



Justification Narrative for the Vacation of a Public Park Easement – Winrock Town Center

To: Development Hearing Officer (DHO)

From: Modulus Architects, Inc., Agent for Winrock Partners

Subject: Request to Vacate Public Park Easement (2018-001579/ SD-2021-00035)

Project: Winrock Town Center Park – Parcel Z-1A

Date: 8/4/2025

Purpose of Request

This request is submitted to the Development Hearing Officer for the vacation of a portion of an existing public park easement within Parcel Z-1A of the Winrock Center Addition. The vacation is necessary because the existing easement encroaches into building structures that were already under construction at the time the final plat was recorded.

This action is limited solely to vacating the original easement to correct a conflict between recorded easement boundaries and physical improvements currently in place.

Background and Site Context

Winrock Partners, represented by Modulus Architects, received Development Review Board (DRB) approval on March 5, 2021, for:

- - A DRB Site Plan and Sketch Plat for a new urban public park at Winrock Town Center;
- - Amendments to the Overall Master Development Plan to reflect an integrated mixed-use vision for the Uptown Area.

The park includes high-quality amenities such as:

- A meandering pond with bridges and water features;
- Internal private pad sites for future architectural development;
- Outdoor stage and concert areas;
- Playgrounds, paths, and trolley access to support multi-modal transportation and public gathering.

This project is located within the MX-H zone, supporting high-density, pedestrian-oriented, and transit-connected development.

Justification for Easement Vacation

The easement in question, as recorded on a prior plat, now conflicts with newly constructed features including internal building pads and structural site improvements. These elements were:

- - Fully aligned with the DRB-approved site plan;
- - Under construction prior to the plat recording;
- - Unintentionally overlapped by the legacy easement boundary due to timing and field condition variations.

To resolve this, the current request is to vacate only the existing easement as it was originally recorded.

Preliminary Plat and Rededication

As part of this process, the Applicant has submitted a Preliminary Plat (MAJOR_PLT-2025-00009 / PR-2018-001579) that includes the rededication of the park easement in a revised configuration. This new configuration:

- - Fully supports the public park functions as envisioned in the approved site plan;
- - Avoids structural encroachments;
- - Provides an updated, legally compliant easement boundary reflecting real-world development conditions.

The revised easement layout is shown on Sheet 15 of the submitted plat, where:

- The existing easement to be vacated is marked under “Existing Park Easement Modifications”;
- The newly proposed easement areas are clearly delineated in the “Final Park Easement” diagram.

Conclusion

This vacation request is a necessary corrective action to address structural encroachments resulting from the overlap of a park easement with buildings under construction at the time of platting. The Preliminary Plat simultaneously rededicates the park easement in a revised, functional, and legally accurate configuration.

We respectfully request approval of this vacation request bring the project into full compliance and support continued public benefit at Winrock Town Center.

Regina Okoye, Vice President

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