



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** May 23, 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 Brigrance and Doering, Inc.  
**Property Owner:** Development Solutions CAT, LLC

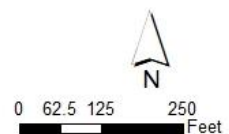
**Staff recommendation:** Denial of the Replat based on outstanding comments



### Location Map

SUB2023-0017

— Roads



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## 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 Caliterra Parkway and Peakside.

## Site Information

**Location:** Caliterra Parkway and Peakside

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

## Property History

The restated Caliterra development agreement was approved in 2018.

## Recommendation

Denial based on outstanding comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 13 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial of the Plat with the outstanding comments.
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