



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

May 24, 2022

### Project No:

SUB2022-0020

### Project Planner:

Tory Carpenter, AICP - Senior Planner

### Item Details

#### Project Name:

Headwaters Phase 3 Final Plat

#### Property Location:

Hazy Hills Loop at Roy Branch Road

#### Legal Description:

200.77 acres, out of FA Jolly Survey

#### Applicant:

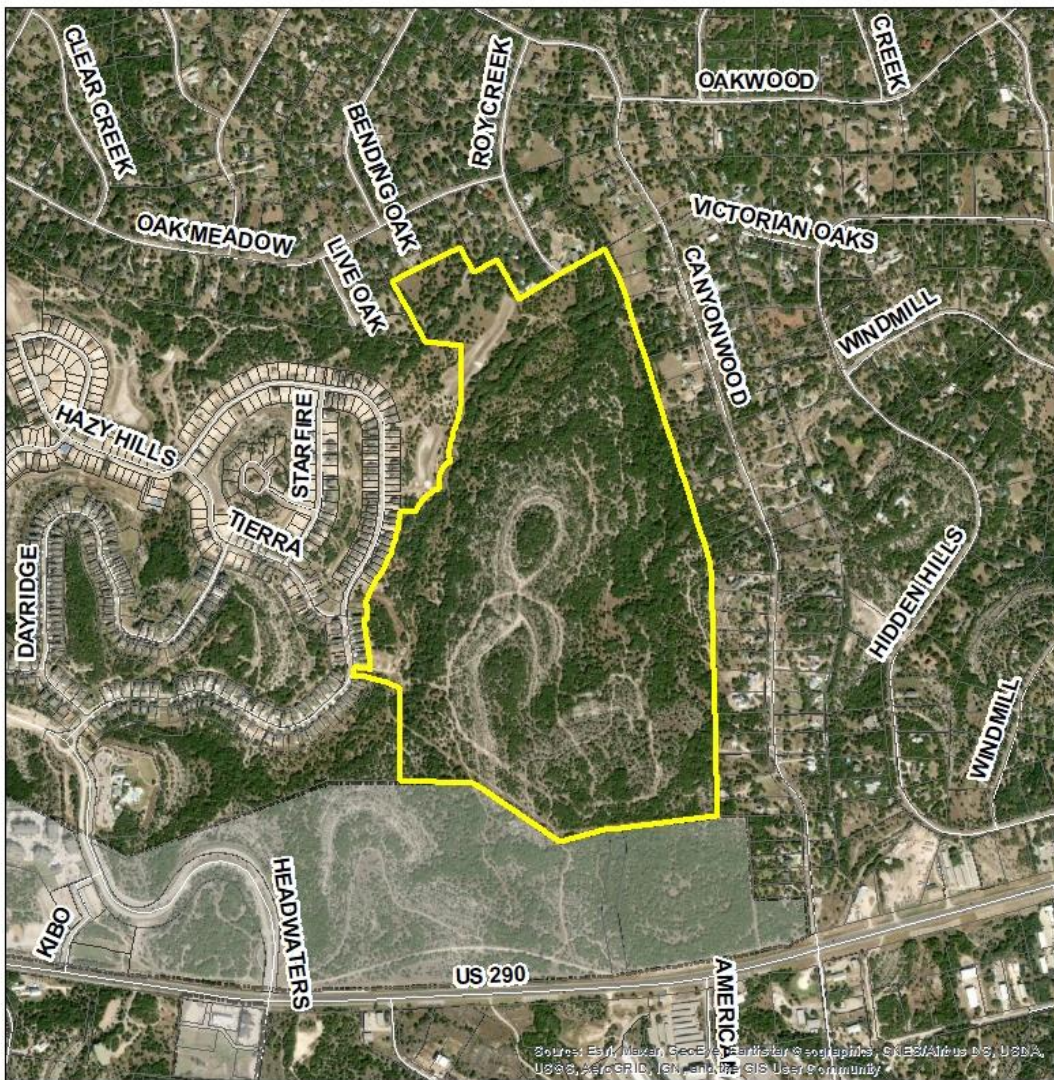
WFC HEADWATERS OWNER VII, L.P.

#### Property Owner:

WFC HEADWATERS OWNER VII, L.P.

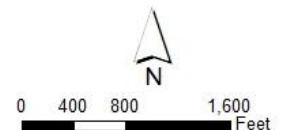
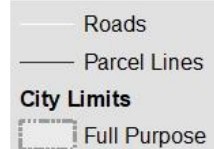
#### Staff recommendation:

Denial of the Final Plat based on outstanding comments



### Location Map

SUB2022-0021  
Headwaters Phase 3  
Final Plat



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## Overview

This final plat consists of 172 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Hazy Hills Loop.

## Site Information

**Location:** Headwaters Blvd & Sage Thrasher Cir

**Zoning Designation:** ETJ / Headwaters Development Agreement

## Property History

The restated Headwaters at Barton Creek development agreement was approved February 2020.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters Phase 3 Final 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