

# Staff Report

<b>FINAL PLAT – Christian Faith Fellowship Church – 500 Blk W FM 2449</b>	
<b>Council Meeting :</b> February 8, 2021	<b>Agenda Item No.:</b> 7

On Wednesday February 3, 2021, the Planning & Zoning Board voted and recommends approval of this Final Plat. Voting 3 Ayes and 0 Nays.

Final Plat for DCAD property ID# 181610, physically located in the 500 block of W FM 2449. Town Engineer George Belcheff recommends conditional approval of this Final Plat (no date) by Castlerock Surveying, PLLC, Justin, Texas, subject resolution of the following conditions: Applicant, Pastor Daryl Baker represents the Christian Faith Fellowship Church.

- Revise Final Engineering concerns listed in his review letter dated January 6, 2021, to the satisfaction of the Town Engineer.
- Town concurrence with Town Engineer's Rough Proportionality conditions
- Town concurrence with driveway connection to FM 2449, subject to TxDOT review and approval
- Town acceptance of TxDOT water line crossing permit
- Developer funding to upgrade Park Road to a reinforced concrete section
- Approval of a Specific Use Permit to be submitted with the Site Plan to allow the church to be built in the Agricultural Zone (A)