



MEMORANDUM

TO: Mayor and Council

FROM: Gregory I. Guernsey, AICP
Director, Planning and Zoning Department

DATE: July 27, 2015

SUBJECT: Cedar Park – Austin boundary adjustment along Lakeline Blvd.

Request

The northwestern edge of the Austin city limits in southern Williamson County bisects several parcels located along the north side of Lakeline Boulevard. The back half of these parcels is in Cedar Park city limits. In 2014, the owner of the Ozone Tract, an undeveloped property partially located in the City of Austin and in the City of Cedar Park, requested the transfer of approximately one acre of land from Austin's city limits to Cedar Park's city limits to allow commercial development to proceed under a single jurisdiction, i.e. Cedar Park's regulations.

Background

The Texas Local Government Code provides an option for two cities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width. The City of Austin and Cedar Park have successfully adjusted boundaries in the past. In 2007, the cities adjusted the city limits at the intersection of Lakeline Boulevard and US 183; the entire intersection is now in Austin's full purpose jurisdiction, resolving any jurisdictional confusion related to emergency response, enforcement of public safety regulations, and maintenance of transportation signs, signals, and striping. Additionally, in the last thirty years, Austin has released several thousand extraterritorial jurisdiction acres to Cedar Park.

Issues

Between 2003 and 2012, in the area surrounding the Lakeline Mall and along Lakeline Boulevard, commercial and multi-family residential construction was completed on several parcels that are divided between the city limits of Austin and Cedar Park. This development resulted in apartment and condo properties split between two jurisdictions, a potential source of confusion for public safety providers in the event of an emergency.

In response to the 2014 Ozone Tract request, Austin and Cedar Park staff met with the property owner to discuss the particulars of their situation. Discussion of the issue continued and Austin staff developed and proposed multiple options to address the split jurisdictional boundary challenges. The options developed aimed to align city limits with existing property lines, right-of-way, and creek buffers. Cedar Park staff indicated that their Council is interested in adjusting the city limit lines across the Ozone tract, independent of any other changes to properties affected by the current, split jurisdictional boundaries.

Recommendation

Specific to the Ozone tract request, staff referred to the 2007 City Council adopted ETJ Adjustment Policy to inform the development of options to address jurisdictional boundary adjustments between Austin and Cedar Park. The 2007 policy protects Austin's future tax base and maintains the integrity of Austin's environmental protections afforded through the City's watershed regulations related to creek buffers. In alignment with this policy, several of the options staff developed address the Ozone tract issue, as well as bigger picture jurisdictional boundary issues in this area of the City. To that end, staff does not recommend releasing the Ozone tract independent of any other changes.

Please feel free to contact me at (512) 974-2387 if you we can provide any additional information.

Cc: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager
Virginia Collier, Principal Planner, Planning and Zoning Department