

ORDINANCE NO. O-1718-24

ITEM NO. 7

STAFF REPORT

GENERAL INFORMATION

APPLICANT Veritas Development, LLC and Aldi (Texas) LLC

REQUESTED ACTION Closure of 15' Utility Easements within Lots 1, 2 and 3, Block 1, South Lake Addition, Section 11.

BACKGROUND: This is a request for closing three (3) existing fifteen-foot (15') platted utility easements within Lots 1, 2 and 3, Block 1, South Lake Addition, Section 11. The final plat for South Lake Addition, Section 11 was filed of record on October 17, 2007.

DISCUSSION: All franchised utilities were notified to assess the impact on their facilities with the closure of easements; there were no objections. The fifteen-foot utility easements were originally intended for fire protection to serve future buildings. However the new developers have redesigned the properties. The proposed projects are in conflict with the existing water lines and fire hydrants. As a result the existing internal fire hydrants are no longer needed in their existing locations. The developers will be required to provide proper fire protection with the submittal of their plans with a building permit application.

RECOMMENDATION: The easements in question were specifically designed to serve a proposed bank and other retail structures. With the redesign of the site plan, staff recommends approval of this request to close and ultimately vacate the 15' utility easements within Lots 1, 2 and 3, Block 1, South Lake Addition, Section 11 that interfere with the proposed projects.

ACTION NEEDED: Recommend approval or disapproval of the request to close three (3) fifteen-foot (15') utility easements located within Lots 1, 2 and 3, Block 1 of South Lake Addition, Section 11 to City Council.

ACTION TAKEN: _____