



Planning and Zoning Commission Meeting Planning Department Staff Report

Planning and Zoning
Commission Meeting: August 25, 2020

Project Number: SUB2020-0018

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Indian Point Estates/Esperanza Lot 2A Plat Vacation

Property Location: 4900 Bell Springs Rd

Legal Description: Indian Point Estates Subdivision

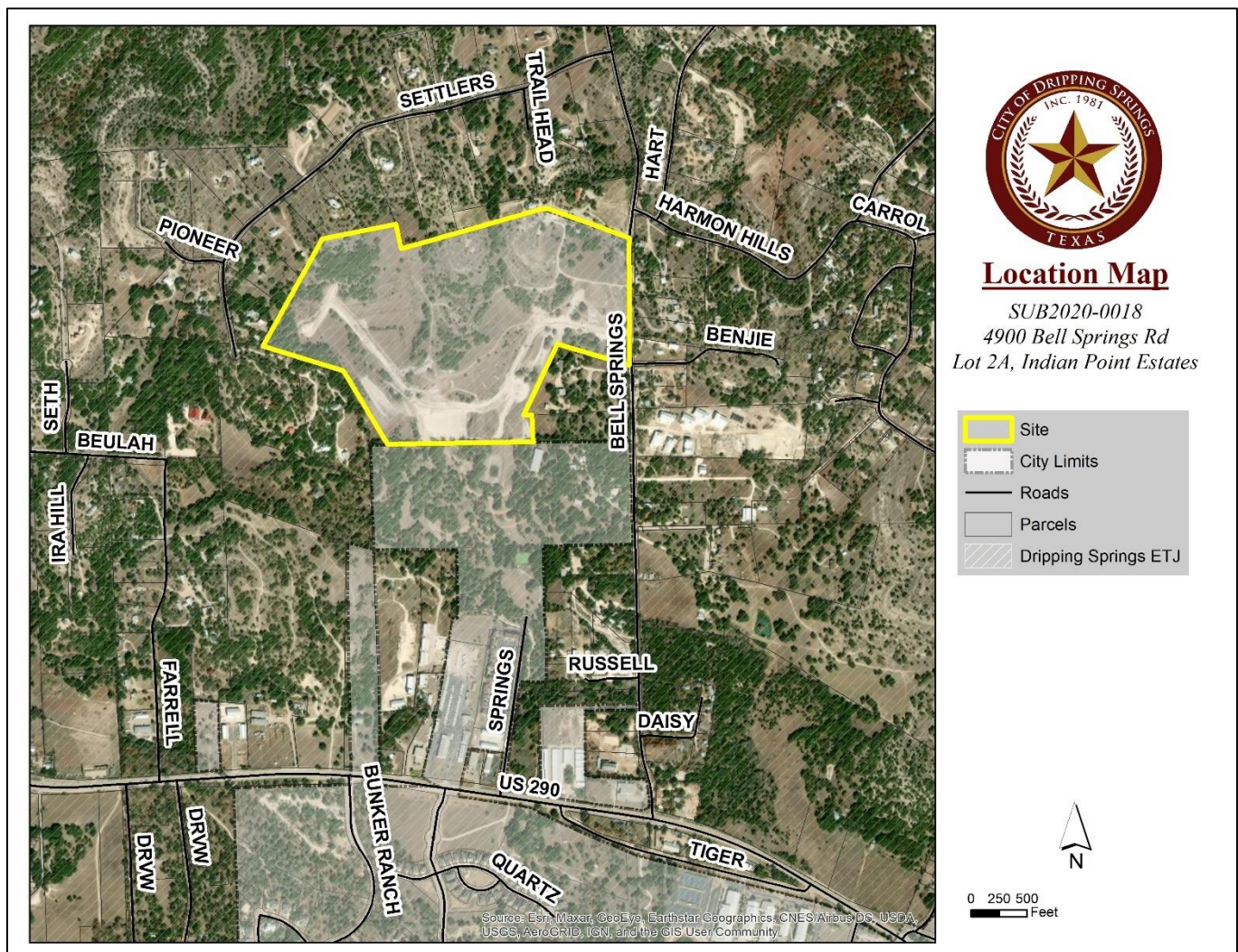
Applicant: Adrian Rosas, TRE & Associates

Property Owner: Esperanza 104 LLC, James Dorney

Request: Applicant is asking to partially vacate the subdivision Indian Point Estates Lot 2A.

Staff Recommendation

Staff Recommends approval of the Partial plat Vacation for Lot 2A, Indian Point Estates.



Overview

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The applicant is requesting to Vacate a portion of the Indian Point Estates Subdivision specifically Lot 2A.

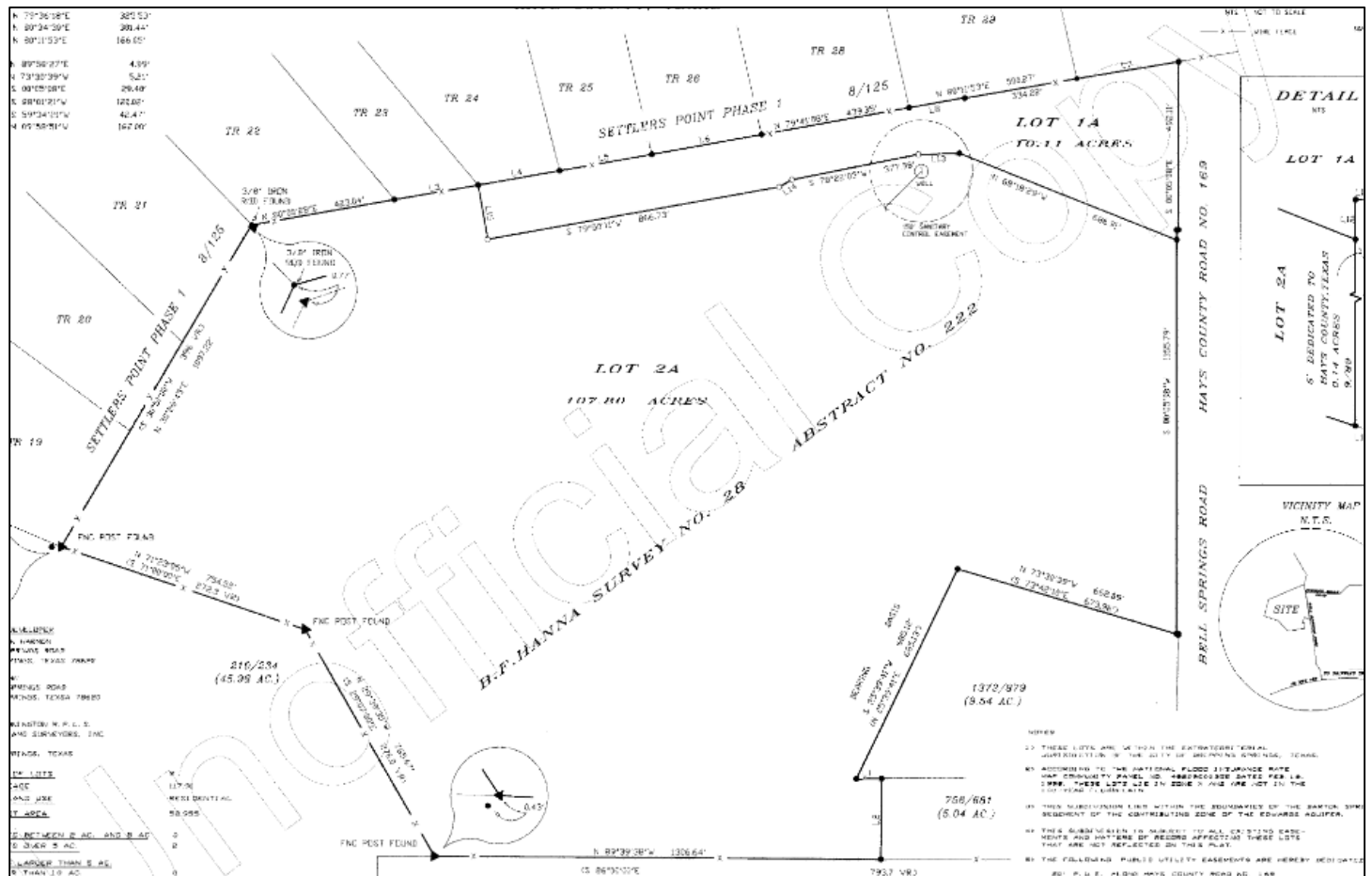


Figure 1

This Lot has two (2) conflicting Subdivision plats recorded, Indian Point Estates and Esperanza Phase 1 Final Plat. The City approved and recorded Esperanza Phase 1 Final Plat on June 17th, 2020.

The property was originally platted as Indian Point with Lots 1 and 2 and was recorded in 1999 (Vol 9 page 90). This Subdivision Plat had dedicated Public Utility Easements (PUE):

- 20' PUE along street property lines,
- 10' PUE along the inside of the subdivision Boundary Lines
- 10' PUE on each side of Interior Lot Lines.

In 2000, The Plat was replatted to enlarge Lot 1 (See Figure 1) and renaming Lots 1 and 2 to Lot 1A and Lot 2A. This Plat dedicated the following PUEs:

- 20' PUE along Hays County Road No 169
- 10' PUE along all other Boundary Lines

Esperanza Phase 1 Final Plat creates a total of 54 Lots consisting off 48 Residential lots, Drainage, Water Quality, Parks, and Landscape Lots. Esperanza Phase 1 is within Lot 2A and takes up half off the Lot (See Figure 2). The New Plat, Esperanza Phase 1 Final Plat, has setback requirements and easements established.

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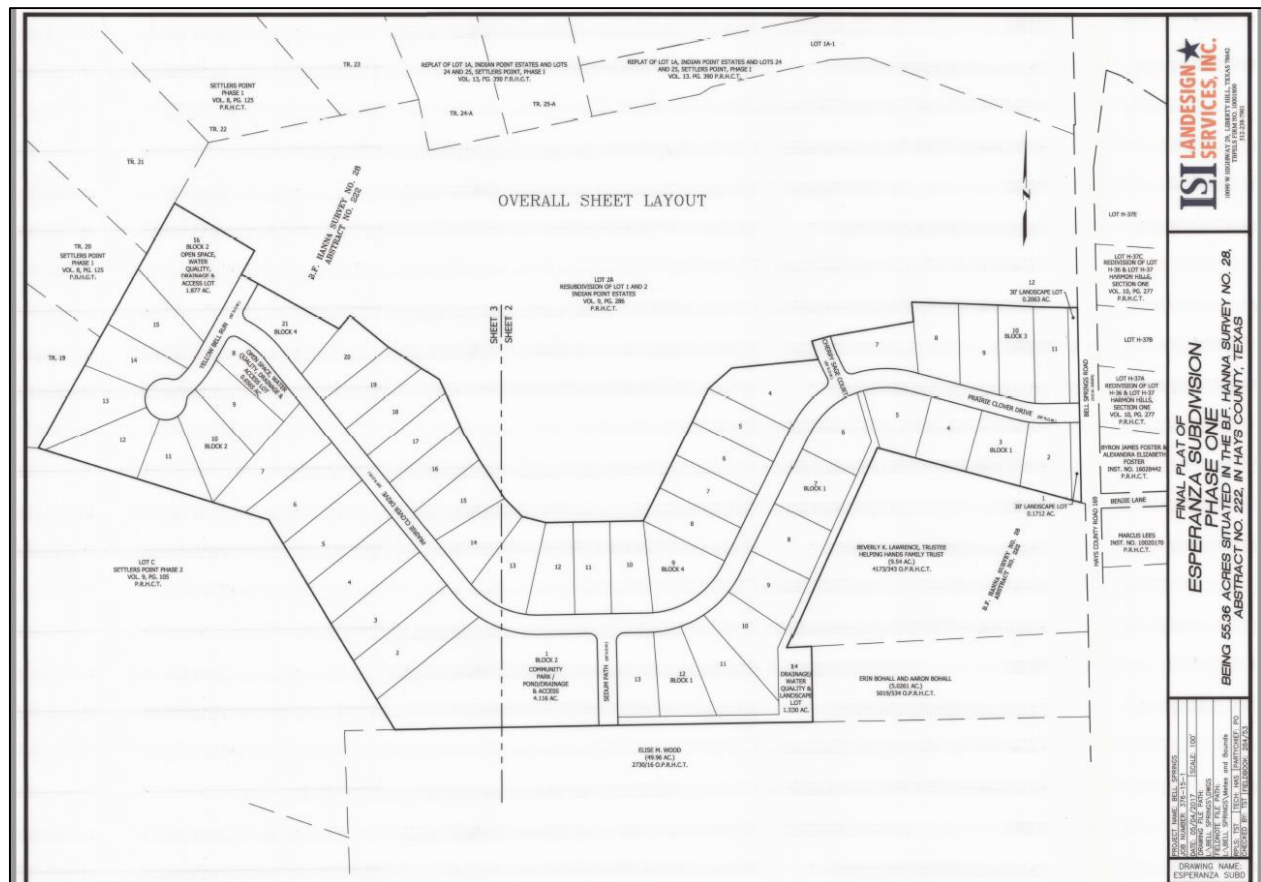


Figure 2

Site Information

Location:

The Subject property is located off Bell Springs at 4900 Bell Springs Rd.

Current Condition of Lot:

Esperanza Phase 1 infrastructure is in place and has been dedicated and accepted by the City. Phase 2 Application will soon be submitted once the Plat Vacation is approved and executed.

Summary, Recommendation, and Required Action

The Partial Plat Vacation for Lot 2A Indian Point Estates Subdivision will help avoid any further confusion for the City and Hays County review for Lots and Residential Building permits.

Staff recommends approval of the requested Partial Plat Vacation of Lot 2A of the Indian Point Estate Subdivision.

Public Notification

No Legal notice is required. All properties within in the Subdivision will have to sign off on the Plat Vacation.

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Attachments

- Exhibit 1 – Plat Vacation Subdivision Application
- Exhibit 2 – Indian Point Estate Subdivision Plat, 1999
- Exhibit 3 – Indian Point Estate Subdivision Plat, 2000
- Exhibit 4 – Esperanza Phase 1 Final Plat Recorded

Recommended Action:	Approve the Plat Vacation
Alternatives/Options:	Deny the Plat Vacation, with comments
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A