in an area screened from view at all points on any public or private property or street;
- f. In the event the use is abandoned, all underground storage tanks and pumps are removed; ~~and~~
- g. Car washes, if accessory to the service station, shall direct vehicular circulation for the car wash facility away from the circulation for the rest of the site and a stacking lane for the car wash includes a 12-foot wide “escape lane” to bypass the car wash; and
- h. With the exception of gasoline service stations that exist, including both principal and accessory uses or buildings, on August 28, 2025, the property on which the gasoline service station is located is situated no less than one-half (1/2) mile from the property line of another gasoline service station use. Gasoline service stations that are considered accessory uses, as defined in this Chapter, are not subject to this spacing requirement.

55. Private School (grades K-12), is permitted subject to submittal of a vehicle queuing analysis prepared by a professional engineer licensed in the State of Texas or other licensed professional with training or experience in the design of parking facilities at time of the special use permit, site development, or building permitting process, whichever occurs first process.

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EXHIBIT B

Chapter 11 Zoning

Article 11.04 Accessory Use, Building, and Structure Standards

Division 1 Purpose, Applicability, and General Provisions

§ 11.04.002. General provisions.

The following provisions apply to both Article 11.04, division 2, Residential Uses, and Article 11.04, division 3, Nonresidential and Mixed Uses.

A. General regulations.

5. A use that is prohibited in a zoning district shall not be permitted as an accessory use in the district, ~~with the exception of outdoor storage~~ except as otherwise permitted in this Chapter.

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Chapter 11 Zoning
Article 11.09 Definitions

§ 11.09.001. Definitions.

Accessory use. A subordinate use that is located on the same lot as the principal use and is incidental to and associated with the principal use.

Chicane. A staggered roadway around tree groupings, at the end of a parking lane, or other feature, intended to slow traffic speed.

~~Child day care, incidental. A place designed solely for the care of children belonging to employees of the primary use.~~

Day-care center. A child-care facility that provides care at a location other than the residence of the director, owner, or operator of the child-care facility for seven (7) or more children under 14 years of age for less than 24 hours a day, but at least two (2) hours a day, three (3) or more days a week.

~~Child d~~Day-care center, incidental. A place designed solely for the care of children belonging to employees of the primary use.

Grocery. Any building where most of the gross floor area is devoted to the sale of food products for home preparation and consumption, but may also offer prepared food for on- or off-site consumption, retail personal and household items, and a pharmacy. ~~As an accessory use, the grocery may also have gasoline pumps.~~

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