



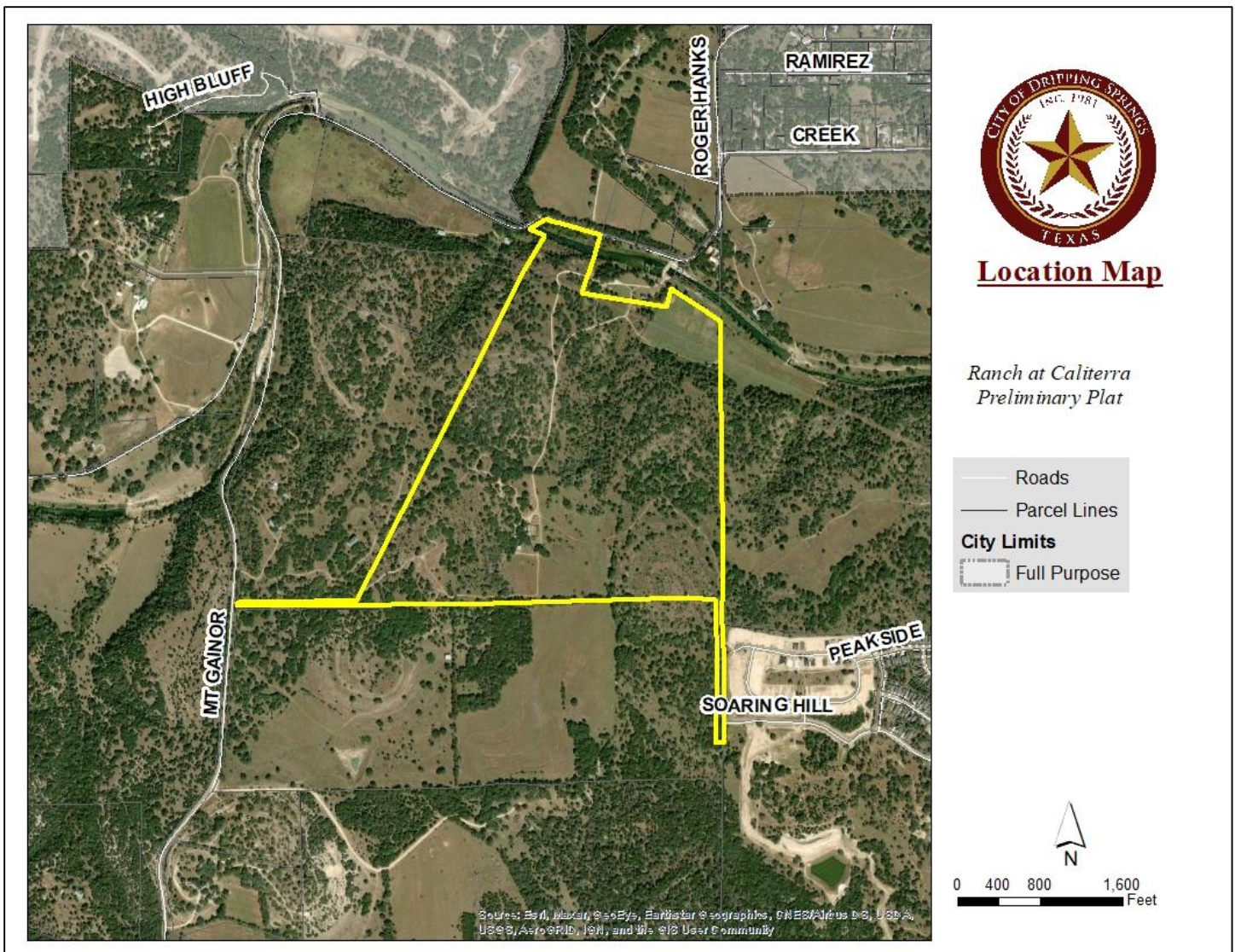
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: January 24, 2023
Project No: SUB2022-0033
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: The Ranch at Caliterra Preliminary Plat
Property Location: West of the Caliterra development
Legal Description: 200.025 acres out of the Benjamin F, Hanna Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: CF CSLK Carter, LLC
Staff recommendation: Conditional approval of the Preliminary Plat



Planning Department Staff Report

Overview

This preliminary plat consists of 233 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

Site Information

Location: West of the Caliterra subdivision with access to Mount Gainer Road.

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2017.

Recommendation

Approval of the preliminary plat with the following conditions:

1. Provide a note on the preliminary plat stating, ““Developer understands and will comply with the recommendations in the TIA for this property dated October 2017 produced by RPS Klotz Associates.” and
2. Provide executed easements required for the future wastewater interceptor that will serve this property.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval of the preliminary plat with the conditions outlined above.
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