

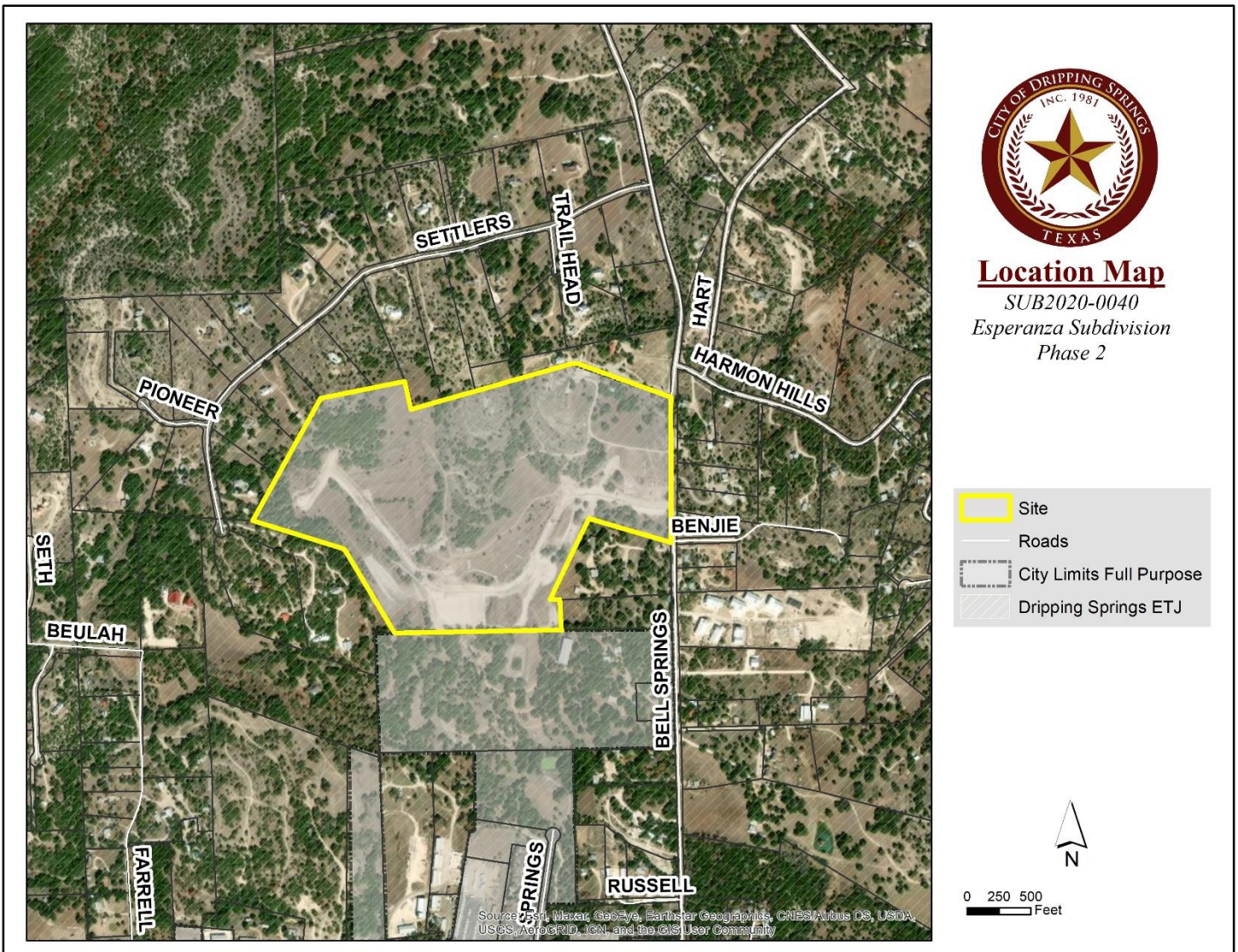


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 9, 2021
Project Number: SUB2020-0040
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Esperanza Phase 2 Final Plat
Property Location: 4900 Bell Springs Road
Legal Description: 52.44 acres out of the Indian Point Subdivision
Applicant: Adrian Rosas, TRE & Associates
Property Owner: Esperanza 104, LLC
Request: A residential final plat.



Planning Department Staff Report

Overview

The applicant is requesting approval of a final plat consisting of 57 residential lots.

Action Requested

Conditional approval.

Site Information

Location:

4900 Bell Springs Road

Zoning Designation: SF-2

Property History

The Esperanza Phase 2 final plat was originally approved in April 2021. This updated final plat reflects changes to the construction plans which eliminated the access to Yellow Bell Run from Bell Springs Road.

Recommendation

Staff is recommending approval with the following condition:

1. Construction final punch list items are addressed, and Public Infrastructure is accepted by the Jurisdiction that will owns it.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Approval with the following condition: 1. Construction final punch list items are addressed, and Public Infrastructure is accepted by the Jurisdiction that will owns it.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A