



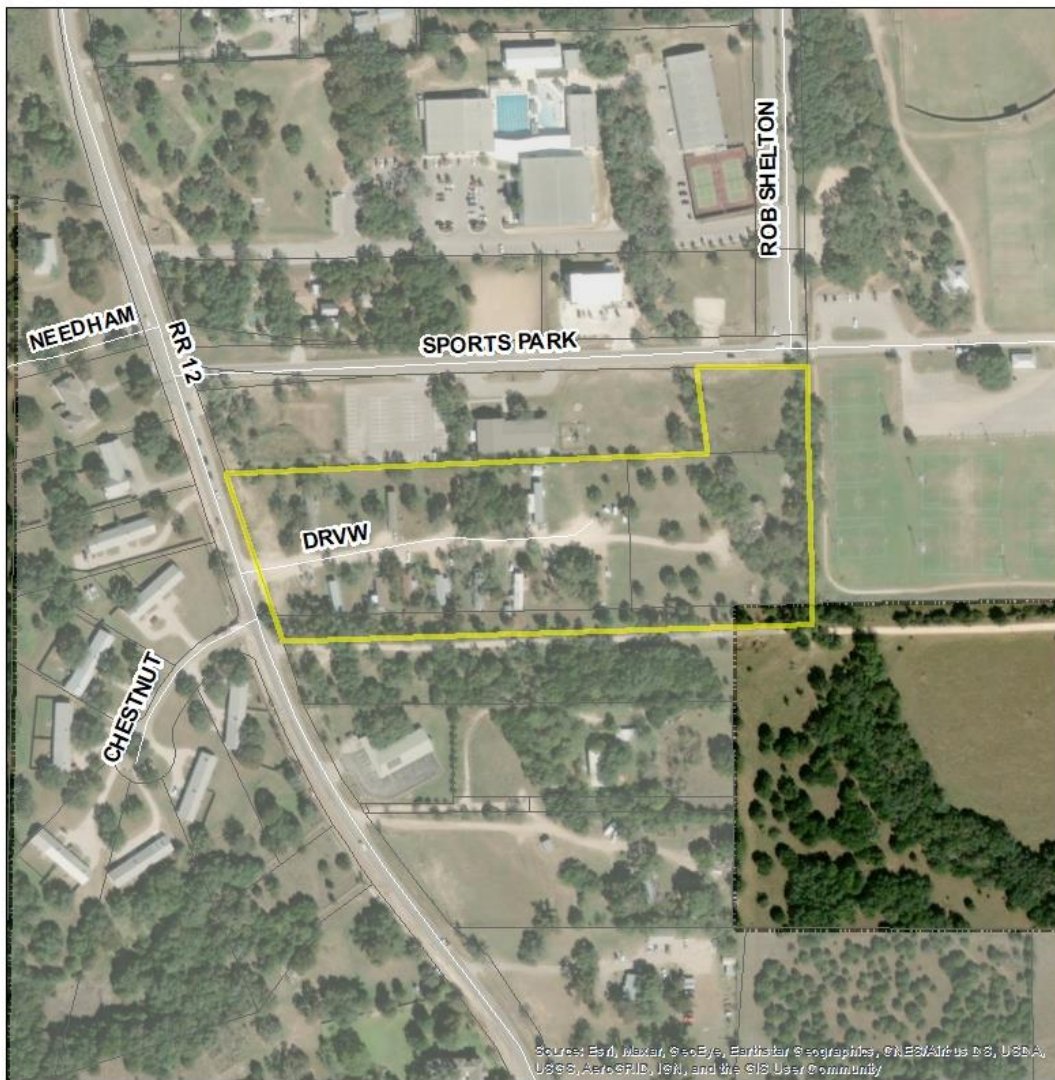
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0006
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

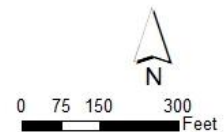
Project Name: CRTX Preliminary Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: DS Joint Ventures, LP
Staff recommendation: Denial of the Preliminary Plat based on outstanding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