



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 06/04/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Grant license to Wal-Mart Real Estate Business Trust to allow construction of a redevelopment over City water line easements located at 2650 State highway 161 for a total fee of \$600.00

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 05/21/2024)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Wal-Mart Real Estate Business Trust	N/A	\$600.00

PURPOSE OF REQUEST:

The applicant and property owner, Wal-Mart Real Estate Business Trust, has requested a license agreement for approximately 1,957 square feet (approximately 10.0 foot wide by 188.4 foot long) over an existing water line easement located at 2650 S. State Highway 161 along Southgate Drive (see metes and bounds description and survey plat as **Exhibit "A"**). The store at this address is planning to remove a section of a median located within the easement and replace with paved parking to better facilitate customer pickup.

The Water Main Easement, Instrument No. 201100217139 of the Real Property Records of Dallas County, Texas (City Deed No. 4618), is located on a portion of 19.619 acre tract of land in the Allen Jenkins Survey, Abstract No. 713, and also being a part of Lot 1, Block A of Bush & Pioneer Centre Addition, a subdivision recorded in Instrument No. 201600194923 of the Real Property Records of Dallas County, Texas (see aerial **Exhibit "B"** for location). This license agreement over a portion of the water line easement will allow the applicant to move forward with the redevelopment plans for this site.

Staff has reviewed the requested license agreement and finds that the license will not hinder water or utility services in the area. Therefore, staff is recommending approval of the license agreement, with the conditions set forth in the agreement, authorizing the license and use of a portion of the water line easement containing 1,975 square feet. Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the easement license. The license will have a 25-year term with either party having the right to terminate upon written notice. The total revenue for this license will be the \$100 application fee in addition to the \$500 one-time charge for a total of \$600.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A - Legal Description & Survey Plat
- 2- Exhibit B - Aerial Location Map & #4618 Excerpt