



Consent Item

Date: September 14, 2026

Division: Finance

Subject: Consider Approval of Fire Lane, Access and Utility Easement with the City of Frisco at Hicks Elementary School

Background Information:

- As part of the 2023 Bond Program, a 20-year Life Cycle Maintenance and Repair project was approved by voters for Hicks Elementary School.
- Included in the 20-year refresh was the replacement of the existing chillers, which provide cooling as part of the school's HVAC system.
- During the design and coordination of the chiller replacement, it was determined that the existing chiller yard, which houses the school's chiller equipment, did not provide sufficient clearance for the new units and required expansion.
- The expansion required a revision to the adjacent fire lane, which is currently platted as a Fire Lane, Access and Utility Easement (FAUE).
- The revised easement reflects the expanded chiller yard and the relocation of the affected portion of the fire lane, while maintaining the access necessary for fire and emergency services and supporting the safety of students and staff.
- As part of the updated easement, the City of Frisco will abandon the portion of the existing FAUE that is no longer needed for fire lane, access, or utility purposes. Upon abandonment, that portion of the property will revert to Lewisville ISD.
- The City of Frisco has provided the District with a Temporary Certificate of Occupancy while the existing easement is being updated and is allowing the District to revise the existing easement without requiring the property to undergo a full replatting process. Upon approval by the Board of Trustees, the revised easement will satisfy the remaining easement requirements needed for the City to issue a permanent Certificate of Occupancy.
- If approved by the Board of Trustees, the revised easement will reflect the chiller yard expansion and associated fire lane improvements completed as part of the campus's 20-year refresh, maintain the required fire and emergency access for student and staff safety, and allow the revised easement to be recorded with Denton County.

Administrative Consideration:

- The President of the Board of Trustees, Superintendent of Schools, or the Director of Procurement is authorized to execute the Fire Lane, Access and Utility Easement (FAUE) with the City of Frisco at Hicks Elementary School.

- The District's administration is authorized to take all appropriate action to accomplish and effectuate the purposes of this Fire Lane, Access and Utility Easement (FAUE) with the City of Frisco at Hicks Elementary School.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the Fire Lane, Access and Utility Easement with the City of Frisco at Hicks Elementary School.

Timeline/Report:

- Effective upon approval and execution.