



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2020

Re: Discovery Park Plat 4 Easement Vacation (Case #88-2020)

Executive Summary

Approval will vacate two drainage and utility easements not in use and located across Lot 401 and Lot 402C of Discovery Park Plat 4, as well as other property.

Discussion

Central Counties Surveying (agent), on behalf of Discovery Park Apartments II LLC (owner), is seeking approval to vacate an existing easement dedicated for drainage and utility purposes generally located on Lot 401 and 402C of Discovery Park Plat 4. The subject site is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street.

The easement crosses over existing Lot 401 and Lot 402C of Discovery Park Plat 4, which is part of a multi-family residential development. It also crosses currently unsubdivided property to the south of Plat 4, which is included in a proposed plat referred to as Discovery Park Plat 5 (Case #47-2020).

Both the current Plat 4 and the future Plat 5 are zoned PD, and have buildings on their PD plans that conflict with the location of the easements. The applicant is proposing to vacate these easements to allow the continued development of the site. The easement labeled as Tract 2 (see attached vacation exhibit) was originally platted along a previously proposed alignment of Nocona Parkway; however, that alignment was revised to its current location further eastward. The easement labeled as Tract 5 (see attached vacation exhibit) has been replaced by a drainage easement just to the north of it.

Staff has confirmed that neither easement is improved with public infrastructure and that they are no longer necessary for public use. 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: 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
12/19/2016	Approved the final plat of <i>Discovery Park Subdivision Plat 4 (Ord. #23031)</i>

Suggested Council Action

Approve the vacation of the two drainage and utility easements.