

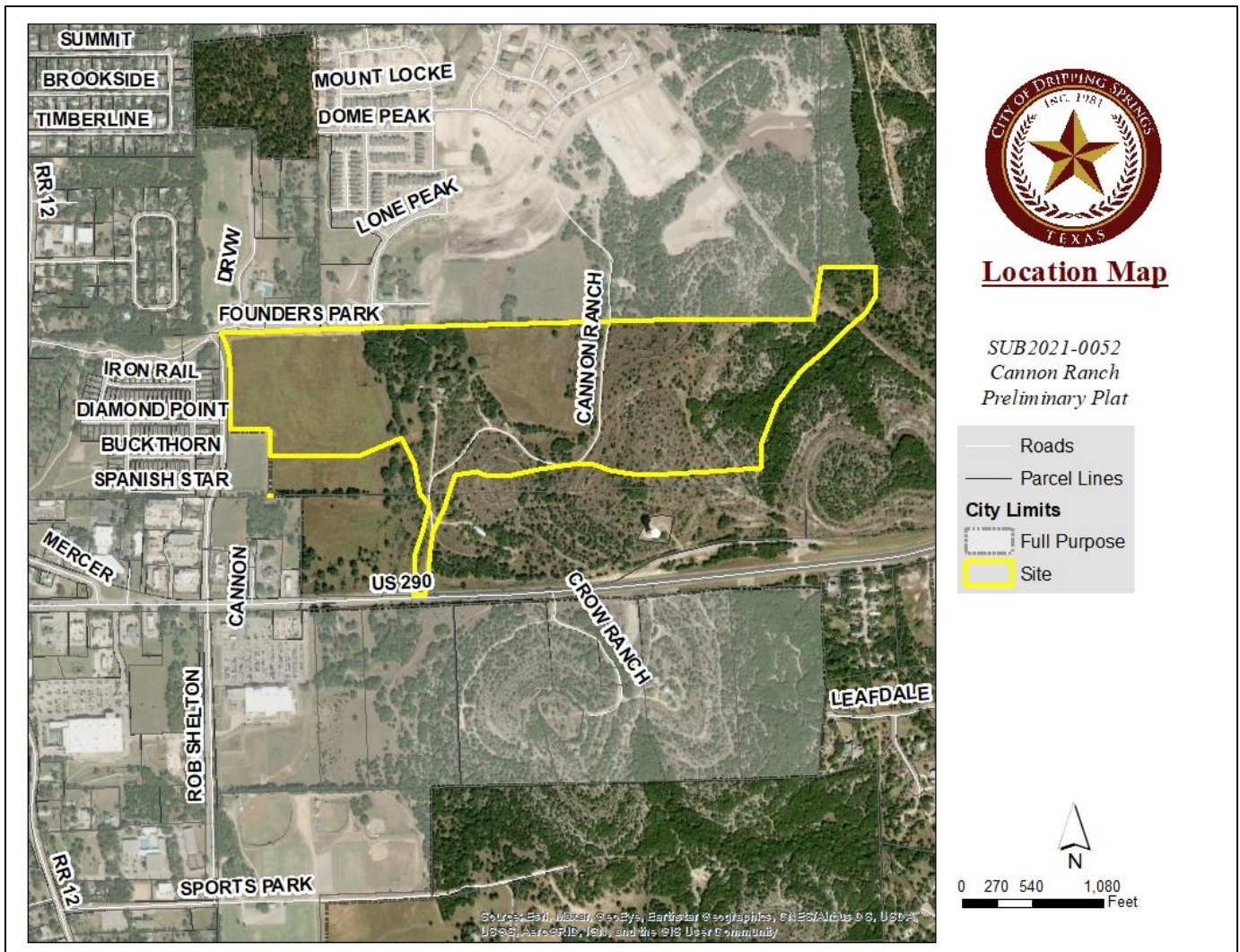


# Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** October 12, 2021  
**Project Number:** SUB2021-0052  
**Project Planner:** Tory Carpenter, Senior Planner

## Item Details

**Project Name:** Cannon Ranch Preliminary Plat  
**Property Location:** Cannon Ranch Road & US 290  
**Legal Description:** 100.58 Acres out of the Philip A. Smith & C.H. Malott Surveys.  
**Applicant:** Doucet & Associates  
**Property Owner:** Ashton Woods  
**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 375 residential lots.

## Action Requested

*Disapproval to address comments.*

## Site Information

**Location:**

Cannon Ranch Road at US 290.

**Zoning Designation:** PDD #12

## Property History

The property was annexed and approved as PDD #12 in July 2021. This preliminary plat encompasses the entirety of the Cannon Ranch development.

## 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