

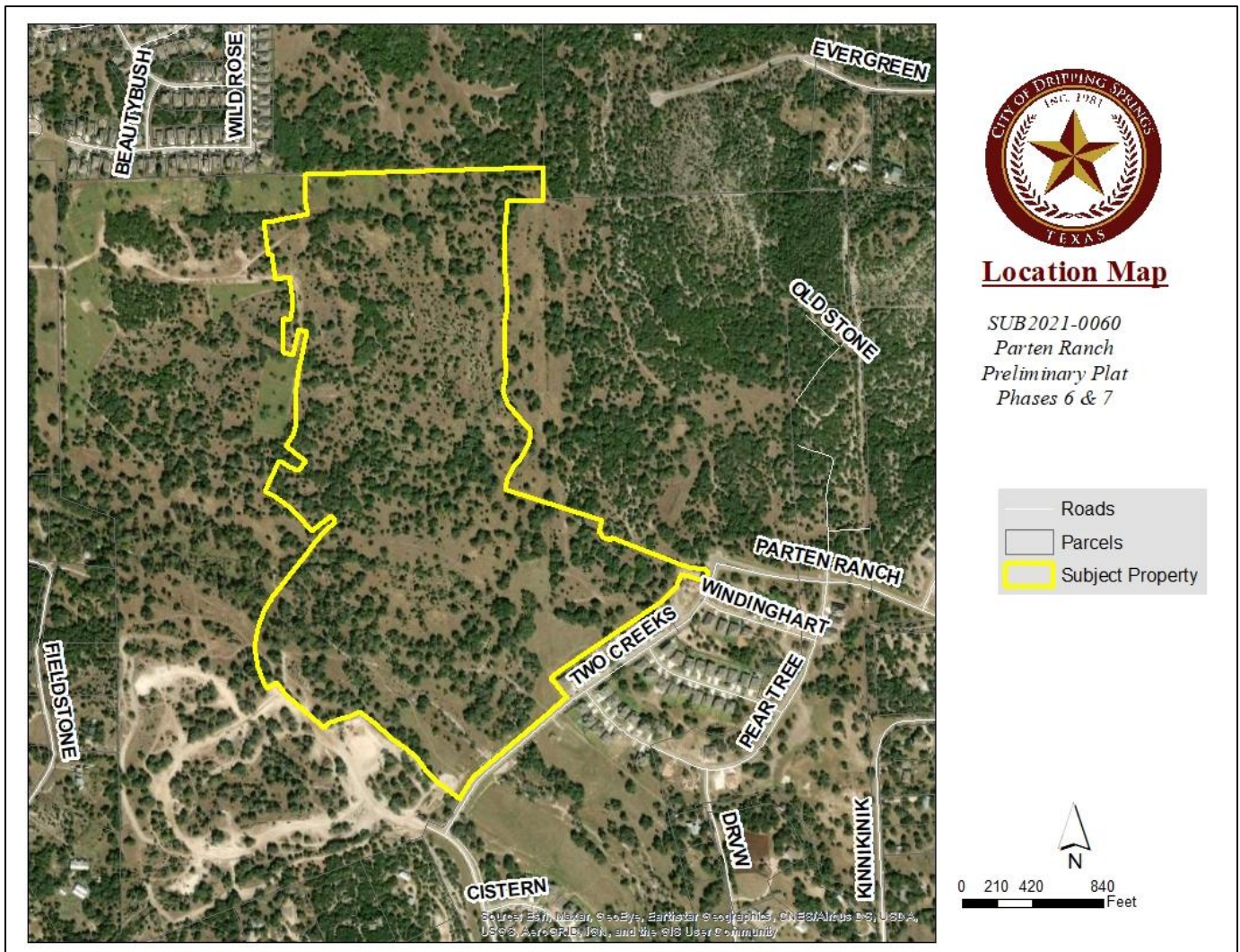


# Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** December 14, 2021  
**Project Number:** SUB2021-0060  
**Project Planner:** Tory Carpenter, Senior Planner

## Item Details

**Project Name:** Parten Ranch, Phases 6 & 7  
**Property Location:** Parten Ranch Parkway near Running Bird Road  
**Legal Description:** 129.0 acres out of the Seaborn J. Whatley and Lamar Moore surveys  
**Applicant:** Dan Ryan, P.E. – LJA Engineering, Inc.  
**Property Owner:** HM Parten ranch Development, Inc.  
**Request:** A residential preliminary plat.



# Planning Department Staff Report

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## Overview

The applicant is requesting approval of a preliminary plat consisting of 122 residential lots.

## Action Requested

*Approval*

## Site Information

**Location:**

Cannon Ranch Road at US 290.

**Zoning Designation:** N/A (ETJ)

## Property History

A development agreement was approved for this property in 2016. Preliminary plats for phase 1 thru 5 have been approved and phase 8 is the only outstanding phase after approval of this preliminary plat.

## Recommendation

Staff is recommending approval.

## Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Approval.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A