



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

June 28, 2022

Project No:

SUB2022-0028

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Parten Ranch Phase 8 Preliminary Plat

Property Location:

Leaning Rock Ridge & Bird Hollow

Legal Description:

81.03 acres, out of the Seaborn J Whately and Lamar Moore Surveys

Applicant:

Lauren Crone, LJA Engineering

Property Owner:

HM Parten Ranch Development, Inc.

Staff recommendation:

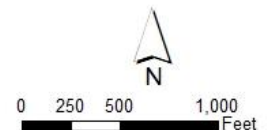
Denial of the Preliminary Plat based on outstanding comments



Location Map

SUB2022-0028
Parten Ranch Phase 8
Preliminary Plat

— Roads
— Parcel Lines



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 87 single-family lots.

Access and Transportation

Primary access to the subdivision will be through other phases of the Parten Ranch development.

Site Information

Location: Leaning Rock Ridge & Bird Hollow

Zoning Designation: ETJ / Parten Ranch Development Agreement

Property History

The Parten Ranch development agreement was approved in 2016.

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