



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

ITEM NO. 9

MEETING DATE: **May 3, 2022**

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Approval of a request by Hauptrief Revocable Trust for Release of Easement for five-foot (5') and ten-foot (10') utility easements along each side of the common property line between Lots 33B and 34, Ranchers Estates Subdivision, Unit 1, located, generally, at 613 Ranchview Dr., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9433; authorizing Mayor Rhonda Stell to execute said Release on behalf of the City Council of the City of Johnson City, Texas; and directing the Chief Administrative Officer to record the Release with the Blanco County Clerk's Office. (Applicant)

STRATEGIC WORK PLAN:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Goal 5: Improve Fire Safety |
| <input type="checkbox"/> Goal 1: Increase Housing Diversity | <input type="checkbox"/> Goal 6: Improve Streets |
| <input type="checkbox"/> Goal 2: Expand Quality Lodging | <input type="checkbox"/> Goal 7: Increase Publicity &
Promotion of the Community |
| <input type="checkbox"/> Goal 3: Improve Code Enforcement | <input type="checkbox"/> Goal 8: Increase Economic
Development Activities |
| <input type="checkbox"/> Goal 4: Improve Streetscaping &
Signage | |

EXECUTIVE SUMMARY:

Mr. / Mrs. Lawrence Hauptrief sold their property located at 613 Ranchview Dr. The property consists of two lots – Lots 33B and 34 – and included an existing home built over a lot line, building setback line, and two utility easements (5' and 10').

In order to reconcile the aforementioned conflicts and appease the title company prior to closing, City Staff advised the sellers to replat said lots into one (1) lot and receive a Release of Easement from Pedernales Electric Cooperative and the City:

1. Working through City Staff, the property owners re-platted the lots into Lot 34-R, thereby removing the encroaching lot line, building setback lines, and utility easements. The re-platted lot is now in compliance with the City's Subdivision and Zoning Regulations, and it did not amend or remove any existing covenants or restrictions previously placed on Lots 33B or 34.
2. PEC provided and recorded a Release of Easement.
3. The purpose of this Item is to secure an official Release of Easement from the City Council and, subsequently, record said Release at the County Clerk's office. The City's Utility Department has no objection to the Release.

FINANCIAL: N/a

ATTACHMENTS:

- Proposed Release of Easement;
- Original Survey; and
- Approved / Recorded Re-plat.

SUGGESTED ACTION:

Motion to approve a request by Hauptrief Revocable Trust for Release of Easement for five-foot (5') and ten-foot (10') utility easements along each side of the common property line between Lots 33B and 34, Ranchers Estates Subdivision, Unit 1, located, generally, at 613 Ranchview Dr., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9433; authorizing Mayor Rhonda Stell to execute said Release on behalf of the City Council of the City of Johnson City, Texas; and directing the Chief Administrative Officer to record the Release with the Blanco County Clerk's Office.

PREPARED BY: City Staff