

MEMORANDUM

TO: Claire Powell, City Manager

FROM: David Salmon, P.E., City Engineer

VIA: Jim Proce, ICMA-CM, Assistant City Manager

DATE: April 15, 2024

SUBJECT: **Approval of a Quitclaim Deed for a 0.242-Acre Portion of an Abandoned Segment of East Main Street Located between Existing East Main Street and Valley Ridge Blvd within Lot 1, Block A, Green Industrial Addition in the City of Lewisville and Authorization for the City Manager or Her Designee to Execute the Quitclaim Deed.**

BACKGROUND

The subject segment of roadway to be abandoned was part of the old alignment of East Main Street. This portion of East Main Street was realigned in 2008 with the construction of Valley Ridge Boulevard, south of State Highway 121 Business. The original alignment of East Main Street was apparently not dedicated or at least there appears to be no record of it available. The current property owner, CB GREEN INVESTMENTS LLC, owns both parcels that abut the old roadway and has requested the City to abandon claim to the area. The property owner is currently in the process of platting the two parcels into one lot for future development. This is the last item that needs to be addressed before approval of the plat. The subject area has the old roadway pavement, an active 8-inch public water line that runs parallel to the roadway, and a 30-inch water line that is located at the far west side of the property and runs perpendicular to old East Main Street. A 20-foot-wide water line easement for the 8-inch water line and a 30-foot-wide water line easement for the 30-inch water line will be established with the plat.

ANALYSIS

A quitclaim deed allows the City to relinquish its rights to the property, however, falls short of a fee simple transaction as there has been no documentation found indicating the City has or ever had fee simple interest. The subject quitclaim deed applies to only that portion of the City's roadway encumbered between the two lots. The old roadway is no longer used for public purposes. The proposed plat establishes a 20-foot-wide water line easement and a 30-foot-wide water line easement for the existing water lines. The approved plat is in Staff's possession and will be filed by Staff following approval of the quitclaim deed.

CITY STAFF'S RECOMMENDATION

That that the City Council approve the quitclaim deed as set forth in the caption above; and authorize the City Manager or her designee to execute the quitclaim deed.