



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

January 25, 2022

**Project No:**

SUB2021-0072

**Project Planner:**

Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:**

Caliterra Phase 5 Section 14 Preliminary Plat

**Property Location:**

Caliterra Parkway & Crosswater Lane

**Legal Description:**

50.947 acres, out of the Philip A Smith Survey

**Applicant:**

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

**Property Owner:**

Development Solutions CAT, LLC

**Staff recommendation:**

Denial of the Preliminary Plat based on outstanding comments



### Location Map

SUB2021-0072  
Caliterra Phase 5 Section 14  
Preliminary Plat

— Roads  
— Parcel Lines



0 155 310 620 Feet

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

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## Overview

This preliminary plat consists of 25 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

## Site Information

**Location:** Caliterra Parkway and Crosswater Lane

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

## Property History

The restated Caliterra development agreement was approved in 2018.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 14 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval 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