

AGENDA ITEM REPORT

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To: Town Council

Subject:

Discuss, consider, and act upon the second reading of Ordinance 2026-07 regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, on a property generally located at 606 US Hwy 80, known as the Pecan Ridge PD (Ordinance No. 2022-33) zoning district consisting of approximately 38.45 acres tract of land within Planned Development (PD) zoning district. **Case 1878-Z/Pecan Ridge Planned Development (PD) Zoning Amendment.**

Meeting: Town Council - June 22, 2026

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

The Pecan Ridge Planned Development zoning ordinance No. 2022-33) was adopted by Town Council in November 2022. The PD encompasses approximately 38.45-acres unplatted tract of land and is partially developed with multiple contractor storage yard uses. The Pecan Ridge PD was established to increase the amount of Highway Commercial zoning on the subject property. The PD zoning allowed for an existing residence on the property to be used as an office building, and to eventually expand Highway Commercial use on the site with additional buildings. The site includes several existing structures on the northwestern section of the property that date back as early as 1955, many of which are non-conforming. Additionally, the existing buildings are served via gravel driveways, and unpaved vehicular parking, neither of which meet current Unified Development Ordinance (UDO) standards. The pre-existing nonconformities were allowed to remain in place with the adoption of the Pecan Ridge PD. The informal agreement between the property owner and the town was to require the property to conform to current UDO standards when new construction was initiated.

Applicant Jim Riley, BDD Engineering, has submitted a site plan application to construct four

new buildings on the subject property which initiated this PD zoning amendment and a preliminary plat process. Both applications are companion items on this Town Council agenda for consideration. The PD amendment will allow update of the concept plan, underlying zoning district conflicts, and development regulations.

The property abuts land zoned Single-Family 4 (SF-4) to the east and south, and both Highway Commercial (HC) and Single Family 4 (SF-4) zoning to the west. There are existing residential homes along the western property line that require residential adjacency buffer per UDO. There is an approximately 100-foot-wide easement along the southern property line for transmission lines. The northern property line abuts US Hwy 80. The site has access from both the US Hwy 80 frontage road as well as Long Creek Road.

Proposed PD Amendments:

Subdistrict Changes

The Pecan Ridge PD zoning includes three subdistricts allowing a variety of uses and alternative development standards while maintaining many of the typical UDO requirements. Two of those subdistricts have a base zoning of Highway Commercial (HC) and one subdistrict has a base zoning of Single Family Residential 4 (SF-4). Exhibit C in the current Pecan Ridge PD ordinance does not illustrate the three separate tracts, which have caused confusion. The exhibit shows the existing SF-4 (Tract Two) and Proposed Highway Commercial zoning for the remaining approximately 17 acres, with no separation between Tracts One and Three.

By zoning and land use laws of local and state governments, one property should not contain two different zoning district designations such as HC and SF-4, as was done here. To facilitate orderly growth and development of the subject property, staff have recommended the removal of the subdistricts and instead proposed that the entirety of the PD have a base zoning of Highway Commercial (HC).

To protect the existing single-family zoned properties to the south, language has been added to the new development standards that prohibit any development in the south approximately 21 acres of the site. The majority of this area is also encumbered by the Long Creek 100-year floodplain, which limits development. A clause prohibiting the clearing of vegetation and trees within the floodplain has been added to the development standards to enhance and protect the natural buffer that exists.

Concept Plan Amendments

The approved concept plan for the Pecan Ridge PD must be amended because it no longer accurately reflects the proposed development and new construction planned for the property. The existing concept plan is inconsistent with the proposed site plan submitted with this request.

Highway Commercial (HC) Base Zoning – The HC base zoning is applicable to the entire property. Uses are allowed as they would typically be allowed in the base HC district in the UDO, as amended. In addition to these uses, several uses, listed in the development standards below, have been allowed by right within the PD:

Uses Permitted

Any use permitted by right within HC zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within HC zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

Additional Uses Permitted by Right:

- Outside Storage
- Contractor's Shop
- Contractor's Storage Yard
- Furniture Repair and Upholstering Shop
- Gym or Health / Fitness Center
- Self-Storage, Security and Mini-Warehouse
- Warehouse

New PD Development Standards Added

1. **Development Prohibited - Residential Adjacency/Buffer** - The southern property line is adjacent to Single Family Residential District 4 (SF-4) zoning district. In order to maintain separation and ensure additional buffers between commercial and residential property, no new construction, outside storage, or any commercial activity shall be permitted within the southern approximately 21 acres tract of land, roughly extending 700 feet from the southern property line to the interior of the subject property as shown on Exhibit C in perpetuity.
2. Additionally, any construction, outside storage, or other commercial activity is prohibited within Long Creek 100-year Floodplain which encumbers the southern edge of the subject property, limiting any future development in that area. This requirement applies in perpetuity.
3. The clear cutting of trees and vegetation within the 100-year floodplain is prohibited.
4. A minimum 8-foot-tall board on board wood fence is required along the western property line starting from the northwest corner of the subject property to the beginning of Tract 2 which is the extent of any commercial development on the property.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission considered this PD amendment request at their May 20, 2026 regular meeting, and recommended approval with the following conditions:

- The applicant should provide a minimum 8-foot-tall solid masonry screening wall along the western property line to the extent of the proposed new building four and associated driveway and parking.

Town Council Action – 1st Reading

The Town Council considered the first reading of this PD amendment request at the June 8, 2026, regular meeting, and recommended approval with the following conditions:

- Instead of the solid masonry wall, provide a minimum 8-foot-tall board on board wood fence on the western property line starting from the northwest corner of the subject property to the beginning of Tract 2 which is the extent of any commercial development on the property, as originally proposed by the applicant.
- Prohibit the uses of engine motor and sheet metal cutting
- Add hours of operation to not begin before 7 am or continue after 11 pm

FINANCIAL IMPACT:

PUBLIC NOTICE:

Nineteen letters of notification were mailed to neighboring property owners within 200 feet of the subject property on May 6, 2026. One sign was posted on the subject property on the same date as well. Four letters of response have been received by the Town with regards to this request. Three of the responding neighboring property owners spoke at the May 20th Planning and Zoning Commission public hearing and at the June 8th Town Council public hearing.

On June 16, 2026 the Town has received a "Protest" against this PD amendment request signed by the property owners of more than at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area. The submitted protest meets the requirements of the UDO Section 3.07.02.E. and Texas Local Government Code (LGC) Section 211.0061 and requires affirmative vote of three-fourths of all members of the Town Council to approve this PD amendment request.

ATTACHMENTS:

[Map](#)

[Proposed Pecan Ridge PD Ordinance 2026-07](#)

[Current Pecan Ridge PD Ordinance No. 2022-33](#)

[Protest Received_06.16.2026](#)

[Response Letters](#)

[Site Photos](#)