

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council - Commissioners Court Meeting	Item ID:	36955	Agenda Number	16.
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Meeting Date:	October 23, 2014
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Department:	Office of Real Estate Services
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Subject

Authorize negotiation and execution of all documents and instruments necessary or desirable to sell two tracts of land totaling approximately 215.436 acres out of and a part of the R.G. Anderson Survey in Williamson and Travis Counties, Texas, known locally as 15700 Anderson Mill Road, to the CITY OF CEDAR PARK, TEXAS, for the amount of \$4,100,000.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	
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For More Information:	David Juarez, Austin Water Utility, (512) 972-0191; Mashell Smith, Office of Real Estate Services. (512) 974-7149; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.
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Boards and Commission Action:	September 30, 2014 - Approved by the Audit and Finance Committee on a 3-0 vote with Chairperson Mayor Pro Tem Cole abstaining from the vote.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

In 1987, the City purchased a tract of approximately 82.719 acres and a tract of approximately 132.718 acres, together commonly known as the Lime Creek Quarry, located at 15700 Anderson Mill Road south of FM 1431. The property is bisected both by Anderson Mill Road and by the border of Williamson and Travis Counties.

The purpose of the City's acquisition was for the disposal of residuals from a future Austin Water Utility treatment plant. After acquiring the property, the City inherited and continued to maintain a lease allowing a third party to use the site for quarrying activities.

During the 1990s, an unincorporated area including the entirety of the Lime Creek Quarry site was annexed by the City of Cedar Park, Texas. In 2007, the State of Texas enacted Texas Natural Resource Code, Section 133.121, placing limitations on the use and lease of the quarry without obtaining the consent of the City of Cedar Park.

The City of Cedar Park, Texas, desires to purchase the Lime Creek Quarry property for economic development

purposes. The site is labeled as a planning area for redevelopment in the draft Imagine Cedar Park comprehensive plan, and is abutted by residences, a school, offices, and other commercial uses. The quarry is currently a nonconforming use as zoned by Cedar Park. The Capital Area Metropolitan Planning Organization (CAMPO) has prioritized two road construction projects across this property in the CAMPO 2035 Regional Transportation Plan.

The sale price of \$4,100,000 is the current fair market value of the property as determined by an independent third party appraiser. The Austin Water Utility will collect revenue from this sale.