



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

September 27, 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:

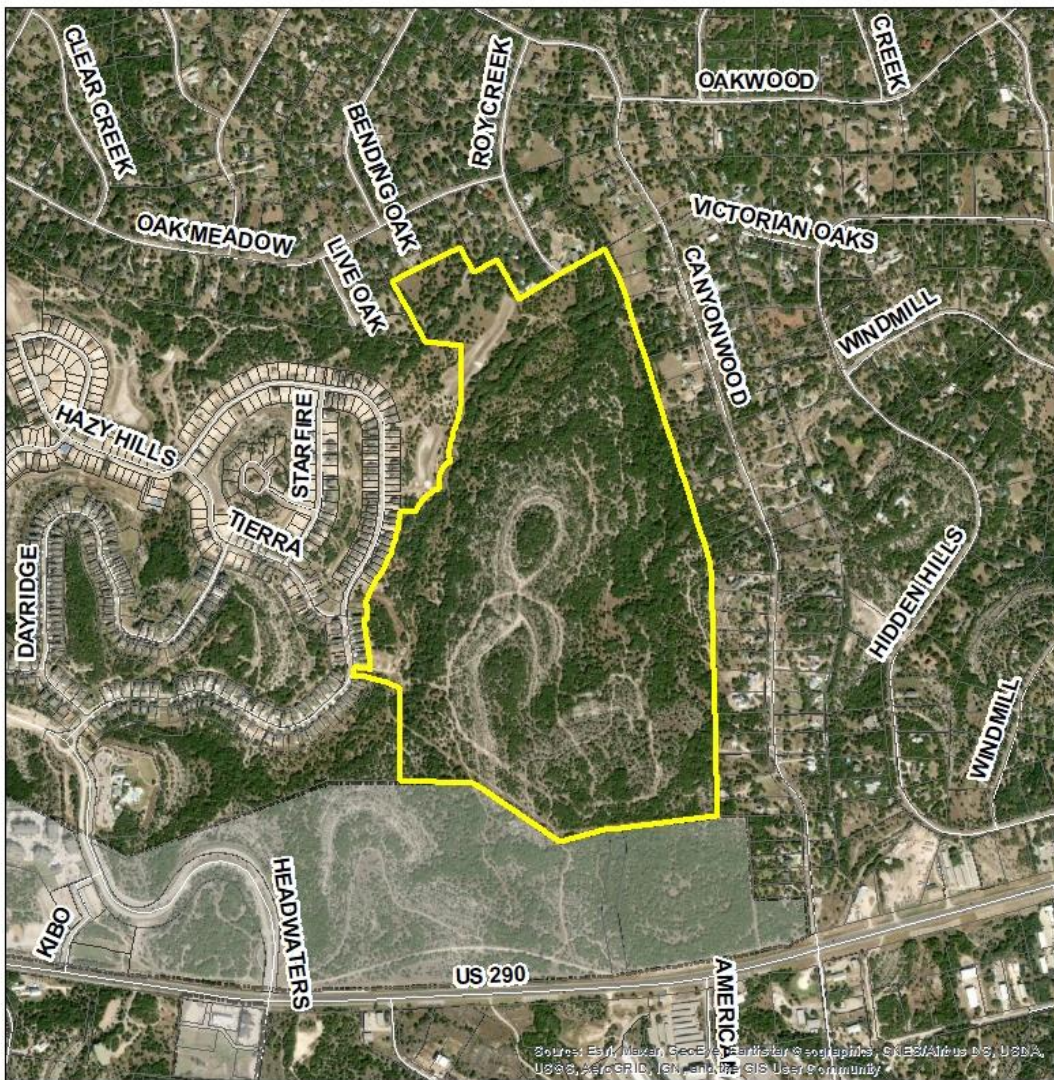
WFC HEADWATERS OWNER VII, L.P.

Property Owner:

WFC HEADWATERS OWNER VII, L.P.

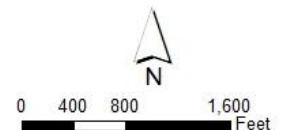
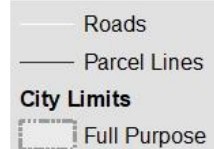
Staff recommendation:

Conditional approval of the final plat



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

Approval with the following condition:

1. Construction of public infrastructure is completed and accepted or fiscal surety is posted for the public improvements.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters Phase 3 Final Plat

Recommended Action	Approve with the condition that Construction of public infrastructure is completed and accepted or fiscal surety is posted for the public improvements.
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