



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

March 28, 2023

Project No:

SUB2022-0013

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Driftwood Subdivision, Phase 3 Section 1 Final Plat

Property Location:

17901 FM 1826, Driftwood, TX 78619

Legal Description:

A0020 FREELove WOODY SURVEY, ACRES 43.7352

Applicant:

John Blake, Murfee Engineering Company

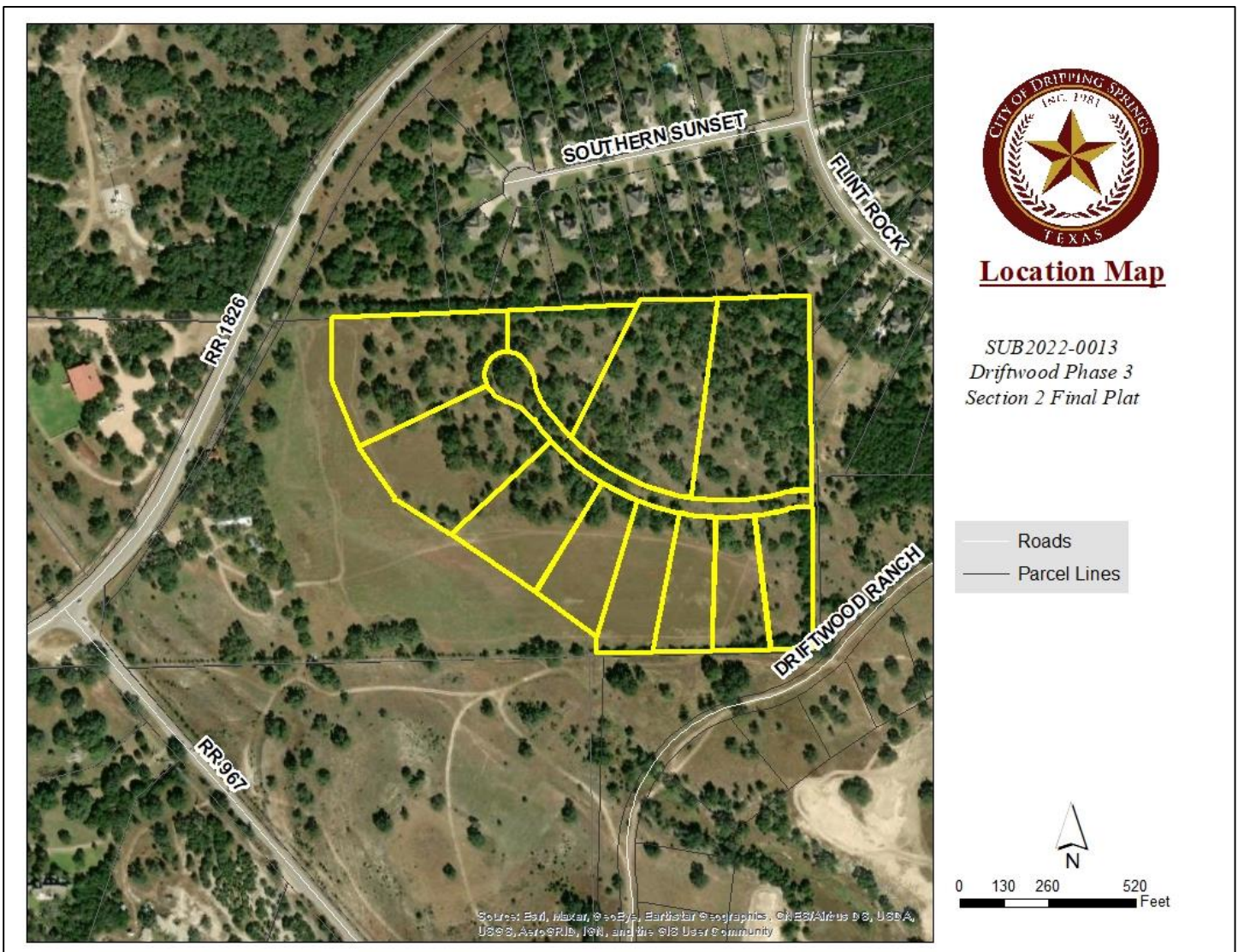
Property Owner:

Driftwood DLC Investor I LP

Approval of the final plat with the following conditions:

Staff recommendation:

1. Public infrastructure is complete and accepted by the jurisdiction that will own it; or
2. Fiscal surety is posted and approved by the jurisdiction that will own it.



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Overview

The site currently is comprised of a single-family residence including various ancillary buildings. The site is proposed to become a 13-lot subdivision, 11 lots of which are residential, 1 open space, and 1 private street.

Access and Transportation

Primary access to the subdivision will be through FM 1826.

Site Information

Location: 17901 FM 1826, Driftwood, TX 78619

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Approval with the following condition:

1. Public infrastructure is complete and accepted by the jurisdiction that will own it; or
2. Fiscal surety is posted and approved by the jurisdiction that will own it.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 2 Final Plat

Recommended Action	Denial based on 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