



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0009
Project Planner: Tory Carpenter, AICP - Senior Planner

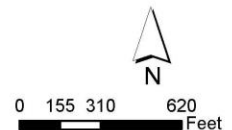
Item Details

Project Name: Driftwood Subdivision, Phase 3 Preliminary Plat
Property Location: 17901 FM 1826
Legal Description: 43.7352 acres, out of the Frelove Woody Survey
Applicant: John Blake, P.E., Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

*Driftwood Phase 3
Preliminary Plat*



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

This preliminary plat consists of 12 single-family lots, one commercial lot, and one lot intended to be used as a vineyard.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 1826 and through the existing Driftwood Ranch development.

Site Information

Location: Thurman Roberts Way near FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Phase 3 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A