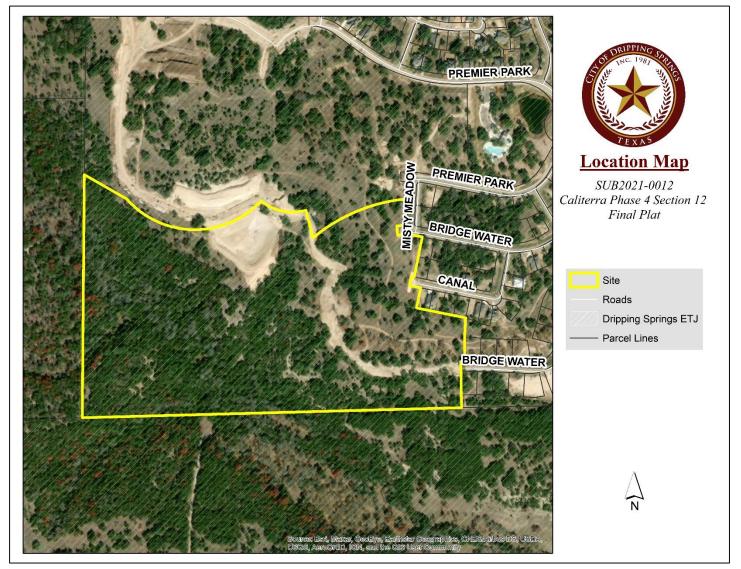


Planning and Zoning Commission Planning Department Staff Report

| Planning and Zoning Commission Meeting: | May 24, 2022 |
|--------------------------------------------|----------------------------------------------------------|
| Project No: | SUB2021-0012 |
| Project Planner: | Tory Carpenter, AICP, Senior Planner |
| Item Details | |
| Project Name: | Caliterra Phase 4 Section 12 Final Plat |
| Property Location: | Premier Park Loop |
| Legal Description: | A0415 Philip A Smith Survey, AC 158.048 |
| Applicant: | Bill Couch, Carlson Brigance and Doering, Inc. |
| Property Owner: | 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 |