



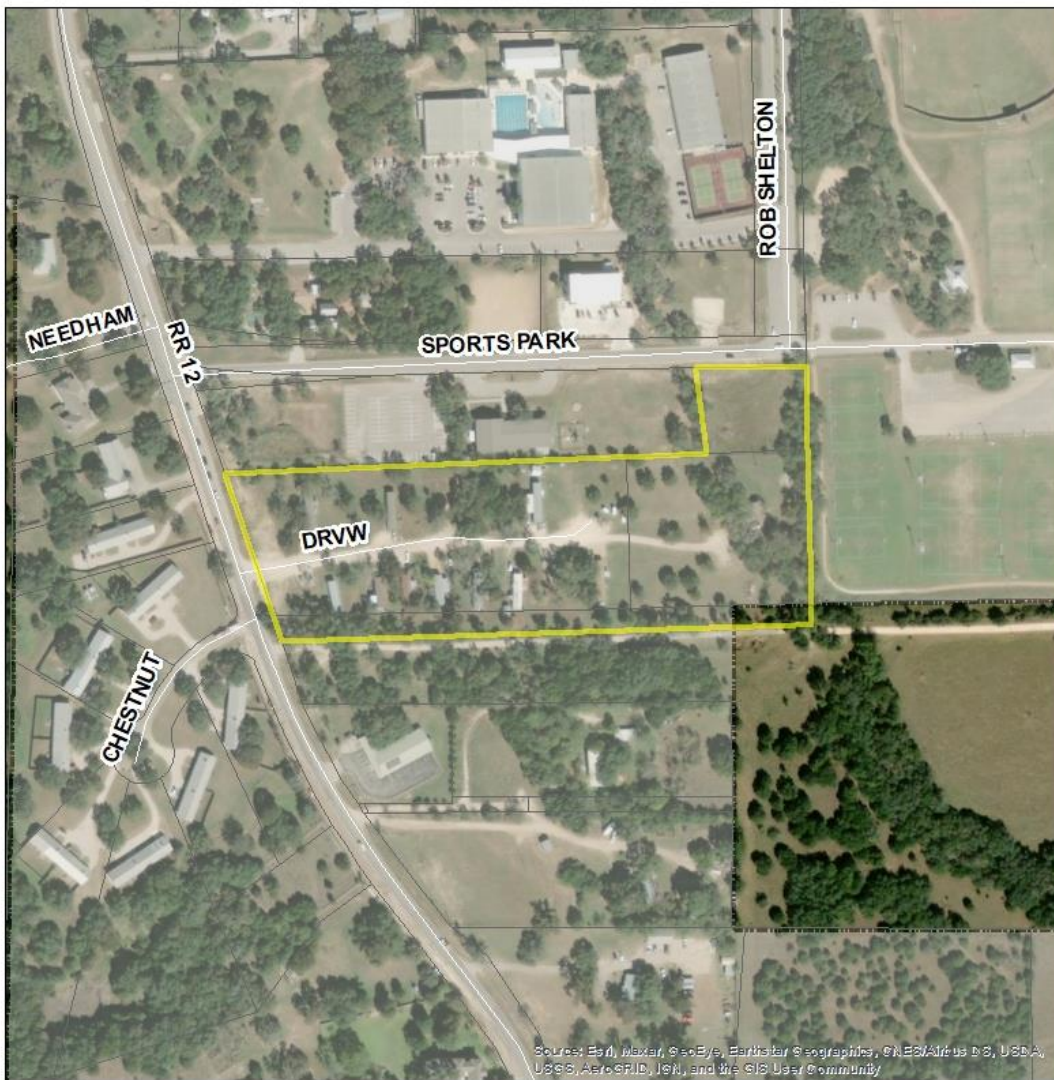
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** April 26, 2022  
**Project No:** SUB2022-0006  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

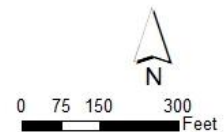
**Project Name:** CRTX Preliminary Plat (PDD 11)  
**Property Location:** 27110 Ranch Road 12  
**Legal Description:** 8.59 acres, out of the P.A. Smith Survey  
**Applicant:** Chet Manning, Allen Harrison Company, LLC  
**Property Owner:** DS Joint Ventures, LP  
**Staff recommendation:** Denial of the Preliminary Plat based on outstanding comments



### Location Map

*SUB2022-0006  
CRTX Addition  
Preliminary Plat*

— Roads  
**City Limits**  
▭ Full Purpose



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 three multifamily lots to be served by on-site septic.

## Access and Transportation

The applicant will extend Rob Shelton through the site and access the development through this extension.

## Site Information

**Location:** Thurman 27110 Ranch Road 12

**Zoning Designation:** PDD #11

## Property History

The Planned Development District was approved May 2020.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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