

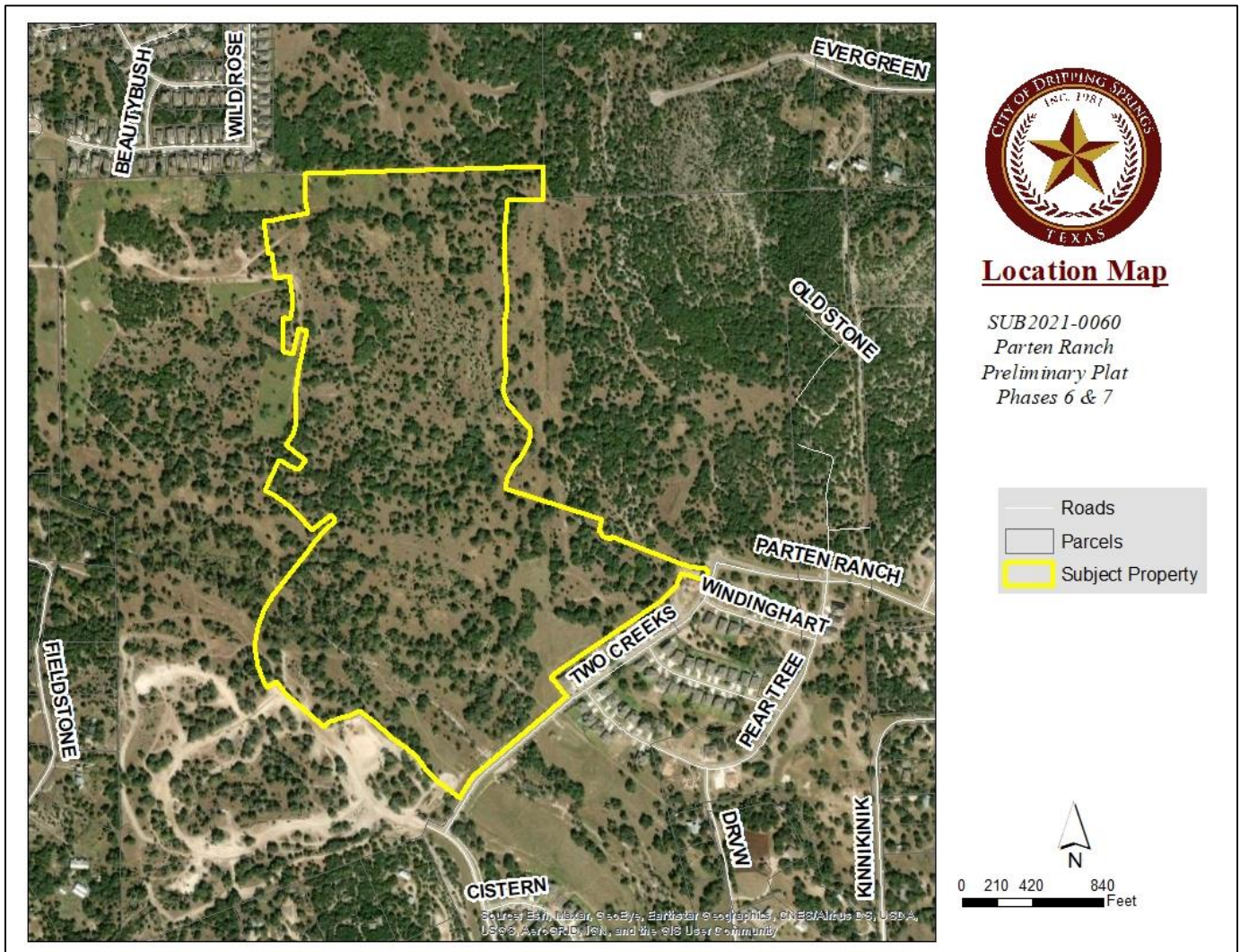


# Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** August 22, 2023  
**Project Number:** SUB2023-0035  
**Project Planner:** Tory Carpenter, AICP – Planning Director

## Item Details

**Project Name:** Parten Ranch, Phases 6 & 7 Final Plat  
**Property Location:** Parten Ranch Parkway near Running Bird Road  
**Legal Description:** 123.63 acres out of the Seaborn J Whatley Survey.  
**Applicant:** Lauren Crone. – LJA Engineering, Inc.  
**Property Owner:** HM Parten ranch Development, Inc.  
**Recommendation:** Denial to address outstanding comments.



# Planning Department Staff Report

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## Overview

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

## Site Information

**Location:** Parten Ranch Parkway near Running Bird Road

**Zoning Designation:** N/A (ETJ) / Parten Ranch Development Agreement

## 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

Denial to address outstanding comments.

## Attachments

Exhibit 1 – Plat

Exhibit 2 – Application

Exhibit 3 – Outstanding Comments

|                          |   |
|--------------------------|---|
| Recommended Action:      | Denial to address outstanding comments. |
| Budget/Financial Impact: | All fees have been paid.                |
| Public Comments:         | None Received at this time.             |
| Enforcement Issues:      | N/A                                     |