



October 27, 2026

Project No: PDD2024-001 – Farmstead at Caliterra PDD Amendment

Project Planner: Tory Carpenter, AICP – Planning Director

Project Name:	Farmstead at Caliterra
Property Location:	26241 RR 12
Legal Description:	18.38 acres out of the Philip A Smith Survey
Applicant:	Quynn Dusek, Carlson, Brigance, and Doering, Inc.
Property Owners:	Development solutions CAT LLC
Request:	PDD amendment to allow for a single-family residential subdivision



Planning Department Staff Report

Summary/Background:

The Farmstead at Caliterra Planned Development District (PDD No. 9) was originally approved in 2018 and encompasses approximately 18.532 acres located east of the existing Caliterra residential development, approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The property has direct access to Ranch Road 12. The original PDD contemplated a mix of multifamily residential and general retail development.

The applicant is requesting a First Amendment to PDD No. 9 to replace the previously approved development program with a predominantly detached single-family residential development. The amendment also replaces the existing PD Master Plan and modifies certain development standards applicable to the property. The current site exhibit depicts 69 single-family residential units, while the draft PDD amendment establishes a maximum of 80 units. The concept includes internal residential streets, a neighborhood park and stormwater facility, parking, and emergency-access connections.

The Planning & Zoning Commission previously discussed an earlier version of the amendment in April 2025. At that time, the proposal consisted of 121 detached residences on narrow lots and included 26-foot-wide private streets within 50-foot rights-of-way. Staff identified concerns related to lot configuration, street width, parking, pedestrian safety, and general consistency with City development standards. Since that discussion, the applicant has substantially revised the proposed development plan.

Location:

The subject property consists of approximately 18.532 acres located along Ranch Road 12, east of the existing Caliterra residential development and approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The proposed amendment does not change the boundaries of PDD No. 9.

Surrounding Properties and Recorded Restrictions:

The property is adjacent to existing residential development associated with Caliterra. A civil dispute between the property owner and adjacent homeowners was resolved in 2023. Although the settlement itself is confidential, certain development restrictions resulting from the settlement were recorded and run with the land. Those restrictions include:

- Installation of an eight-foot cedar privacy fence along the western property line.
- A 50-foot setback/buffer adjacent to residential lots, with limits on development within the buffer.
- Tree planting and preservation requirements within the setback area.
- A prohibition on drainage infrastructure west of the fence.
- An emergency-only gate at the end of Capstone Court.

These private restrictions remain independently enforceable by the parties entitled to enforce them and are not modified by the proposed PDD amendment.

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Proposed PDD Amendment and Development Regulations:

The proposed amendment retains PDD No. 9 but replaces the previously approved PD Master Plan and modifies the development standards to accommodate detached single-family residential development. The amendment establishes a maximum of 80 residential units with a residential density of 4.32 dwelling units per acre.

The revised proposal represents a substantial reduction from both the original PDD, which allowed up to 170 units, and the 121-unit concept discussed by the Planning & Zoning Commission in April 2025. The current plan also replaces the earlier narrow-lot/private-street concept with a more conventional residential street section. Internal streets are shown with 30 feet of pavement within 65-foot public rights-of-way.

The draft amendment retains the General Retail (GR) base zoning framework for standards not otherwise addressed by the PDD, while specifically allowing residential uses and establishing project-specific development standards. Impervious cover remains limited to 60 percent.

The amendment also proposes a substantive change along Ranch Road 12. The prior PDD standard identified a 50-foot setback with a 25-foot landscape buffer. The current amendment draft provides a 40-foot Ranch Road 12 frontage setback inclusive of a 15-foot landscape buffer. This change should be clearly reflected in the final ordinance and PD Master Plan.

Amendment Summary

Feature	Original PDD (2018)	April 2025 Concept	Current Amendment / Exhibit
Development Type	Multifamily and general retail	Detached single-family condominium concept	Detached single-family residential
Maximum / Shown Units	Up to 170 units	121 single family units	Up to 80 single family units
Street Section	Per original approvals	26-ft private street / 50-ft ROW	30-ft public street / 65-ft ROW

Transportation and Access:

Primary vehicular access to the development will be from Ranch Road 12. The applicant has clarified that the internal streets will be public streets. No regular vehicular connection to the adjacent residential neighborhood is proposed; emergency-access connections are shown as part of the revised layout.

This project was included in the 2013 Traffic Impact Analysis for Caliterra, which requires a right-turn deceleration lane into the Farmstead property. The applicant has coordinated with TxDOT regarding access to Ranch Road 12.

The current concept addresses the street-width concern identified during the prior P&Z review by providing 30-foot streets within 65-foot rights-of-way. The updates have also addressed fire-lane configuration, parking locations, and secondary emergency access. Final details will be confirmed through platting and construction-plan review.

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Utilities:

This property is included in the Caliterra Wastewater Utility Agreement and will be served after operation of expansion of the City's wastewater treatment facility, which is permitted and funded. The applicant has stated that this development will not have an interim wastewater solution.

Water Service will be provided by the Dripping Springs Water Supply Corporation who has entered into a Nonstandard Retail Water Service Agreement for this site.

Revisions Since Previous P&Z Review:

The current proposal differs materially from the concept discussed by the Planning & Zoning Commission in April 2025. Key revisions include:

- The site concept has been reduced from 121 units to 80 units.
- The earlier narrow-lot residential concept has been replaced with a larger-lot/product configuration.
- The previously proposed 26-foot private streets within 50-foot rights-of-way have been replaced with 30-foot public streets within 65-foot rights-of-way.
- The revised layout includes additional parking, a central park/open-space area, and emergency-access provisions.
- Regular vehicular connectivity into the adjacent residential neighborhood is not proposed; connections other than the Ranch Road 12 access are intended for emergency access.

Standards for Review

The PDD shall be evaluated with respect to the following standards found in Sec 30.03.007(c)(3).

Standard	Staff Analysis
(A) The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.	The amendment would allow residential uses under the PDD while retaining the General Retail base-zoning framework for standards not specifically modified. The draft limits impervious cover to 60% and provides for 30-foot public streets within 65-foot rights-of-way. The PDD ordinance will identify the project-specific standards and any provisions that differ from otherwise applicable City requirements.
(B) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.	The submitted materials do not include an inventory of trees, habitat, slopes, or other natural resources on the site. Recorded restrictions require an eight-foot fence, a 50-foot buffer, and tree planting or preservation along the western property line, and prohibit drainage infrastructure west of the fence. The concept includes a stormwater facility and a 60% impervious-cover limit. The final PD Master Plan and related development documents will carry forward the recorded protections.

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Standard

Staff Analysis

(C) The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.

The site is adjacent to Caliterra residential development, and detached single-family housing is residential in character. Recorded fence, buffer, tree, and drainage restrictions provide separation along the western edge.

(D) The provision of a safe and efficient vehicular and pedestrian circulation system.

Access is proposed from Ranch Road 12. Internal streets are proposed to be public, with no regular vehicle connection to the adjacent neighborhood; secondary connections are intended for emergency access. The 2013 Caliterra Traffic Impact Analysis identifies a right-turn deceleration lane at the Farmstead access.

(E) The general design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

The revised layout identifies parking areas. The final plans will demonstrate compliance with applicable parking requirements and provide for spaces that are usable and safely and conveniently arranged, including parking associated with the neighborhood park if required.

(F) The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

The proposal replaces the earlier 26-foot private streets within 50-foot rights-of-way with 30-foot public streets within 65-foot rights-of-way. The revised layout includes fire-lane configuration and secondary emergency access. Street grades and fire access will be reviewed through the applicable platting and construction-plan processes.

(G) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.

The project was included in the 2013 Caliterra Traffic Impact Analysis, which identifies a right-turn deceleration lane into the property. The applicant reports coordination with TxDOT regarding Ranch Road 12 access.

(H) The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.

The draft provides a 40-foot Ranch Road 12 frontage setback that includes a 15-foot landscape buffer. Recorded restrictions require an eight-foot cedar fence, a 50-foot buffer, and tree planting or preservation along the western property line.

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Standard	Staff Analysis
(I) Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.	Exterior lighting will comply with the City lighting ordinance.
(J) The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.	The PDD concept includes a neighborhood park and a central open-space area associated with the stormwater facility.
(K) Protection and conservation of soils from erosion by wind or water or from excavation or grading.	Grading, erosion controls, and construction stormwater requirements will be reviewed under applicable City and state requirements. Based on the available site information, no notable slopes or other features have been identified that would require erosion-control measures beyond those associated with a typical construction project.
(L) Protection and conservation of watercourses and areas subject to flooding.	The concept includes a stormwater facility. Drainage and water-quality plans will be reviewed for compliance with City and TCEQ requirements and for consistency with the recorded prohibition on drainage infrastructure west of the fence.
(M) The adequacy of water, drainage, sewerage facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.	The property is included in the Caliterra Wastewater Utility Agreement and will connect to City wastewater service after the City treatment-facility expansion is operational. The applicant states there will be no interim wastewater solution. Water service is through Dripping Springs Water Supply Corporation under a Nonstandard Retail Water Service Agreement. Utility timing and capacity, drainage, solid waste, and other essential services are subject to applicable agreements and development review.
(N) Consistency with the comprehensive plan.	The adopted 2016 Future Land Use Map does not designate the property. The unapproved draft 2040 plan designates it Neighborhood Commercial. That draft includes an assumption of four single-family units per acre

Staff Recommendation

Staff recommends **Approval** of the zoning amendment as presented.

Planning and Zoning Commission action:

The P&Z shall review the PD application and shall recommend approval, approval subject to certain conditions, or disapproval of the PD. If the P&Z recommends approval, with or without conditions, of the plan, then it will be forwarded to the city council for consideration.

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Meeting Schedule

October 27, 2026 – Planning & Zoning Commission public hearing and recommendation
November 17, 2026 – City Council public hearing and possible final action

Public Notification

A legal notice advertising the public hearing was placed in the Hays News Dispatch, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Application
Exhibit 2 – PDD Ordinance
Exhibit 3 – Applicant Presentation