

VS 12-19-00



# 8

**TRANSPORTATION AND NATURAL RESOURCES**

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

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FILED  
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DANA DEBBARD  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 8, 2000

**MEMORANDUM**

TO: Members of the Commissioners Court

THROUGH: Joseph P. Gieselman, Executive Manager

FROM: Greg Chico, Right-of-Way Manager  
Planning and Engineering Services

SUBJECT: Possible acquisition of 1.298 acres of land for assemblage with NE Metro Park

**Proposed Motion:**

Consider acquisition of property for parkland located within Precinct 2, and take appropriate action.

**Summary and Staff Recommendation:**

TNR staff has investigated the ownership of a small triangular-shaped parcel of land located adjacent to the northwest corner of Travis County's Northeast Metro Park. This 1.268 acre tract of land is currently undeveloped farm land, but has not been under agricultural use for several years. It is owned by Richard A. Kranitz, trustee (believed to be trustee for the estate of Douglas R. Ward) of Wisconsin.

At present, the property owner is approximately 15 years delinquent in payment of property taxes, owing a total of \$8,197.14 in back taxes and fees. A judgement against the property owner in this \$8,197.14 amount was awarded in August, 2000. The property is currently posted for foreclosure sale on the Courthouse steps on January 2, 2001.

The following are the Travis Central Appraisal District (TCAD) market values established for the property for the past three years:

1998	1999	2000
\$14,299	\$15,730	\$22,630

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Based upon the most recent TCAD value placed on the property of \$22,630, an indication of current market value can be derived. TCAD values are as of January 1<sup>st</sup> of each calendar year. Additionally, in the rapidly appreciating Austin area real estate market over the past several years, TCAD values typically have been on the lower end of the range for actual real estate market values. This is especially valid in sectors experiencing high growth, and in areas where infrastructure planning has led to speculative real estate investment. Both of these characteristics apply to the general location surrounding the subject parcel. However, it also appears to TNR staff that this parcel has no legal access. While acquiring legal access by a property owner may not necessarily be difficult or costly, the lack of such at present does diminish the value and utility of the property.

Given this information, TNR staff estimates that the market value of the 1.268 acres is in the range of \$20,000 to \$30,000.

**Budgetary and Fiscal Impact:**

Any funds to acquire the subject property through successful bid on January 2, 2001 at the auction on the Courthouse steps would require allocation of monies from the Travis County, TNR Parks and Natural Resources budget.

**Issues and Opportunities:**

This is an opportunity for Travis County to purchase a small piece of property located on the north side of the Northeast Metro Park, and to prevent a future land owner from adversely impacting the main entrance to the park. As Travis County is an adjoining property owner to the landlocked parcel, the chance exists to acquire the land at a discount to per acre surrounding land values, without requiring the time or expense in subsequently obtaining access to the property. Stated otherwise, Travis County already owns the access needed for the 1.268 acres. Additionally, Travis County has made a considerable investment in the NE Metro Park, and specifically in the entrance area located on the northwest corner of the park. This small assemblage piece would protect this investment by ensuring a compatible land use for the park approach and entrance.

**Required Authorizations:** Tom Nuckols, Assistant County Attorney

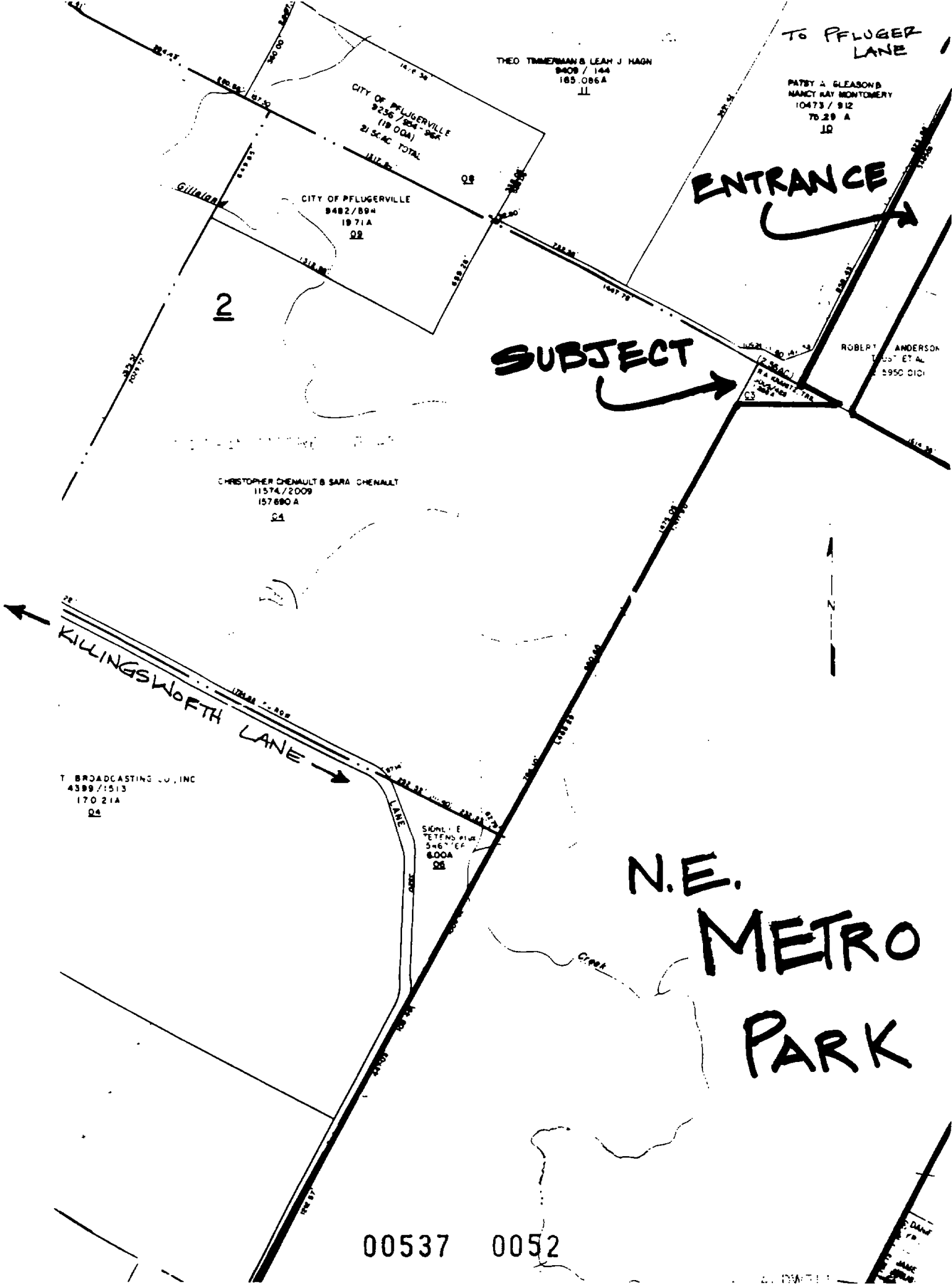
**Exhibits:** Map showing size, location and configuration of the subject property  
Northeast Metro Park – Conceptual Site Plan

GC:JPG:gc

copy: Robert Goode, P.E., Division Director, Planning & Engineering Services  
Jim Meads, MAI, Right-of-Way Negotiator  
Tom Nuckols, Assistant County Attorney

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TO PFLUGER LANE

THEO TIMMERMAN & LEAH J HAGN  
9408 / 144  
185.086A  
11

PATSY & GLEASON  
NANCY RAY MONTOMERY  
10473 / 912  
70.29 A  
10

**ENTRANCE**

CITY OF PFLUGERVILLE  
9256 / 924 / 924  
(18.00A)  
21.56 AC TOTAL

CITY OF PFLUGERVILLE  
9482 / 894  
18.71A  
02

2

**SUBJECT**

ROBERT ANDERSON  
JUST ET AL  
2950 CID

CHRISTOPHER CHENAULT & SARA CHENAULT  
11574 / 2009  
157.690A  
04

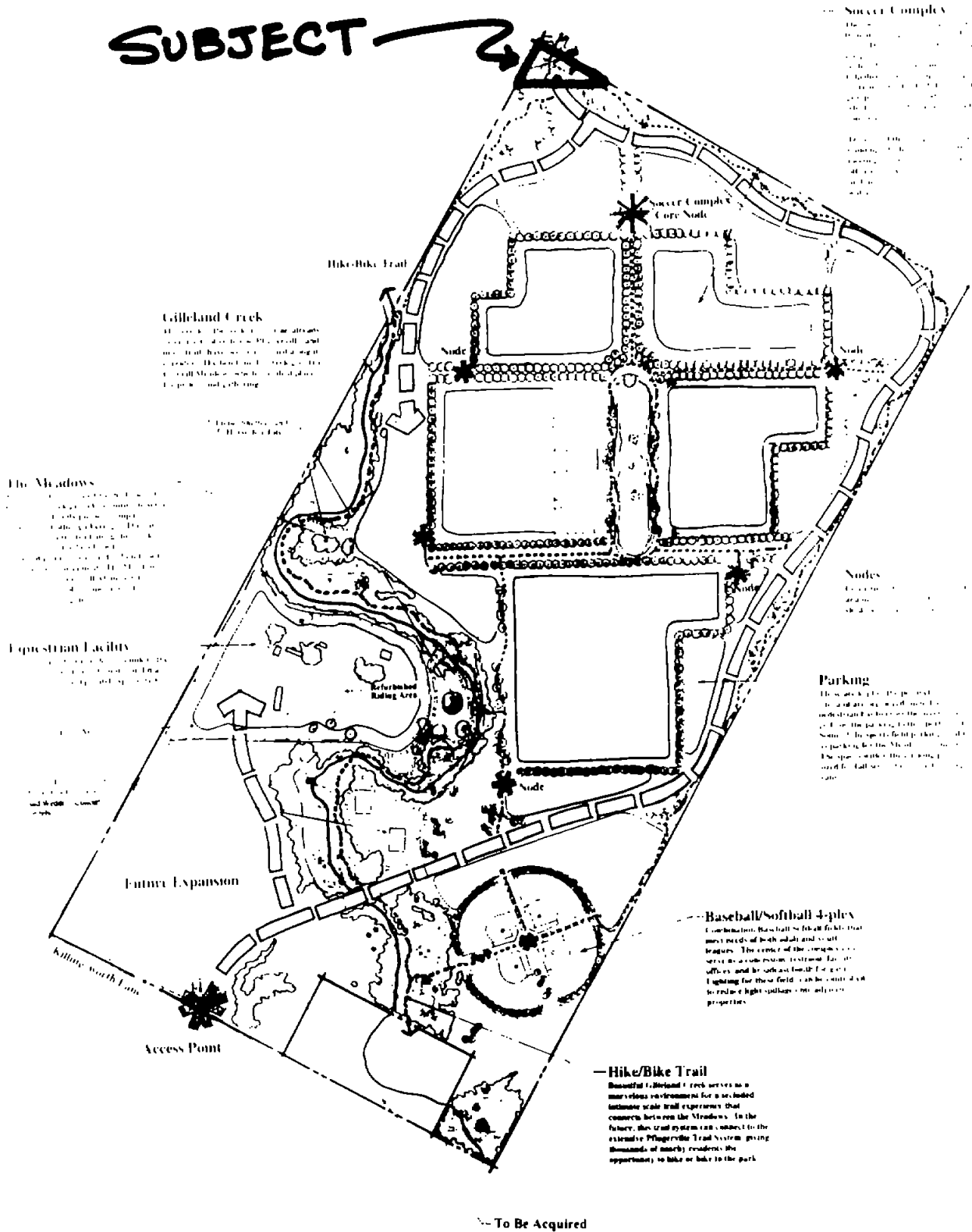
T BROADCASTING CO, INC  
4399 / 1513  
170.21A  
04

**N.E.  
METRO  
PARK**

00537 0052

4. DWELL

# SUBJECT



# Northeast Metropolitan Park

Travis County, Texas

Conceptual Site Plan  
00537 0053



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# SUBJECT



- EFFLUENT PUMP, SKIMMERS AND WEIR IN EXISTING VAULT
- LINE TO WASTEWATER ON-SITE
- THREE 48" DIAM. PIPES
- TWO WEIRS
- IRRIGATION PUMP STATION
- RECYCLING PUMP STATION
- OVERLAP STRUCTURE

## KILLINGSWORTH

OFF-SITE WATER SERVICE EXTENSION (TO BE ADDED LATER TO CONSTRUCTION CONTRACT)

PFLUGERVILLE WASTEWATER TREATMENT PLANT

WASTEWATER AND EFFLUENT SERVICE EXTENSION

TO PFLUGERVILLE  
ENTR

### EQUESTRIAN ARENA

- 130' X 280'
- FENCE WITH GATES
- PREPARED ARENA SURFACING
- EQUESTRIAN TRIAL MARKERS
- HANDICAPPED VAN ACCESSIBLE PARKING SPACE
- HANDICAPPED ACCESSIBLE SIDEWALK

EXISTING STABLES

EXISTING FENCE

KILLINGSWORTH LANE

OUTPARCEL

**HIKE/BIKE TRAIL**  
- 10' WIDE FIBER-REINFORCED CONCRETE  
- 1 MILE LONG

**COVERED BASKETBALL COURT**  
- PREFABRICATED METAL BUILDING  
- PERMS  
- PLAYING SURFACE

**OLD, ABANDONED WELL**  
- UNCOVERED WELL-GRILLER, PLUG W/CLAY ACCORDING TO D.L.R. STDS.

LOVA T-147 TRANSMISSION LINE

### SOCCER COMPLEX

- 10 SPRINGED SOCCER FIELDS
- PARKING AREA
- RESTROOMS
- LARGE PAVILION
- SMALL PAVILION
- CONCESSIONS BUILDING
- BAND SHELL

00537 0054

68' LANE

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