



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** August 23 28, 2022  
**Project No:** SUB2022-0028  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

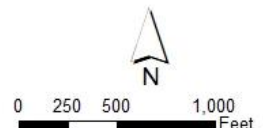
**Project Name:** Parten Ranch Phase 8 Preliminary Plat  
**Property Location:** Leaning Rock Ridge & Bird Hollow  
**Legal Description:** 81.03 acres, out of the Seaborn J Whately and Lamar Moore Surveys  
**Applicant:** Lauren Crone, LJA Engineering  
**Property Owner:** HM Parten Ranch Development, Inc.  
**Staff recommendation:** Conditional approval of the Preliminary Plat



### 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

# Planning Department Staff Report

---

## 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

Approval with the following condition:

1. Provide the Hays County 1445 approval letter.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Conditional approval.
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