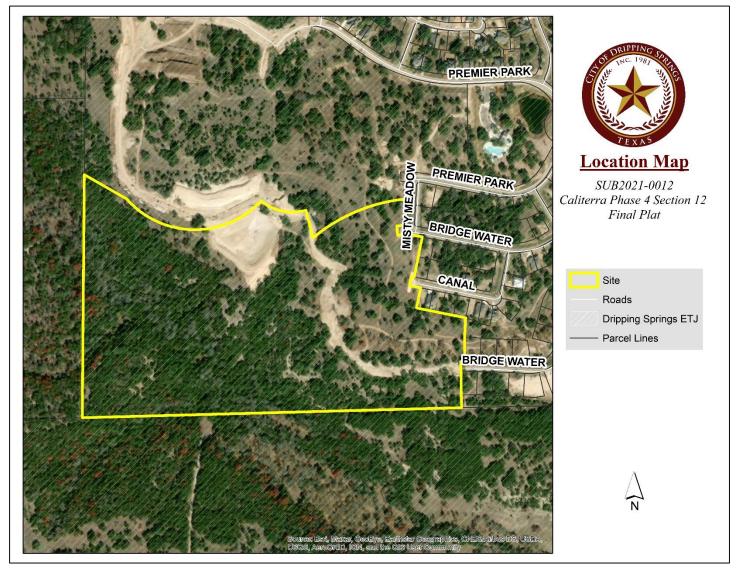


# Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting:	May 24, 2022
Project No:	SUB2021-0012
<b>Project Planner:</b>	Tory Carpenter, AICP, Senior Planner
Item Details	
Project Name:	Caliterra Phase 4 Section 12 Final Plat
<b>Property Location:</b>	Premier Park Loop
Legal Description:	A0415 Philip A Smith Survey, AC 158.048
Applicant:	Bill Couch, Carlson Brigance and Doering, Inc.
<b>Property Owner:</b>	Development Solutions Cat, LLC
Request:	Final Plat Caliterra Phase 4 Section 12
Staff recommendation:	Approval of the Final Plat based on outstanding comments



# **Planning Department Staff Report**

## Overview

The applicant is requesting to Final Plat Caliterra Phase 4 Section 12. The Caliterra development is planned as a low-density single-family residential development located South of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Caliterra Phase 4 Section 12 is a portion of the Caliterra Concept Plan approved with the Caliterra Development Agreement. The 65.17-acre Final Plat consists of a total of 47 lots and right of way. The lots include 42 single family lots, and 5 open space lot.

# ACCESS AND TRANSPORTATION

Access to this project shall be from a continuation of existing Canal Drive and Bridgewater Loop built and barricaded with Section 8. The roadways in this subdivision compromise of 60' R.O.W.

#### **Recommendation:**

Staff is recommending *approval* of the final plat.

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

### **Outstanding Comments:**

None

#### Attachments

Subdivision Application

Caliterra Phase 4 Section 12 Final Plat

Recommended Action	Approve the Plat; Approve the Plat with Conditions
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A