



City of Pflugerville

Legislation Text

File #: 2016-5241, **Version:** 1

Authorizing the City Manager to execute a warranty deed, as an executory interest holder, accepting the conveyance of real property to the City of Pflugerville dedicated as public parkland legally described as Lots 1 and 22, Block B, Penley Park Phase 3 Subdivision.

In accordance with the Unified Development Code, Subchapter 14 Section 3.6, all public parkland is required to be dedicated by plat and conveyed by a warranty deed to the City. The proposed request is to convey two parkland lots dedicated through the Penley Park Phase 3 final plat, approved in 2016.

Lot 1, Block B (0.328 acres) and Lot 22, Block B (0.082 acres) are a part of the Penley Park residential development located in the northern portion of the city limits, generally east of Heatherwilde Blvd./Red Bud Ln., south of Gattis Crossing, and in between the Greenridge and Shallow Creek residential subdivisions. A development agreement approved for the Penley Park residential development in 2007 contained a conceptual plan identifying the lots to be dedicated and conveyed to the City as public parkland. Parkland associated with Phase 1 of the development was dedicated and conveyed in 2015, and the proposed conveyance is for the remaining 0.41 acres. The proposed general warranty deed is the final process for transferring ownership of the property, and will allow the City to own the land fee simple.

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

Deadline for City Council Action

N/A

Fiscal Impact

The City entered into a license agreement with the developer on October 28, 2014, recorded in Travis County Doc. No. 2014163235, to allow for the Penley Park Homeowners Association to add and maintain landscaping within the right of way and parkland areas in Phase 1. An amendment is proposed on this agenda to allow the proposed parkland in Phase 3 to have similar improvements added and maintained by the HOA. There will be little to no fiscal impact to the city as a result of this real property conveyed as parkland.

Staff Recommendation

Staff recommends approval.

Drafter

Emily Barron, AICP
Planning Director