



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

January 25, 2022

Project No:

SUB2021-0067

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Headwaters at Barton Creek, Phase 5 Section 2

Property Location:

Headwaters Blvd & Sage Thrasher Cir

Legal Description:

57.14 acres, out of the M.D. Raper and W. Walk Jr Surveys

Applicant:

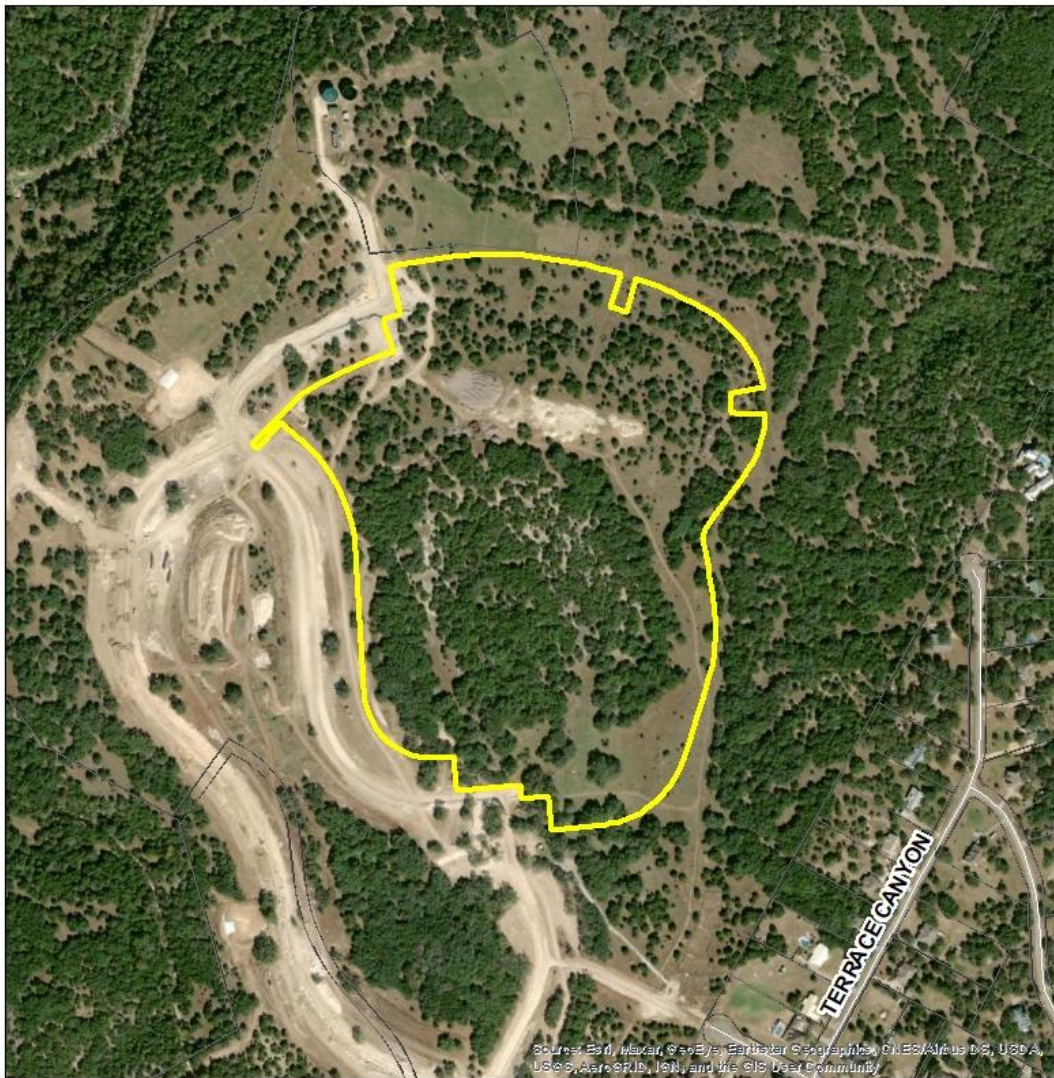
WFC Headwaters Owner, VII, L.P.

Property Owner:

WFC Headwaters Owner, VII, L.P.

Staff recommendation:

Denial of the Final Plat based on outstanding comments



Location Map

SUB2021-0067
Headwaters Phase 5,
Section 2 Final Plat

— Roads
— Parcel Lines



0 187.5 375 750
Feet

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Overview

This final plat consists of 144 single-family lots.

Access and Transportation

Primary access to the subdivision will be through sections 3 and 4, phase 4 of the Headwaters development.

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. A minor amendment to the Headwaters preliminary plat was approved May 2021.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters at Barton Creek Phase 5, section 2 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