



City of Pflugerville

Legislation Details (With Text)

File #: RES-0831 **Version:** 1 **Name:** Estoppel Certificate
Type: Resolution **Status:** Passed
File created: 1/28/2021 **In control:** Planning Dept
On agenda: 2/9/2021 **Final action:** 2/9/2021
Title: Approving a resolution of the City of Pflugerville, Texas authorizing an Estoppel Certificate for the benefit of Pflugerville Wells Branch, LLC.

Sponsors:

Indexes:

Code sections:

Attachments: 1. General Location Map, 2. Wells Point ALUR (PUD) Land Use Summary Map, 3. Resolution, 4. Estoppel Certificate, 5. Declaration

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|---------|--------|
| 2/9/2021 | 1 | City Council | Adopted | Pass |

Approving a resolution of the City of Pflugerville, Texas authorizing an Estoppel Certificate for the benefit of Pflugerville Wells Branch, LLC.

The proposed request concerns city owned property along S. Heatherwilde Blvd, between Settlers Valley Dr. and Wells Branch Pkwy. "Tract 1" is the current Wells Point Park located generally northwest of the Olympic Dr. and S. Heatherwilde Blvd intersection. "Tract 4" is a city owned/maintained detention pond located generally northeast of the S. Heatherwilde Blvd and Wells Branch Pkwy intersection, just north of the Highland Apartments. Both properties were included in the Wells Point ALUR, now known as a Planned Unit Development that was originally approved around 1999. According to a declaration that was applied to all of the Wells Point Park development area, no subdivision of property is allowed unless all owners agree. With the city being an owner of two tracts of land in the development area, the proposed Estoppel Certificate is intended to release opposition by the city to future subdivision of the property located south of the Wells Point Park ("Tract 2"). The land that is anticipated to be divided has a large drainage area which divides the property naturally and is anticipated to be the future division area, should the property owner decide to replat in the future. The proposed Estoppel Certificate does not remove the requirement for adhering to all state and local requirements for subdividing the property.

Funding Expected: Revenue ___ Expenditure ___ N/A X

Budgeted Item: Yes ___ No ___ N/A X

Amount: _____

1295 Form Required? Yes ___ No X

Legal Review Required: N/A ___ Required X Date Completed: 2/1/2021

Supporting documents attached:

1. General Location Map
2. Wells Point ALUR (PUD) Land Use Summary Map
3. Resolution
4. Estoppel Certificate

5. Declaration

Recommended Action

Approve the resolution authorizing the City Manager to execute all documents necessary to effectuate an Estoppel Certificate for the benefit of Pflugerville Wells Branch, LLC.