

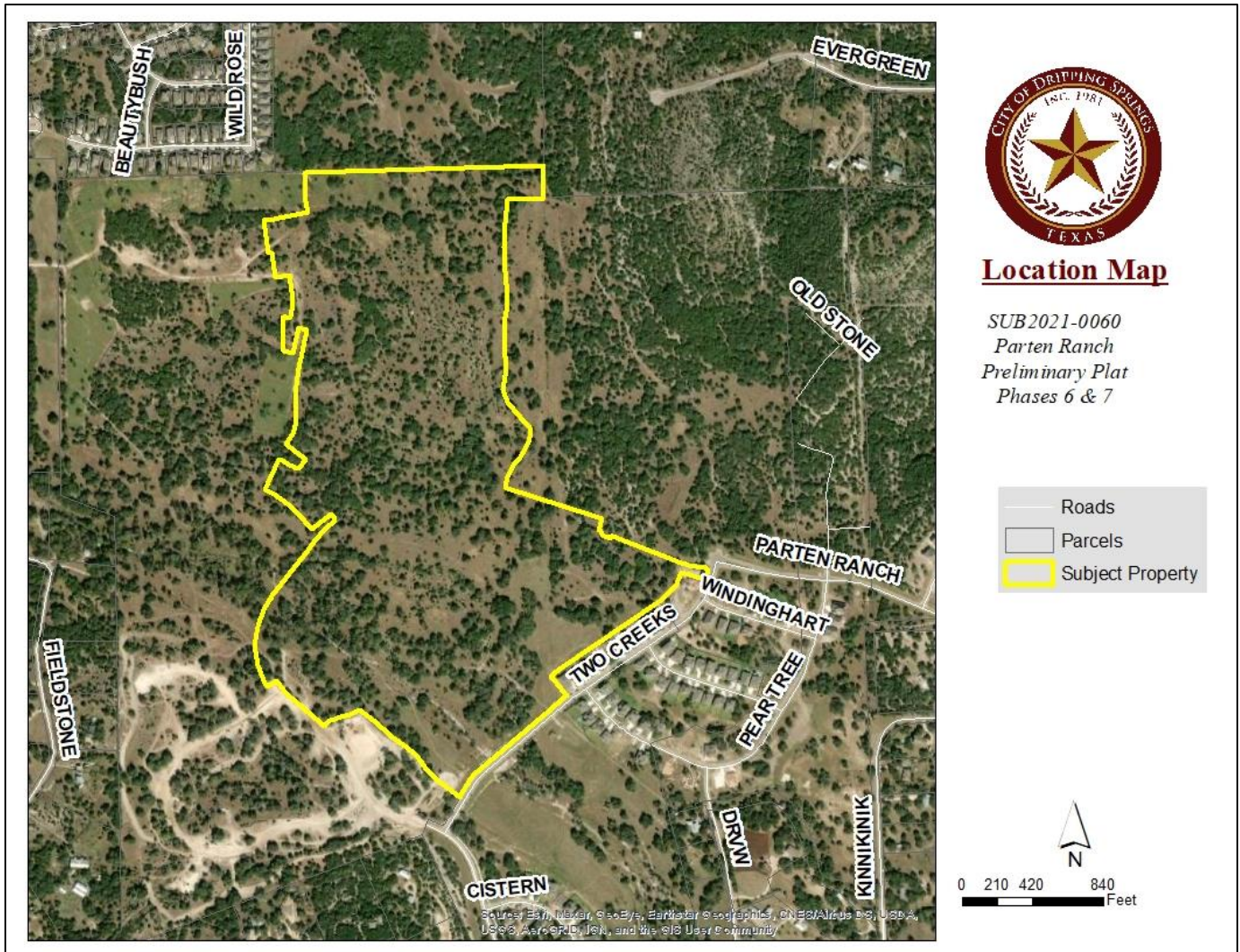


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 9, 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

Overview

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

Action Requested

Disapproval to address comments.

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 disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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