



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/21/2026

PRESENTER: Noreen Housewright, PE, CFM, Director of Public Infrastructure

TITLE: Encroachment Agreement with Wal-Mart Real Estate Business Trust for the use and occupation of portions of a 15-foot utility easement located at 2650 S. Highway 161, Lots 1-11, Block A, Bush & Pioneer Centre Addition, being a replat of Lots 4-10, Block A, Park Place Addition, recorded as Instrument 201600194923 of the Real Property Records of Dallas County, Texas and authorizing the City Manager or his designee, to execute the same

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 07/16/2026)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Wal-Mart Real Estate Business Trust	\$100.00 application fee

PURPOSE OF REQUEST:

The applicant, Wal-Mart Real Estate Business Trust, has requested an encroachment agreement for the use and occupation of four portions of an existing 15-foot utility easement located on Lots 1-11, Block A, Bush & Pioneer Centre Addition, more commonly known as 2650 S. Highway 161, Grand Prairie, Texas 75051 (see metes and bounds description and survey plat attached as **Exhibit "A"**).

This proposed encroachment agreement is located on 4 portions of a 15-foot utility easement(s) shown as part of Lots 1-11, Block A, Bush & Pioneer Centre Addition, being a replat of Lots 4-10, Block A, Park Place Addition, recorded as Instrument 201600194923, a subdivision recorded in the Real Property Records of Dallas County, Texas.

Wal-Mart Real Estate Business Trust has granted an easement and right-of-way to Oncor Electric Delivery Company, LLC, recorded as Instrument No. 2026000555616 of the Real Property Records of Dallas County, Texas, for the purpose of providing electric utility service to a proposed EV Charging Area on the property. Portions of the Oncor easement overlap the City's existing utility easements, necessitating the requested encroachment agreement.

The proposed encroachment area consists of approximately 0.013 acres (603 square feet) located within four portions of the existing utility easements and will allow for the provision of electric utility service to the proposed EV Charging Area.

Staff reviewed the requested encroachment agreement and find that the proposed encroachment will not hinder the public easements, uses, or services in the area. Therefore, staff recommends approval of the encroachment agreement, subject to its terms and conditions, authorizing Wal-Mart Real Estate Business Trust to maintain the encroachment within approximately 603 square feet located in four portions of the existing utility easements.

FINANCIAL CONSIDERATION:

\$100 in revenue generated from application fee.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Metes and bounds description and survey plat