

# Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning
Commission Meeting:
Project No:

SUB2021-0072

**Project Planner:** Tory Carpenter, AICP - Senior Planner

**Item Details** 

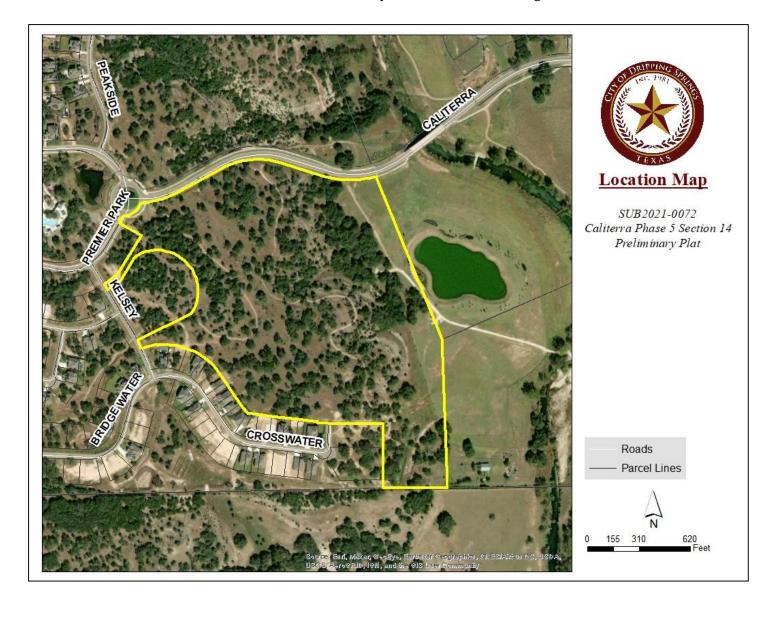
**Project Name:** Caliterra Phase 5 Section 14 Preliminary Plat

**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



# **Planning Department Staff Report**

#### 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