



Legislation Details (With Text)

**File #:** 20-1582      **Version:** 1      **Name:**

**Type:** CONSENT AGENDA      **Status:** Approved

**File created:** 8/12/2020      **In control:** Department of Sustainable Development and Construction

**On agenda:** 1/13/2021      **Final action:**

**Title:** A resolution authorizing (1) the conveyance of approximately 14,211 square feet of City-owned land to QT South, LLC located near the intersection of Illinois Avenue and Cockrell Hill Road in exchange for approximately 24,874 square feet of land owned by QuikTrip located near the intersection of Illinois Avenue and Cockrell Hill Road; (2) the dedication of approximately 539 square feet of land for a Pedestrian Access Easement and approximately 11,982 square feet of land for a Pedestrian and Vehicular Access Easement; and (3) a Development and Management Agreement for the design, construction, maintenance and management of a trailhead and parking area for the future Chalk Hill Trail - Financing: No cost consideration to the City

**Sponsors:**

**Indexes:** 3

**Code sections:**

**Attachments:** 1. Map, 2. Resolution, 3. Exhibit A, 4. Exhibit B, 5. Exhibit C

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** January 13, 2021

**COUNCIL DISTRICT(S):** 3

**DEPARTMENT:** Department of Sustainable Development and Construction

**EXECUTIVE:** Dr. Eric A. Johnson

**SUBJECT**

A resolution authorizing **(1)** the conveyance of approximately 14,211 square feet of City-owned land to QT South, LLC located near the intersection of Illinois Avenue and Cockrell Hill Road in exchange for approximately 24,874 square feet of land owned by QuikTrip located near the intersection of Illinois Avenue and Cockrell Hill Road; **(2)** the dedication of approximately 539 square feet of land for a Pedestrian Access Easement and approximately 11,982 square feet of land for a Pedestrian and Vehicular Access Easement; and **(3)** a Development and Management Agreement for the design, construction, maintenance and management of a trailhead and parking area for the future Chalk Hill Trail - Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes **(1)** the conveyance of approximately 14,211 square feet of City-owned land to

QT South, LLC located near the intersection of Illinois Avenue and Cockrell Hill Road in exchange for approximately 24,874 square feet of land owned by QuikTrip located near the intersection of Illinois Avenue and Cockrell Hill Road; and **(2)** the dedication of approximately 539 square feet of land for a Pedestrian Access Easement and approximately 11,982 square feet of land for a Pedestrian and Vehicular Access Easement; and **(3)** a Development and Management Agreement for the design, construction, maintenance and management of a trailhead and parking area. The exchange tract of land will be used by the City for the future Chalk Hill Trail. The land swap and improvements will provide for a much needed trailhead including parking which would not be possible in the current trail corridor.

As part of the consideration for the land exchange, QuikTrip agrees to: **(1)** dedicate the pedestrian and vehicular access easements; and **(2)** undertake design, construction, maintenance and management of all trail improvements in the easement area and street right-of-way through the execution of the Development and Management Agreement. Both the dedication and the Development and Management Agreement shall be conditions of the land exchange.

Section 272.001(b)(3) of the Texas Local Government Code provides for an exception to public auction and bidding for the land exchanged to be used for public purposes.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 7, 2019, the Park and Recreation Board approved the plan to provide for the land exchange.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **OWNER**

**QT South, LLC**

Oklahoma QuikTrip Corporation

Chester Edouard Cadieux III, President

### **MAP**

Attached