



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/17/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: Approve and Authorize a License Agreement with Jefferson SW Parkway, LLC to allow construction of nine (9) sections of retaining walls over various public easements and uses shown on the final plat for the Jefferson At Lake Ridge Lot 1, Block 1 of the proposed Jefferson At Lake Ridge Addition, located at 4610 Lake Ridge Parkway, and authorize the City Manager to execute the same

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 11/19/2024)

SUMMARY:

<i>Vendor Name</i>	<i>Total Cost to Vendor</i>
Jefferson SW Parkway, LLC	\$100.00 application fee and \$500.00 license fee

PURPOSE OF REQUEST:

The applicant, Jefferson SW Parkway, LLC, has requested a license agreement to construct nine (9) sections of retaining walls (over a total of 0.1155 acre / 5,036 square feet); Tract 1 – 15’ encroachment of 15’ water easement, Tract 2 – 15’ encroachment of variable width drainage easement, Tract 3 – 15’ encroachment of 20’ wastewater easement, Tract 4 – 15’ encroachment of 25’ wastewater easement, Tract 5 – 15’ encroachment of 25’ wastewater easement, Tract 6 – 15’ encroachment of variable width drainage easement, Tract 7 – 15’ encroachment of variable width drainage and wastewater easement, Tract 8 – 15’ encroachment of variable width drainage easement and Tract 9 – 15’ encroachment of variable width drainage easement and facilities to be constructed at 4610 Lake Ridge Parkway (see metes and bounds description and survey plat as **Exhibit “A”**).

The proposed public easements will be dedicated by the final plat for this development, Jefferson At Lake Ridge Lot 1, Block 1 of the proposed Jefferson At Lake Ridge Addition and recorded in the Real Property Records of Dallas and Tarrant Counties, Texas. This license agreement is located on a portion of the proposed public easements listed above, being a part of an approximate 31.8519 acres located in the Samuel H. Beeman Survey, Dallas County Abstract No. 1692, Samuel T. Brown Survey, Dallas County Abstract No. 1689 and Tarrant County Abstract No. 84, and the Memucan Hunt Survey, Tarrant County Abstract No. 758, more commonly known as 4610 Lake Ridge Parkway, Dallas and Tarrant Counties, Grand Prairie,

Texas 75052, a subdivision to be recorded in the Real Property Records of Dallas and Tarrant Counties, Texas (see Exhibit “B” for location). This license agreement of the proposed public easements will allow the applicant to construct portions of a retaining walls related to the development plans for this site.

Staff has reviewed the requested license agreement and finds that the license will not hinder the public easements, uses and 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 portions of the proposed public easements containing 5,036 square feet. Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the easement license.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Legal Description & Survey Plat
- 2- Exhibit B – Site Location Map