



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2021-0072
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

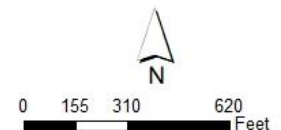
Project Name: Caliterra Phase 5 Section 14 Preliminary Plat
Property Location: Caliterra Parkway & Crosswater Lane
Legal Description: 50.947 acres, out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC
Staff recommendation: Approval of the Preliminary Plat



Location Map

*SUB2021-0072
Caliterra Phase 5 Section 14
Preliminary Plat*

— Roads
— Parcel Lines



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

This preliminary plat consists of 25 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

Site Information

Location: Caliterra Parkway and Crosswater Lane

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2018. This preliminary plat was denied by the Planning & Zoning Commission on January 25, 2022 so the applicant could address comments.

Recommendation

Approval

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 14 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Approval of the preliminary plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A