



City of Pflugerville

Legislation Details (With Text)

File #:	2017-5843	Version:	1	Name:	Accepting public parkland in the Carmel development
Type:	Agenda Item	Status:		Status:	Approved
File created:	5/1/2017	In control:		In control:	Planning and Zoning Commission
On agenda:	5/23/2017	Final action:		Final action:	5/23/2017

Title: Authorizing the City Manager to execute special warranty deeds, as an executory interest holder, accepting the conveyance of real property to the City of Pflugerville as public parkland in the Carmel development described as: a 1.218 acre tract of land out of the John Liesse Survey No. 18, Abstract 496; a 7.058 acre tract of land out of the Joseph Wiehl Survey No. 8, Abstract 802 and William Caldwell Survey No. 66, Abstract 162; a 25.25 acre tract of land out of the John Liesse Survey No. 18, Abstract 496; a 43.52-acre tract of land out of the John Liesse Survey No. 16, Abstract 496; and a 0.48-acre tract of land out of the John Liesse Survey No. 16, Abstract 496; all within Travis County, Texas.

Sponsors:

Indexes:

Code sections:

Attachments: 1. General Location Map, 2. Special Warranty Deed - total 44 acres, 3. Special Warranty Deed - total 33 acres

Date	Ver.	Action By	Action	Result
5/23/2017	1	City Council	Approved	Pass

Authorizing the City Manager to execute special warranty deeds, as an executory interest holder, accepting the conveyance of real property to the City of Pflugerville as public parkland in the Carmel development described as: a 1.218 acre tract of land out of the John Liesse Survey No. 18, Abstract 496; a 7.058 acre tract of land out of the Joseph Wiehl Survey No. 8, Abstract 802 and William Caldwell Survey No. 66, Abstract 162; a 25.25 acre tract of land out of the John Liesse Survey No. 18, Abstract 496; a 43.52-acre tract of land out of the John Liesse Survey No. 16, Abstract 496; and a 0.48-acre tract of land out of the John Liesse Survey No. 16, Abstract 496; all within Travis County, Texas.

The proposed request is to convey a total of 77.53 acres of land, consisting of five separate tracts located in the Carmel development, generally adjacent to the 1849 Park. According to the Carmel development agreement, the parkland tracts were to be conveyed with the first subdivision process within the in-city Municipal Utility District (MUD) portion of the development. The owner has been diligently working with the city toward the conveyance documentation and reserve easements associated with future public infrastructure. In accordance with the Unified Development Code, Subchapter 14 Section 3.6, all public parkland is required to be conveyed by a warranty deed to the City. The proposed warranty deeds are the final process for transferring ownership of the property, and will allow the City to own the land fee simple.

The owner has retained drainage and wastewater easements through the tracts to allow for future public infrastructure related to the Carmel development. The location of the easements have been reviewed by the Parks and Recreation Director and are not anticipated to negatively impact the use of the tracts or the 1849 Park.

The City Attorney has reviewed and approved the deeds as to form.

Deadline for City Council Action

N/A

Fiscal Impact

The fiscal impact of the real property parkland conveyance should be minimal and limited to general operation and maintenance requirements.

Staff Recommendation

Staff recommends approval.

Drafter

Emily Barron, AICP
Planning Director