

Building Dreams, Enhancing Lives

David Weekley Homes

Presents
Farmstead at Caliterra

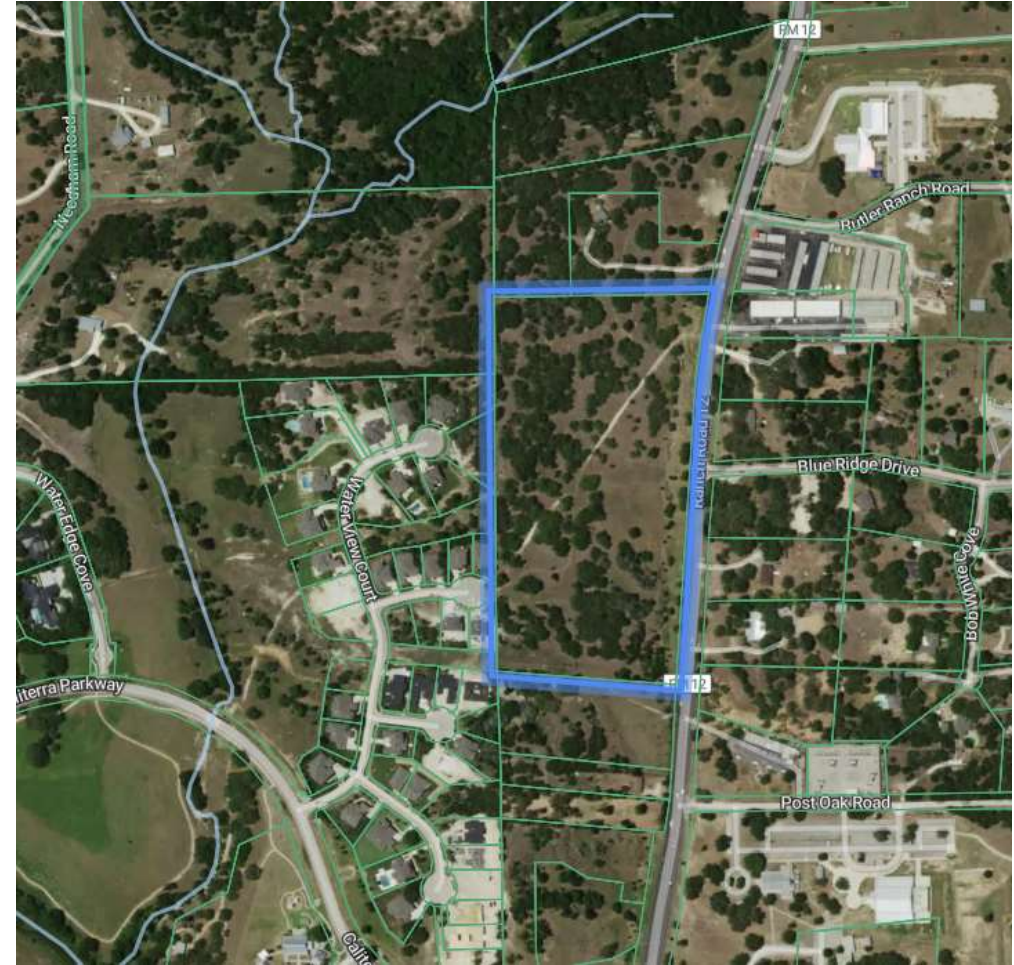


Farmstead at Caliterra – Site Location & History

This site is located at the front of the Caliterra Master Plan Community, off RR12

DWH previously presented this project on April 22, 2025, and September 29, 2026 to the ZAP Committee

At the advice of the Committee, we have revised the land plan from 121 detached TH's with a 50' ROW to be 69 – 45' lots with a 65' ROW



Farmstead at Caliterra – Staff Review

DWH has worked with Staff and satisfied all their comments, while also satisfying the requirements of the settlement agreement.

We are requesting a maximum of 80 LUEs, which are provided by the 2nd Amended and Restated Wastewater Agreement for Caliterra.

We will not utilize and LUEs until completion of the City improvements and expansion of the WWTP



Farmstead at Caliterra – LUE Exhibit

CALITERRA LUE COUNT	
Ph 1-1	61
Ph 1-2	23
Ph 1-3	23
Ph 1-4	18
Ph 2-7	117
Ph 2-7 Rev	3
Ph 2-8	89
Ph 3-9	82
Ph 3-10	22
Ph 4-11	103
Ph 4-12	42
Ph 5-13	11
Ph 5-14	25
Amenity Centers	2
Total	621

CARTER LUE COUNT	
Subdivision	234
Amenity Center	1
Total	235

FARMSTEAD LUE COUNT	
Subdivision	80
Total	80

FUTURE COMMERCIAL LUE COUNT	
Estimated Commercial	3
Total	3

GRAND TOTAL	939
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Caliterra Subdivision
118,000 GPD allocated for the subdivision

Carter Tract
50,000 GPD allocated for the tract

Total for Subdivision
Total Proposed : 939 LUEs x 175 GPD/LUEs = 164,325 GPD
Total Allocated: 118,000 + 50,000 = 168,000 GPD

- Per the Second Amended and Restated Wastewater Service Agreement there are 168,000 GPD allocated for the Caliterra subdivision.
- Including the requested 80 LUEs for Farmstead, the total GPD is 164,325, which is under the total allocation for the community.
- The wastewater allocation letter was certified by Quynn Dusek, CBD Project Manager

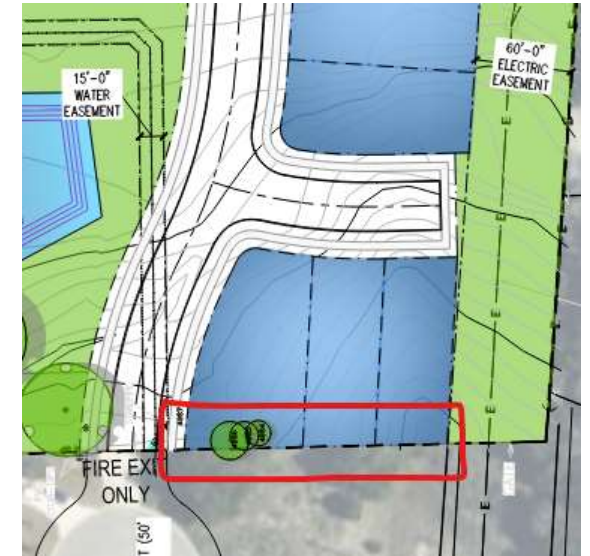
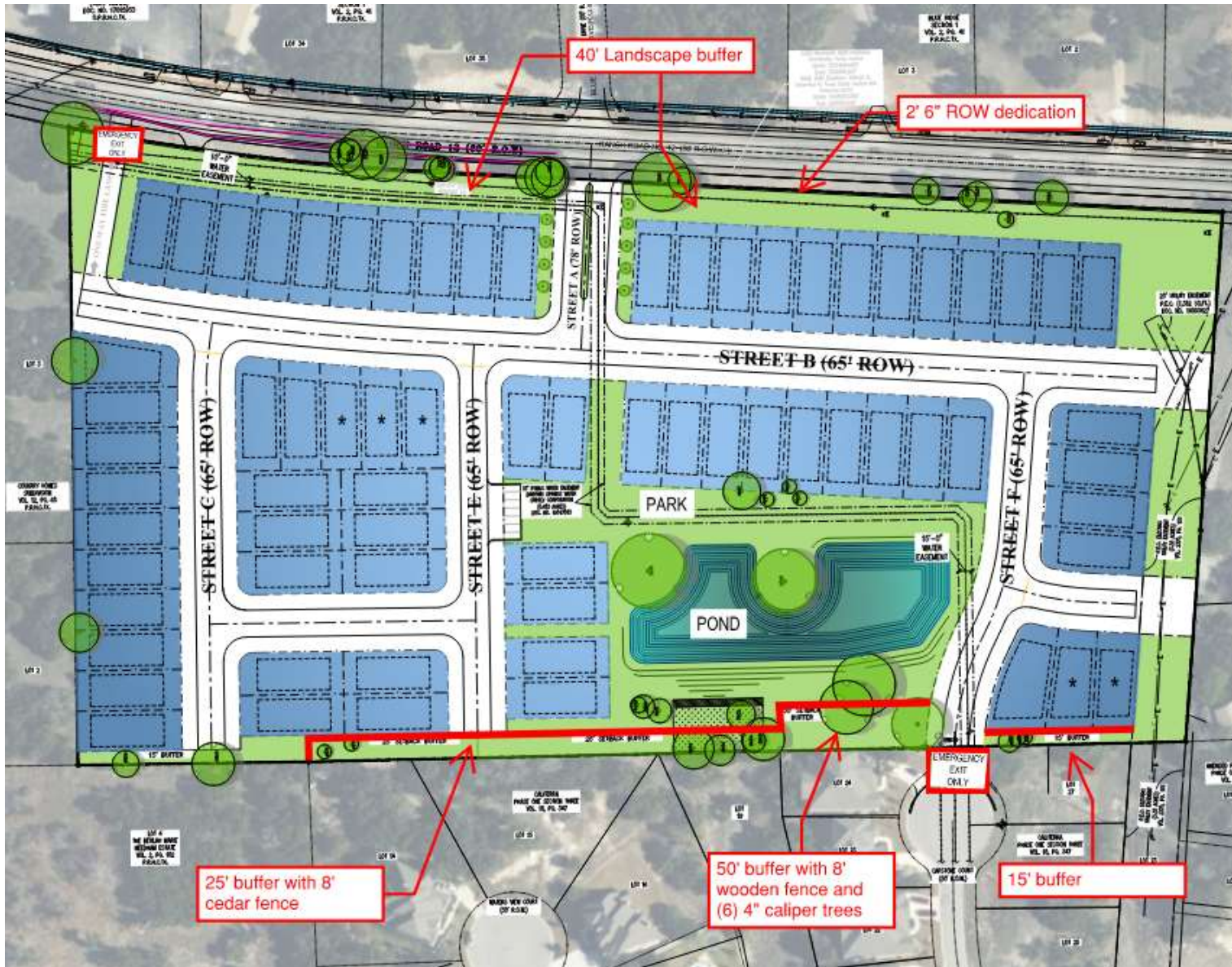


Farmstead at Caliterra – Proposed PDD Variances

The Requested Variances to the PDD are Summarized Below:

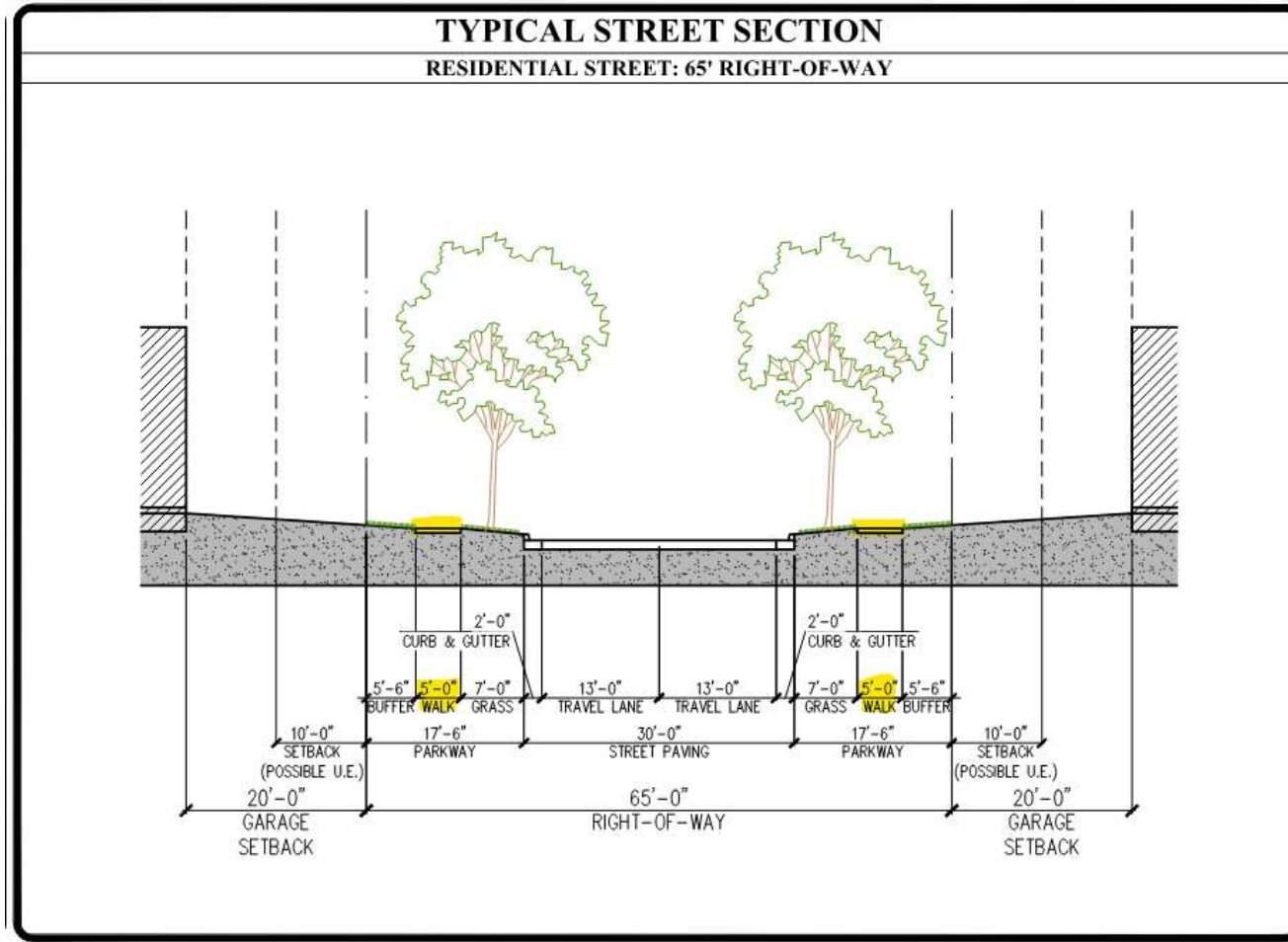
- Standard Lot Setbacks:
 - Front yard: 20'
 - Side yard: 5' from lot line and 7.5' from ROW
 - Rear yard: 15'
 - RR12 frontage: 40' (inclusive of 15' landscape buffer located at the edge of the building line)
- Maximum density is revised from 170 units, to 80 units

Farmstead at Caliterra – Setback & Buffer Details



- DWH has added a 15' buffer based on comments from the 9/29/26 ZAP Meeting

Farmstead at Caliterra – Sidewalk Plan



- In accordance with the City's 65' ROW standard detail, DWH will include a 5' sidewalk along both sides of the street.

Farmstead at Caliterra – Amenity Plan



- DWH will build a playground and pavilion area, along with a DG trail around the pond for residents to enjoy.



Farmstead at Caliterra



Questions?

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PROPOSED DEVELOPMENT OF THE FORMER FORT BELKNAP

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

PROPOSED DEVELOPMENT

FORMER FORT BELKNAP

SCALE BAR

NORTH ARROW



MT. FEBRUARY 5, 1935
ACROSS: 4 (SEE ACROSS)
FIELD A: TWO: TURKEY HANDED 26
ACROSS: NUMBER 40
NO. OF COMMONS: 2
NO. OF BLOOD: 1

CARSON, BRUNCE & KEEFE, INC.
1101 NEE BLVD. JARVIS 1902
JARVIS, TX 75740
PHONE: 214-286-5340

FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20535

88-1 STAMPED 1/2" FROM HOLE SET STAMPED
 "TAMM"
 A. 12075.150.02
 I. 225724.02
 Q. 1152.86 (SAVING)

88-2 STAMPED 1/2" FROM HOLE SET STAMPED
 "TAMM"
 A. 12075.150.02
 I. 225724.04
 Q. 1152.87 (SAVING)

Time Table		
Time	Distance	Speed
1.1	30000000	30.00
1.2	30000000	30.00
1.3	30000000	30.00
1.4	30000000	30.00
1.5	30000000	30.00



Carlson, Briggance & Doering, Inc.
PMB 300 OFW • 804 E. 4th Street
Civil Engineering • Surveying
2000 W. 4th Street • Austin, Texas 78756
Phone: 512-333-3333 • Fax: 512-333-3333

