



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 15, 2021

Re: 3300 Westcreek Circle - Easement Vacation (Case #297-2021)

Executive Summary

Approval will vacate an existing "T" shaped utility easement that lies between and crosses (southeast-northwest) Lots 3 and 4 of Woodrail Plat No. 6. No utilities exist within the easement and none are planned for installation in the future.

Discussion

Engineering Surveys & Services (agent), on behalf of Travis & Naomi McGee (owners), seek the vacation of an existing utility easement traversing their property at 3300 Westcreek Circle. A concurrent replat of the property is under review to consolidate the two lot into one that is tentatively scheduled for introduction on Council's December 6th agenda as Case #300-2021. No replacement easements are necessary, per the Utilities Department, as the easement is not currently in use and there are no plans for its use in the future.

The original owners of Lots 3 and 5 of Woodrail Subdivision Plat 6, acquired and split the interceding Lot 4, in order to enlarge their properties. However, the properties, in their current configuration with the additional acreage from Lot 4, have never been formally platted into 'legal lots', per the UDC. The current request includes only that property owned by Mr. & Mrs. McGee, which could be described as Lot 3 and the Southern half of Lot 4 of Woodrail Plat No. 6.

The north/south portion of the utility easement located between Lots 3 and 4 will no longer be relevant given the proposed lot consolidation. The east/west portion of the existing easement, located at the rear of the existing lots, cuts diagonally across the lots from SW to NE and encumbers much of Lot 3's buildable area.

The proposed vacation and accompanying replat will prepare the property for a future expansion of the home or redevelopment of the property. The buildable area of the site will not be hindered, and with the replat, the property will gain legal lot status permitting the release of building permits.

The proposed vacation of the utility easement has been reviewed by all applicable departments and found to be appropriate. Staff supports the vacation request.

Locator maps and vacation exhibit are attached.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/10/1978	Approved Woodrail - Plat No. 6 (Ord. #007876).

Suggested Council Action

Approve the vacation of the easement.