



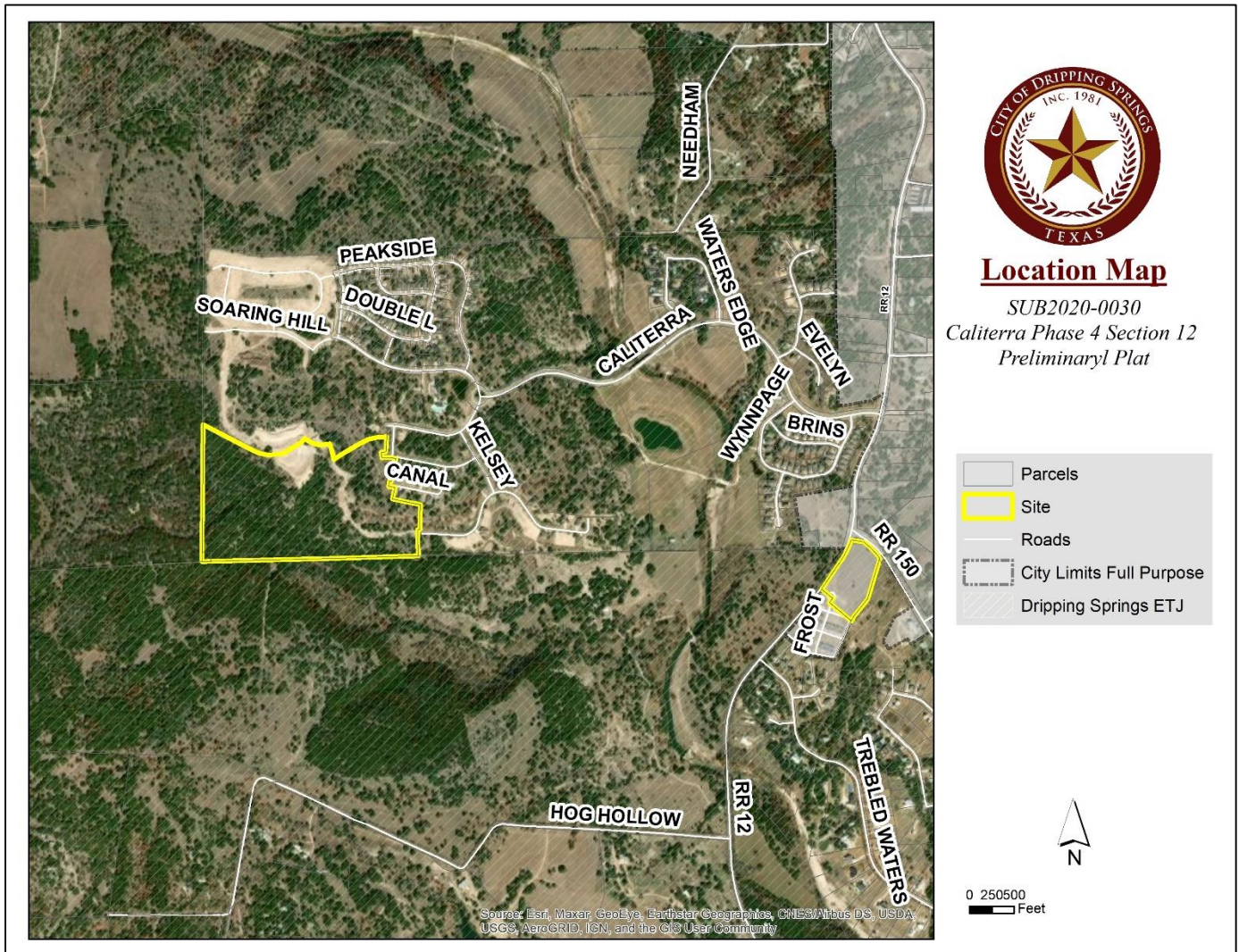
Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: December 14, 2021
Project Number: SUB2020-0030
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Caliterra Phase 4, Sec. 12 Preliminary Plat
Property Location: South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804)
Legal Description: Approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas
Applicant: Carlson, Brigace, and Doering, Inc. c/o Bill E. Couch
Property Owner: Development Solutions CAT, LLC c/o Greg Rich
Request: Preliminary Plat

Property Location



Planning Department Staff Report

Action Requested

Approval of the preliminary plat as all comments have been addressed.

Site Information

Location:

The Subject property is located South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804).

Physical and Natural Features:

The property has varying topography, with about half of the site undevelopable because of a creek/floodplain located within the platted boundary.

Zoning Designation:

The property is located in the City's ETJ.

Property History

The property is located in the city's ETJ, however, it is subject to a development agreement that was approved by City Council January 14, 2014. This is the first time this plat applications has been considered.

Recommendation

Staff is recommending approval of the request as all comments have been addressed.

Attachments

Exhibit 1 – Proposed Preliminary Plat with staff comments (SUB2020-0030)

Recommended Action:	Recommend approval of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A