

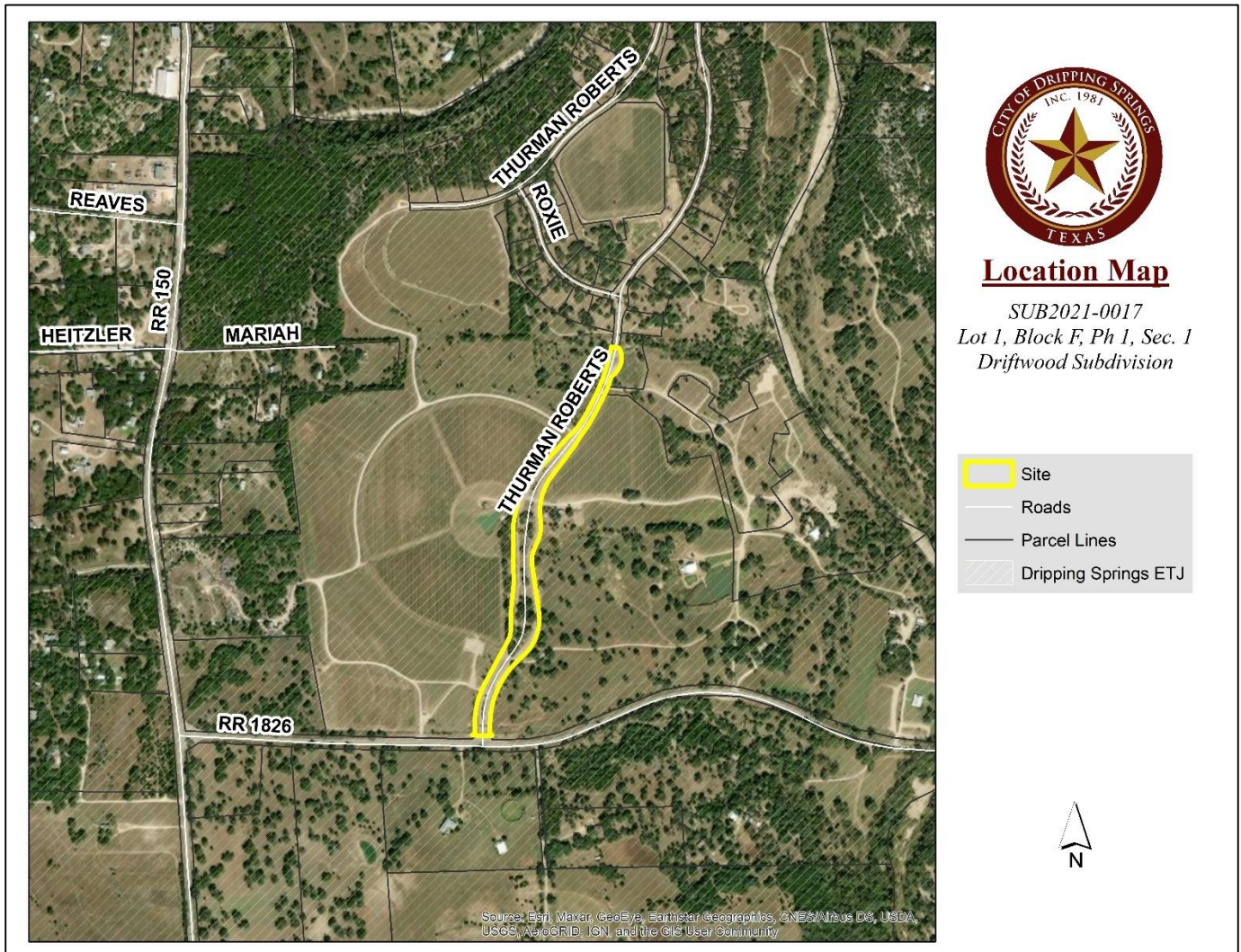


# Planning & Zoning Commission Planning Department Staff Report

**P & Z Meeting:** April 27, 2021  
**Project Number:** SUB2021-0017 – Driftwood Greeter House Vacation and Final Plat  
**Project Planner:** Robyn Miga, Consulting Planner

## Item Details

**Project Name:** Driftwood Greeter House  
**Property Location:** 214 Thurman Roberts Way  
**Legal Description:** Approximately 6.8292 acres, called Lot 1, Block F of the Driftwood Subdivision, Phase One, Section One, Book 18, Page 236  
**Applicant:** Atwell, LLC, c/o Stephen Delgado  
**Property Owner:** Driftwood Golf & Ranch Club, c/o Tommy Lawton  
**Request:** Partial Vacation and Final Plat of Lot 1, Block F of the Driftwood Phase One, Section One Plat



# Planning Department Staff Report

## Overview

The applicant requested to vacate Lot 1, Block F from the Driftwood Subdivision, Phase One, Section One, Final Plat to remove a note on the private right-of-way and public utility easement that calls out a drainage easement. The reason for the removal of the drainage easement is because the property owner would like to construct a greater house in the private right-of-way for the subdivision, and structures are not allowed in a drainage easement.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lot 1, Block F from the existing subdivision, and then replatting the existing Lot 1 into two lots.

## Action Requested

**Approval with Conditions** stated below for the application for a Final Plat (SUB2021-0017), consisting of approximately 6.8292 acres located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek.

## Conditions

1. Remove Block F, Lot one from the title block, because it's repetitive and not the official name of the subdivision prior to this replat.
2. The applicant receives a 1445 approval letter from Hays County.
3. Staff work with the applicant to ensure plat vacation is signed by appropriate authority

## Site Information

### Location:

The subject property is located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek.

**Zoning Designation:** ETJ

## Property History

This is the second request regarding this lot.

## Recommendation

Staff is recommending **approval with conditions**.

## Attachments

Exhibit 1 – Vacation Documents

Exhibit 2 – Proposed Final Plat for the Subdivision

Recommended Action:	Approval with conditions.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A