



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

September 26, 2023

### Project No:

SUB2022-0033

### Project Planner:

Tory Carpenter, AICP – Planning Director

### Item Details

#### Project Name:

The Ranch at Caliterra Final Plat

#### Property Location:

West of the Caliterra development

#### Legal Description:

200.024 acres out of the Benjamin F, Hanna Survey

#### Applicant:

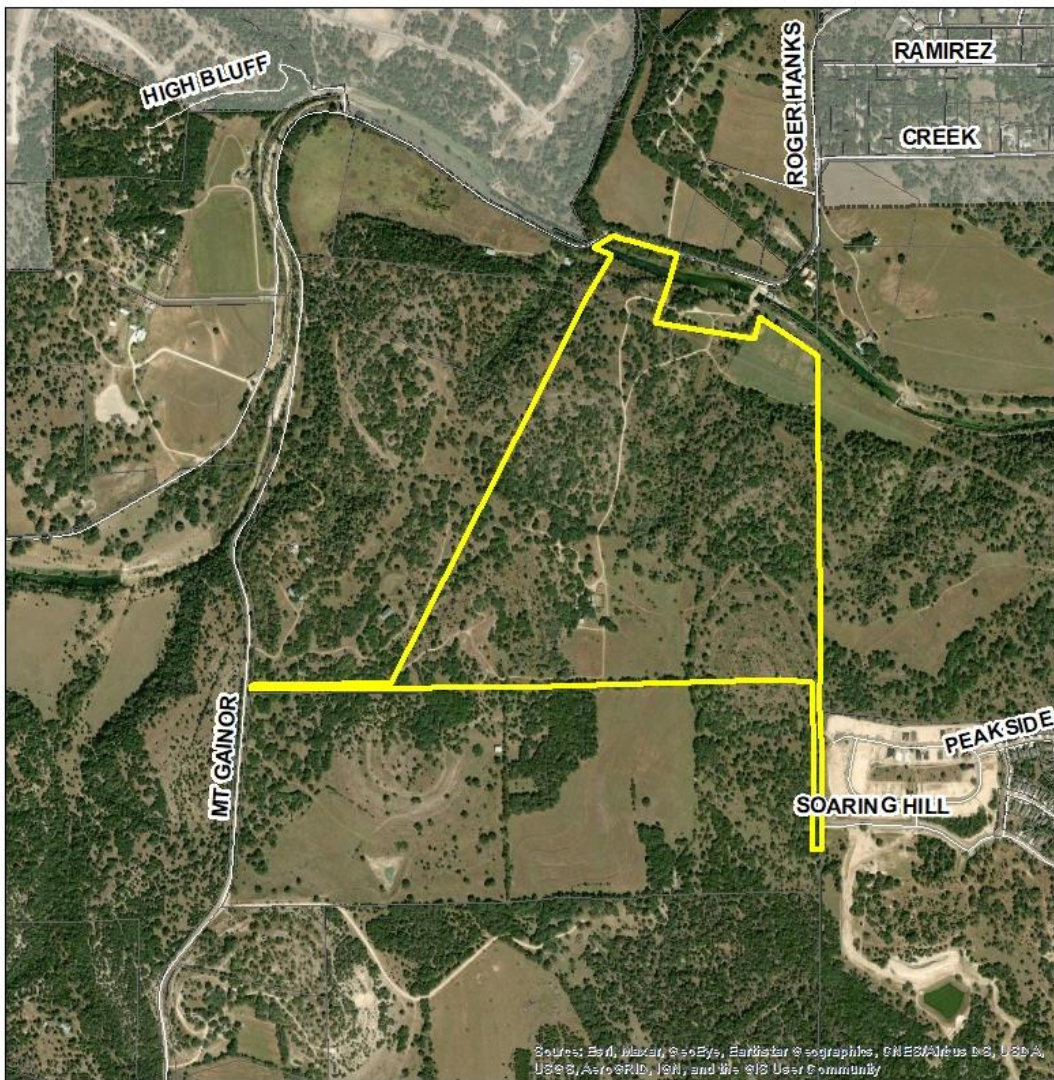
Bill E. Couch, Carlson Brigrance and Doering, Inc.

#### Property Owner:

CF CSLK Carter, LLC

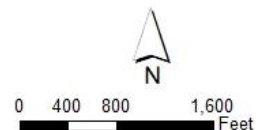
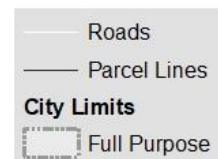
#### Staff recommendation:

Denial of the Final Plat to address outstanding comments



### Location Map

*Ranch at Caliterra  
Preliminary Plat*



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## Overview

This final plat consists of 234 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway and will connect to Mount Ganor Road. The TIA requires that the developer pay a pro rata share for improvements to the RR12/US290 intersection as well as a pro rata share for improvements to Mount Gainor Road.

## Site Information

**Location:** West of the Caliterra subdivision with access to Mount Gainer Road.

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

## Property History

The restated Caliterra development agreement was approved in 2017. The preliminary plat was approved January 24, 2023.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial of the final 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