



Planning and Zoning Commission

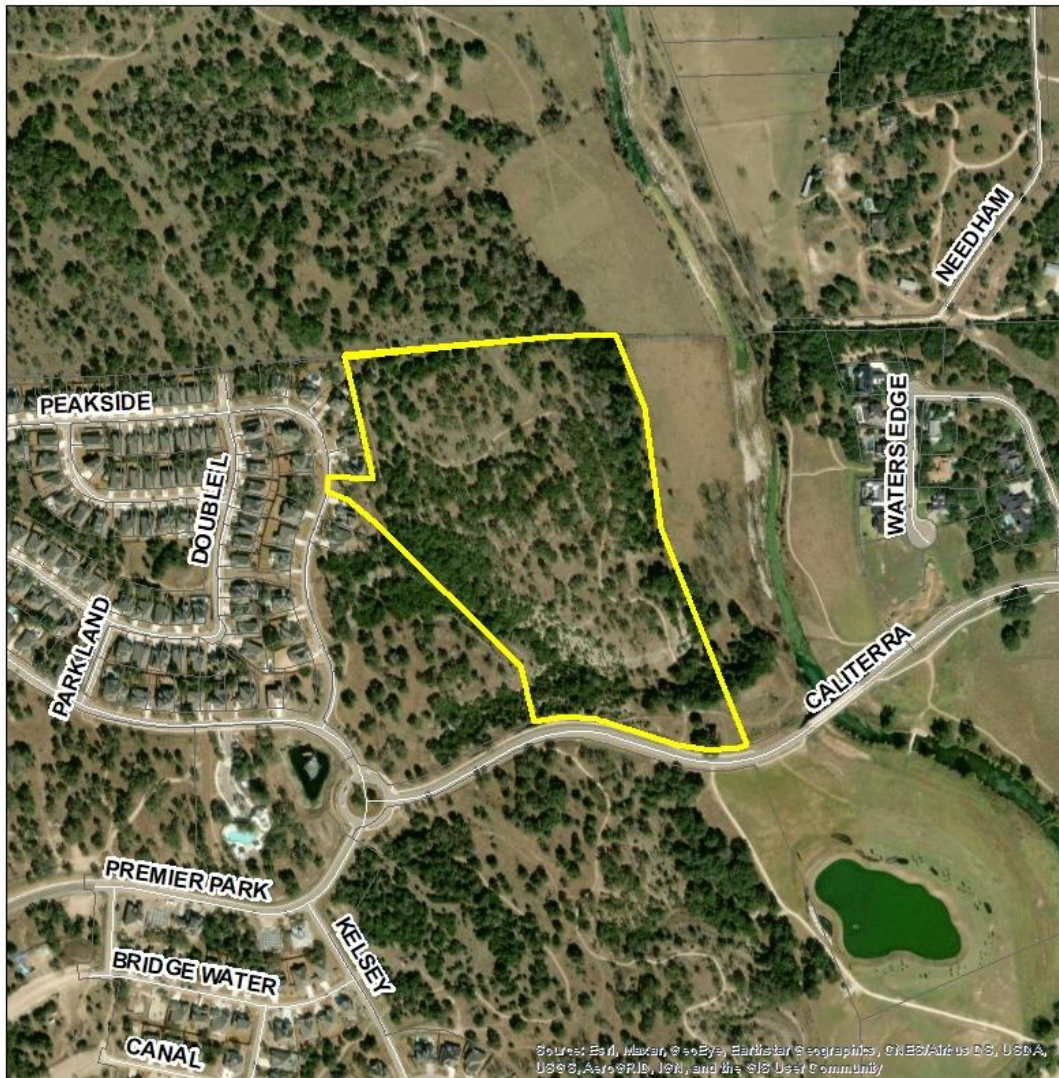
Planning Department Staff Report

Planning and Zoning Commission Meeting: June 27, 2023
Project No: SUB2023-0025
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Caliterra Phase 3 Section 10 Preliminary Plat
Property Location: Caliterra Parkway at Pointe Du Hoc Loop
Legal Description: 20.19 acres out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC

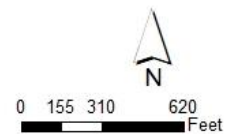
Staff recommendation: Denial of the preliminary plat based on outstanding comments.



Location Map

SUB2023-0025
Caliterra Phase 3 Section 10
Preliminary Plat

Roads



Planning Department Staff Report

Overview

The proposed subdivision includes 21 residential lots and 12.386 acres of drainage/open space. This request is consistent with the parks plan and development agreement as shown in the highlighted maps below.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

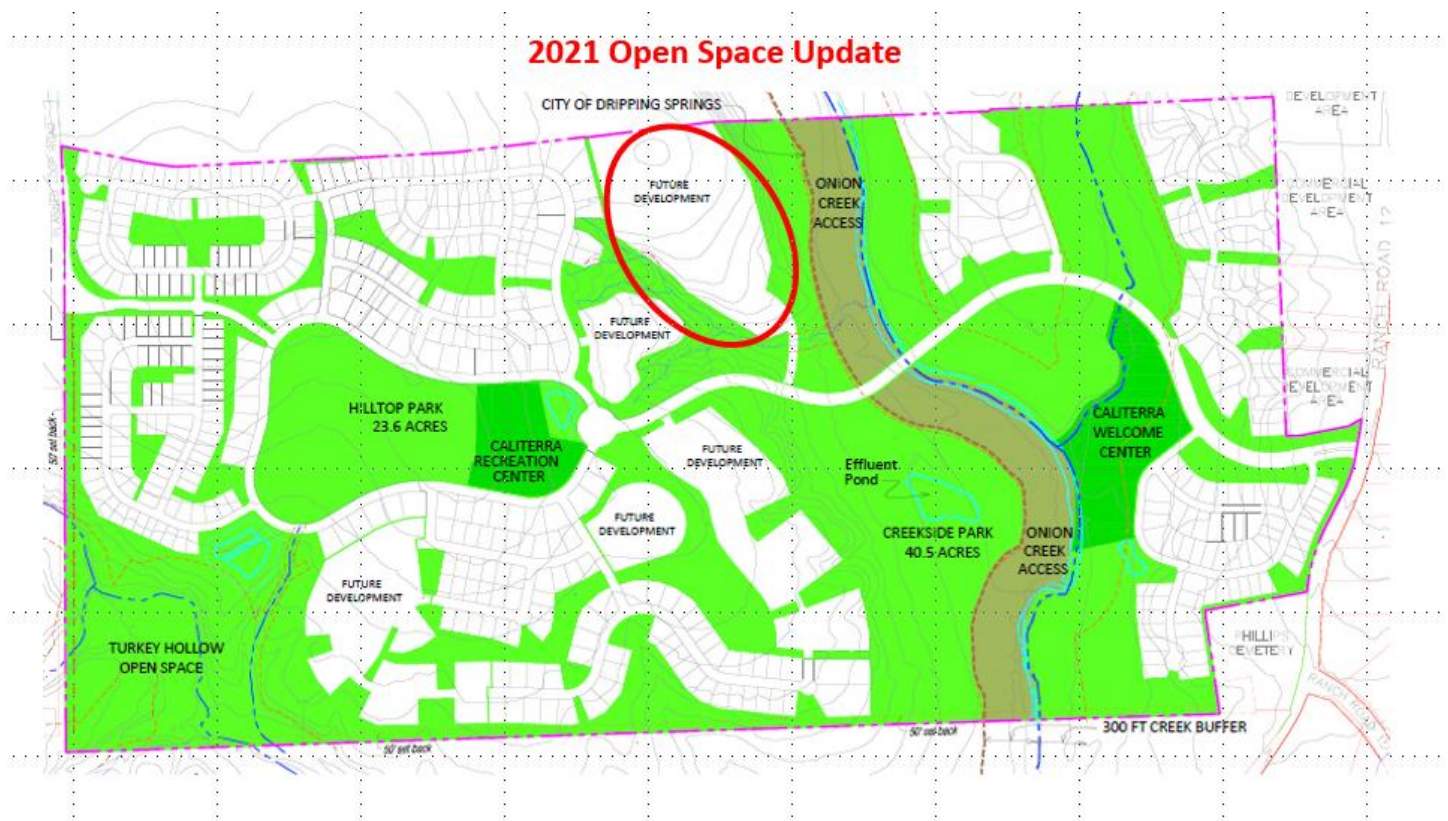
Site Information

Location: Caliterra Parkway

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 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

Denial based on outstanding comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding comments

Recommended Action	Denial based on outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None as of the date of this report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A