



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

June 27, 2023

**Project No:**

SUB2023-0017

**Project Planner:**

Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:**

Caliterra Phase 2 Section 7 Replat

**Property Location:**

Caliterra Parkway at Peakside Circle

**Legal Description:**

Caliterra Phase 2, Section 7, Block D, Lot 9

**Applicant:**

Bill E. Couch, Carlson Brigance and Doering, Inc.

**Property Owner:**

Development Solutions CAT, LLC

Approval of the replat with the following condition:

**Staff recommendation:**

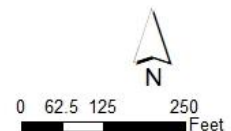
1. Provide the Hays County 1445 approval letter.



**Location Map**

SUB2023-0017

Roads



# Planning Department Staff Report

## Overview

The proposed replat subdivide lot 9 into four separate lots, three of which would be used as single-family residences. Lot 9 was originally designated as an amenity center/open space lot. This replat is consistent with the 2018 development agreement and parks plan for the development.

## Access and Transportation

Primary access to the subdivision will be through Peakside Dr.

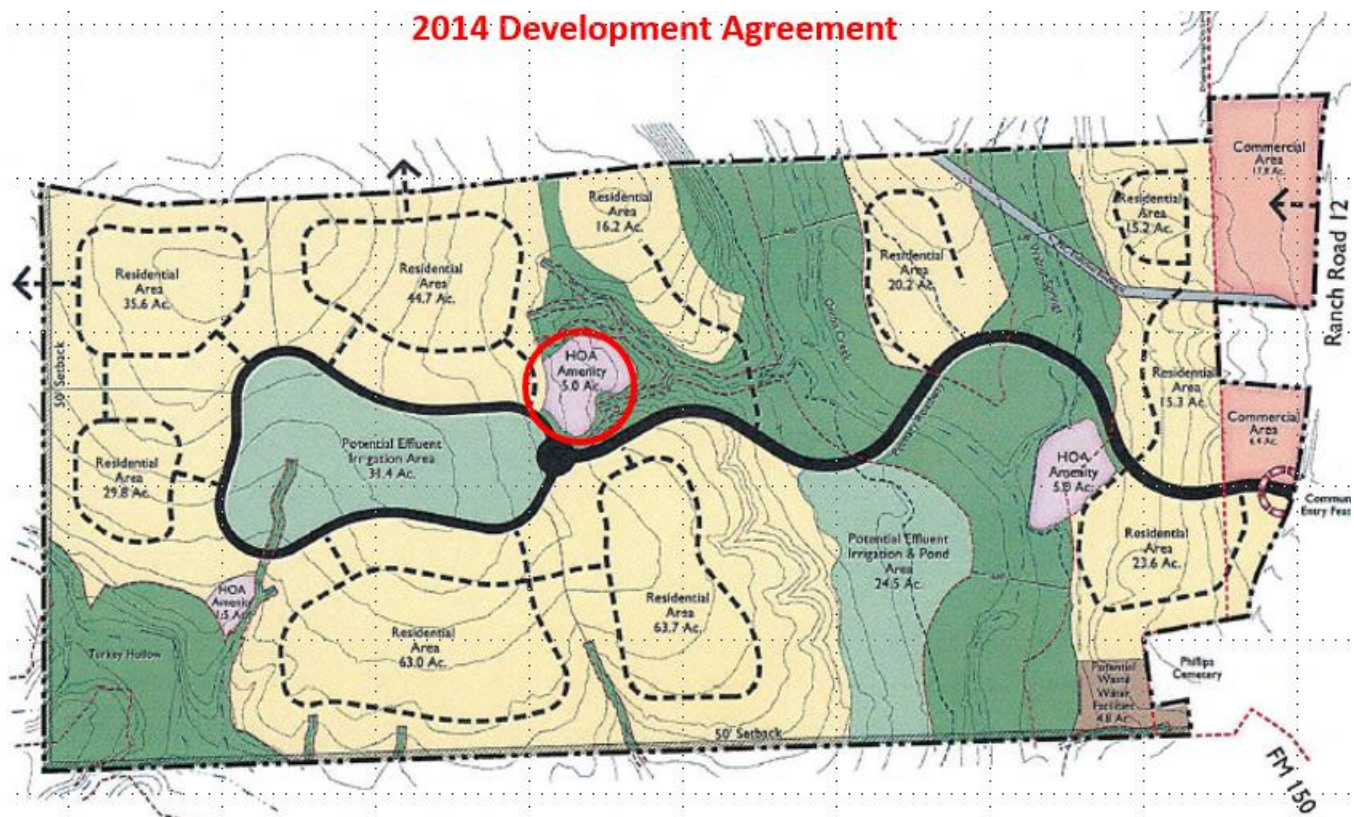
## Site Information

**Location:** Caliterra Parkway and Peakside

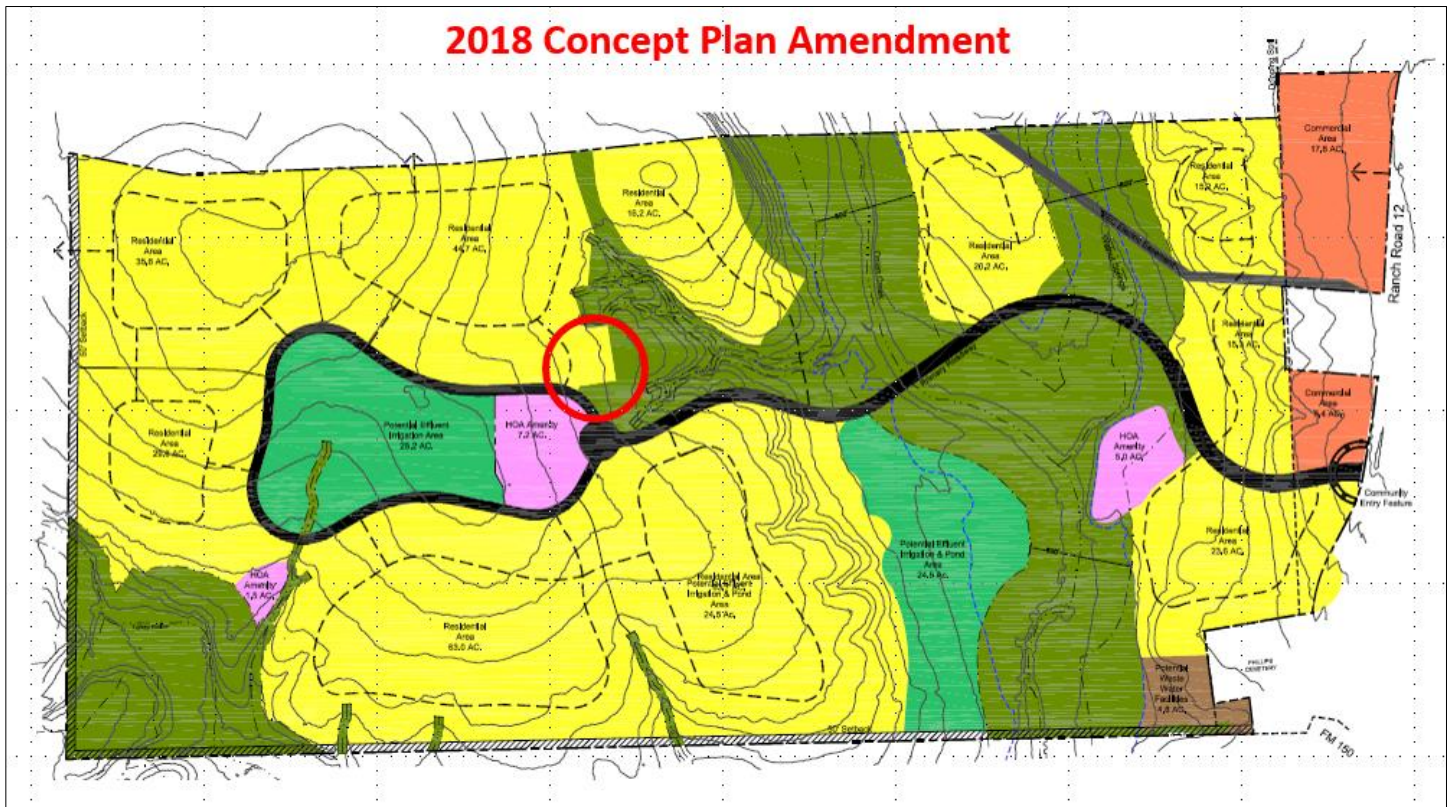
**Zoning Designation:** ETJ / Caliterra Development Agreement

## Property History

The original Caliterra Development Agreement was approved in 1999 under the name Coyote Crew Ranch. This agreement was amended in 2002, and again in 2014. In the 2014 amendment, the concept plan indicated that the subject area was to be the location of the HOA amenity center. In 2018, a concept plan amendment was approved by the City Council to relocate the amenity center to where it is located today. In 2021, the Parks and Open Space plan was amended to reflect the change of the concept plan in the 2018 development agreement amendment.



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## Recommendation

Approve with the following condition:

1. Provide the Hays County 1445 approval letter.

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## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Recommended Action	Approval with the condition referenced above.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Seven residence spoke in opposition of the replat at the June 23 Planning & Zoning Commission meeting.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A