Planning and Zoning Commission

AGENDA ITEM REPORT

F.2

To:	Planning and Zoning Commission
Subject:	Discuss and consider approval of a preliminary plat for Lot 1, Block A, Pecan Ridge Addition, consisting of 38.45-acres tract of land, within Pecan Ridge Planned Development (PD) (Ordinance 2022-33) zoning district, located at 606 US Hwy 80. **Case 1847-PLT/Pecan Ridge Preliminary Plat**
Meeting:	Planning and Zoning Commission - May 20, 2026
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the preliminary plat.

BACKGROUND INFORMATION:

The subject property is a 38.45-acre unplatted tract of land out of the Thomas D. Coates Survey, Abstract Number 330. The site is located at 606 US Hwy 80. The property is currently partially undeveloped, and is zoned Pecan Ridge Planned Development (PD) (Ordinance 2022-33). Proposed utility and other easements are shown on the preliminary plat.

All details of the plat adhere to the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards.

This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

ATTACHMENTS:

Map
Preliminary Plat