



# City of Pflugerville

## Legislation Details (With Text)

**File #:** RES-1140    **Version:** 1    **Name:** Vine Creek Parkland Conveyance  
**Type:** Resolution    **Status:** Consent Agenda  
**File created:** 9/14/2023    **In control:** Planning Dept  
**On agenda:** 9/26/2023    **Final action:** 9/26/2023

**Title:** Approving a resolution with the caption: A resolution of the City Council of the City of Pflugerville, Texas, authorizing the acceptance, in accordance with City parkland dedication requirements and through special warranty deed, of certain real property described as Lot 59, Block A, Final Plat of Vine Creek, Phase 1 A subdivision in Travis County, Texas, recorded in Document No. 201900193 of the official public records of Travis County, Texas; Lot 18, Block A, Final Plat of Vine Creek, Phase 2, A subdivision in Travis County, Texas, Recorded in Document No. 202100016 of the official public records of Travis County, Texas; Lots 14 and 60, Block L, Final Plat of Vince Creek Phase 7, a subdivision in Travis County, Texas, Recorded in Document No. 202100210 of the Official Public Records of Travis County, Texas; and Lot 59, Block L, Final Plat of Vine Creek, Phase 6, a subdivision in Travis County, Texas, Recorded in Document No. 202200107 of the Official Public Records of Travis County, Texas, and directing and authorizing the City Manager and City Attorney to take all necessary actions to complete the land conveyance to the City.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Vine Creek Parkland Map, 2. Special Warranty Deeds, 3. Resolution

Date	Ver.	Action By	Action	Result
9/26/2023	1	City Council	Approved	Pass

Approving a resolution with the caption: A resolution of the City Council of the City of Pflugerville, Texas, authorizing the acceptance, in accordance with City parkland dedication requirements and through special warranty deed, of certain real property described as Lot 59, Block A, Final Plat of Vine Creek, Phase 1 A subdivision in Travis County, Texas, recorded in Document No. 201900193 of the official public records of Travis County, Texas; Lot 18, Block A, Final Plat of Vine Creek, Phase 2, A subdivision in Travis County, Texas, Recorded in Document No. 202100016 of the official public records of Travis County, Texas; Lots 14 and 60, Block L, Final Plat of Vince Creek Phase 7, a subdivision in Travis County, Texas, Recorded in Document No. 202100210 of the Official Public Records of Travis County, Texas; and Lot 59, Block L, Final Plat of Vine Creek, Phase 6, a subdivision in Travis County, Texas, Recorded in Document No. 202200107 of the Official Public Records of Travis County, Texas, and directing and authorizing the City Manager and City Attorney to take all necessary actions to complete the land conveyance to the City.

Vine Creek is a single-family master-planned development consisting of approximately 147.16 acres of land which includes 506 residential lots. The proposed conveyance is to finalize the public parkland dedication requirements that is part of the subdivision process. In order to meet the public parkland requirements required for single family subdivisions, the developer of the Vine Creek single family residential subdivision dedicated by plat approximately 34.529 acres of land consisting of Lot 59, Block A, Phase 1; Lot 18, Block A, Phase 2; Lots 14 and 60, Block L, Phase 7; and Lot 59, Bock L, Phase 6. The developer also constructed park improvements which included a playground, over 1/3-mile looped 6' walking trail, a half court basketball court, a sand volleyball court, various site

amenities and a parking lot. The parkland dedication and park improvements were recommended for approval by the Parks and Recreation Commission in June 2016 during the preliminary plan subdivision process. As each phase of the development went through the final plat process, the public parkland lots were included for dedication in their respective final plats. The park improvements have been constructed and accepted by the City.

Per Subchapter 14 Parkland Standards, of the Unified Development Code, public parkland is required to be conveyed by general or special warranty deed with acceptable evidence of clear title, with a title policy and pay all costs of transferring title to the City. The City Attorney has reviewed and approved the conveyance documents including the Special Warranty Deed.

**Prior City Council Action**

N/A

**Deadline for City Council Action**

Action is requested on September 26, 2023

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** N/A

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: 9/11/2023

**Supporting documents attached:**

1. Vine Creek Parkland Map
2. Special Warranty Deed
3. Resolution

**Recommended Action**

Approve the resolution authorizing the acceptance and conveyance of public parkland, Lot 59, Block A, Final Plat of Vine Creek, Phase 1 A subdivision in Travis County, Texas, recorded in Document No. 201900193 of the official public records of Travis County, Texas; Lot 18, Block A, Final Plat of Vine Creek, Phase 2, A subdivision in Travis County, Texas, Recorded in Document No. 202100016 of the official public records of Travis County, Texas; Lots 14 and 60, Block L, Final Plat of Vince Creek Phase 7, a subdivision in Travis County, Texas, Recorded in Document No. 202100210 of the Official Public Records of Travis County, Texas; and Lot 59, Block L, Final Plat of Vine Creek, Phase 6, a subdivision in Travis County, Texas, Recorded in Document No. 202200107 of the Official Public Records of Travis County, and directing the City Manager and City Attorney, or their respective designees, to take all necessary actions to complete the land conveyance to the City.