Planning and Zoning Commission

AGENDA ITEM REPORT

F.1

To: Planning and Zoning Commission

Subject: Discuss and consider making a recommendation to Town Council regarding a Site Plan application for multi-tenant, commercial development on an existing developed property to construct four new metal buildings, on an approximately 38.45-acre tract of land, at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning district (Ordinance No. 2022-33). **Case 1845-SP Pecan Ridge Site Plan.**

Meeting: Planning and Zoning Commission - May 20, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the site plan.

BACKGROUND INFORMATION:

Applicant Jim Riley, BDD Engineering, has submitted a site plan application to construct four new buildings on approximately 38.45-acres tract of land; generally located at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning District (Ordinance No. 2022-33). An accompanying PD amendment request and a preliminary plat are also on the Planning and Zoning Commission agenda for consideration.

The Pecan Ridge PD was established in 2022 in order to increase the amount of Highway Commercial zoning on the property. This change allowed for an existing residence on the property to be used for an office, and to eventually expand Highway Commercial use on the site with additional buildings. There are 10 existing buildings varying in sizes from 1,000 square feet to 7,500 square feet on the subject property. The uses for these buildings are a mix of offices, a gym, small warehouses, retail, and a common restroom. The existing driveways and parking lots throughout the site are made of gravel, which does not meet current UDO requirements. These nonconformities were allowed to remain in place with the adoption of the PD until new construction was initiated for the subject property. The existing driveways will be paved with concrete due to the new improvements being made to the site, and the necessity to meet the UDO 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 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.

ATTACHMENTS:

Staff Report
Map
Site Plan
Landscape Plans
Tree Survey
Elevations
Site Photos