



# 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 Brigrance 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



### Location Map

SUB2021-0012  
Caliterra Phase 4 Section 12  
Final Plat



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

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## 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