



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

May 24, 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 Freeloove Woody Survey

Applicant:

John Blake, P.E., Murfee Engineering Company

Property Owner:

Driftwood DLC Investor I LP

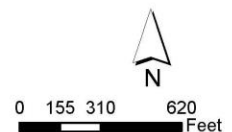
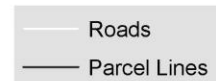
Staff recommendation:

Conditional approval of the Preliminary Plat.



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

Approval of the preliminary plat with the following condition:

1. Provide the Hays County 1445 Approval Letter.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Phase 3 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Conditional approval of the Plat.
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