

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: August 16, 2021

SUBJECT: **Approval of Three Easements Associated with the Lewisville Service Center, Located at 751 Valley Ridge Boulevard; and Authorizing the City Manager to Sign Related Conveyance Documents for Dedication by Plat.**

BACKGROUND

The City Council has allocated funding for the construction of the Lewisville Service Center (the Fleet Building) at 751 Valley Ridge Boulevard. As part of the project, the lot that currently contains the Lewisville Police and Fire training facilities and the old Animal Services building is being subdivided into two separate lots by plat. To finalize the plat, the City must grant certain easements as set forth below.

ANALYSIS:

The following three easements are required:

1. A 60-foot water easement granted to Upper Trinity Regional Water District for existing raw water lines. These lines were constructed in the early 2000's but the easement was never recorded.
2. A 15-foot gas easement to Atmos Energy for new gas service to the site.
3. A variable width electric easement to Texas New Mexico Power for new electric service to the site.

In addition, a 15-foot public sanitary sewer easement extending across the frontage of the lot and extending northward encompassing existing sanitary sewer lines within the site will be dedicated on the final plat. This easement does not require City Council approval since the sanitary sewer is a city utility.

The proposed easement locations are shown on the attached pending plat. This item authorizes the City Manager to approve the conveyance of these easements as shown on the attached pending plat.

RECOMMENDATION:

It is City staff's recommendation that the City Council approve the three easements as set forth in the attached plat and authorize the City Manager to sign related conveyance documents for dedication by plat as set forth in the caption above .