



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

June 28, 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:

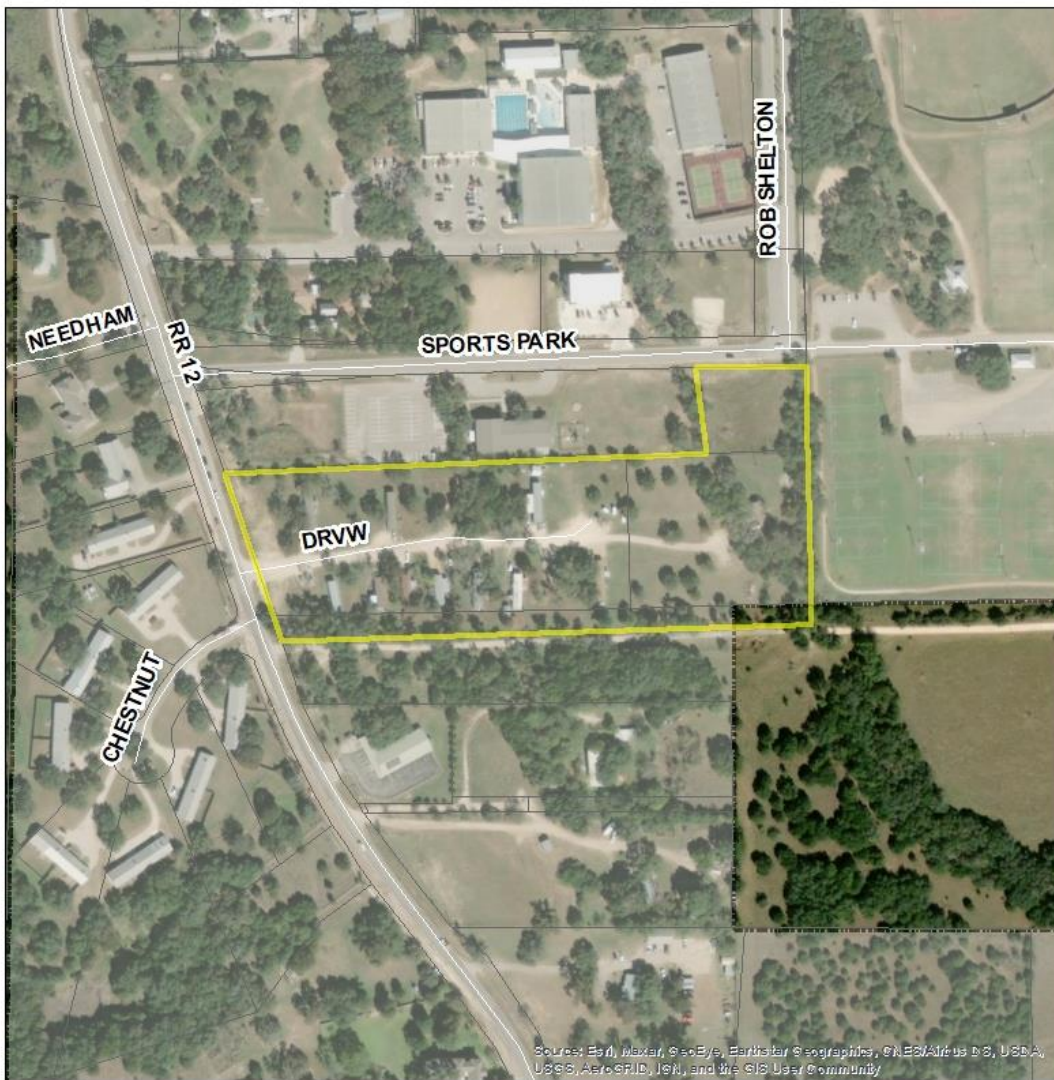
Chet Manning, Allen Harrison Company, LLC

#### Property Owner:

DS Joint Ventures, LP

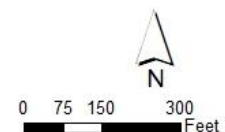
#### Staff recommendation:

Conditional of the Preliminary Plat.



### Location Map

SUB2022-0006  
CRTX Addition  
Preliminary Plat



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

Approval of the preliminary plat with the following conditions:

- 1. Provide a copy of the OSSF permit, approval of the facility planning report, or the suitability letter.
- 2. Provide a copy of the TIA final memo from the City Transportation Consultant.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Conditional approval.
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