

ORDINANCE NO. O-1213-45

ITEM NO. 10

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Carrington Place, L.L.C.

REQUESTED ACTION

Closure of portion of Utility Easement
in Lots 1 and 2, Block 5, Carrington
Place Addition, Section 11.

BACKGROUND: This is a request for closing a portion of an existing platted utility easement within Lot 2, Block 5, and relocating the five-foot (5') width easement to the north side of the existing five-foot (5') utility easement located in Lot 1, Block 5, Carrington Place Addition, Section 11. The final plat for Carrington Place Addition, Section 11, was filed of record on November 29, 2012.

DISCUSSION: All franchised utilities were notified to assess the impact on their facilities with the closure of easement; there were no objections. With an existing water main within the fifteen-foot (15') width utility easement, it has been determined total fifteen-feet (15') utility easement is needed and required. As a result, the additional five-feet (5') added to the existing five-feet (5') within Lot 1 will make a total of ten-feet (10') and the remaining five-feet (5') located in Lot 2 will meet City standards. The attorney for the owners has submitted a separate instrument easement that will add the five-feet (5') to the existing five-foot (5') easement in Lot 1. This will provide a total of fifteen-feet (15') with Lot 1 and Lot 2, Block 5.

RECOMMENDATION: The easement in question was specifically designed to serve the Carrington Place Addition, Section 11. With the relocation of the utility five-foot (5') easement providing the required fifteen-foot (15') for utilities, staff recommends approval of this request to close, and ultimately vacate, that portion of the easement that interferes with a potential buyer.