



Consent Item

Date: March 17, 2025

Division: Finance

Subject: Consider Approval of Right-of-Way Dedication with the City of Lewisville and Temporary Construction Easement with Josey Lane Holdings, LLC at Josey Lane/Kingwood Hills Development

Background Information:

- On December 12, 2022, the LISD Board of Trustees passed a resolution declaring that 47.641 acres of land, more or less, in the City of Lewisville, Denton County, Texas, was no longer necessary for District operation and was therefore considered surplus.
- On July 10, 2023, the Board of Trustees approved the contract for the sale of 47.641 acres of surplus property located on Josey Lane in the City of Lewisville, and on August 10, 2023, the District signed a Purchase and Sale agreement for the sale of the property to LYFE Residential, LLC.
- On March 7, 2024, LYFE Residential, LLC assigned its rights under the Purchase and Sale Agreement to Josey Lane Holdings, LLC.
- On April 18, 2024, the Board of Trustees president signed the Warranty Deed, finalizing the sale of the surplus property on Josey Lane in the City of Lewisville to Josey Lane Holdings, LLC.
- Included in the Purchase and Sale Agreement was a provision for a mutual access Right-of-Way (ROW) dedication to the City of Lewisville. This Right-of-Way dedication is subject to Board approval.
- The City of Lewisville is requesting a 0.581-acre ROW, proposed to be named Hyssop Avenue, that will serve as a secondary point of access to the new residential development.
- Included in the Purchase and Sale Agreement was a provision for a Temporary Construction Easement (TCE) to the extent that any construction or improvement is required for the Access Way/Right-of-Way Dedication to meet the required roadway standards of the City. This Temporary Construction Easement area will be used for the construction or installation of any roadways, turn lanes, traffic signals or lights, signage, water lines, sewer lines, gas lines, or utilities.
- The variable width Temporary Construction Easement is required for the purpose of equipment and/or material storage, erecting public improvements on the Right-of-Way Dedication (ROW) property, and to facilitate vehicle and pedestrian ingress and egress to access the ROW property.

Administrative Consideration:

- The Board of Trustees President, Superintendent of Schools, or the Executive Director of Procurement and Contracts are each authorized to sign on behalf of the district for the Right-

of-Way Dedication with the City of Lewisville and Temporary Construction Easement with Josey Lane Holdings, LLC at Josey Lane/Kingwood Hills Development.

- The District's Administration is authorized to take all appropriate action to accomplish and effectuate the purposes of this Right-of-Way Dedication with the City of Lewisville and Temporary Construction Easement with Josey Lane Holdings, LLC for the new street, Hyssop Avenue, at Josey Lane/Kingwood Hills Development.

Recommendations:

- That the Lewisville ISD Board of Trustees approves the Right-of-Way Dedication with the City of Lewisville and Temporary Construction Easement with Josey Lane Holdings, LLC at Josey Lane/Kingwood Hills Development and authorizes the Board President or her designee to sign the Right-of-Way Deed and Temporary Construction Easement Agreement.

Timeline/Report:

- Upon Approval