Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council 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: Planning and Zoning Commission - May 20, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Planned Development amendment request.

BACKGROUND INFORMATION:

The Pecan Ridge Planned Development zoning ordinance (Ordinance No. 2022-33) was originally envisioned and approved by Town Council in November 2022. The PD encompasses approximately 38.45-acres and is partially developed. 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, which do not meet current UDO standards.

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.

Currently, a preliminary plat application is being processed to plat the property into one lot and dedicate required easements. There is a companion site plan application that is being processed to facilitate construction of four buildings and other associated improvements. Both of these items are on the Planning and Zoning meeting agenda for consideration.

Proposed PD Amendments:

Subdistrict Changes

The Pecan Ridge PD zoning currently includes three subdistricts that include a variety of uses and alternative development standards while maintaining many of the typical Unified Development Ordinance (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). Tract One is interior to the site and is approximately 8.8 acres in size. Prior to the PD rezoning, it was zoned SF-4. Tract Two is the southern approximately 21 acres of the property that is mostly encumbered with floodplain and is zoned SF-4. Tract Three is approximately 17 acres and includes Tract One as it was rezoned to a base zoning of HC. Exhibit C in the current Pecan Ridge PD ordinance does not illustrate the three separate tracts, which has 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. In order to facilitate orderly growth and development of the subject property, staff has 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 prohibits 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.

The revised concept plan has been prepared to align with the proposed site plan and accurately depict the proposed site improvements. In order to maintain consistency between the governing PD document and the proposed development plans, the applicant is requesting approval of a PD amendment to incorporate the updated concept plan into the Pecan Ridge PD.

Highway Commercial (HC) – 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 or by Special Use Permit (SUP) within the PD.

PD Development Standards

To accommodate the removal of the subdistricts, and to uniformly apply Highway Commercial base zoning, amendments to the PD ordinance are necessary. The following changes are proposed to the development standards of the Pecan Ridge PD ordinance:

1. **Purpose.**

The purpose of this Planned Development District (the "PD") is to create the development framework for constructing flexible use and multi-tenant buildings within a master planned small scale commercial business park with modified development standards to be developed in accordance with all of the standards, terms and conditions of this Ordinance (the "Ordinance"). These Planned Development conditions are incorporated into and made a part of the Ordinance for all purposes.

The Pecan Ridge Planned Development shall adhere to the development standards and Concept Plan as provided below outlining additional and/or modified regulations from the Town's Unified Development ("UDO"). Unless expressly modified by this Ordinance, Pecan Ridge shall be developed in accordance with this ordinance, the UDO, and all applicable Town ordinances, Town regulations, and state law.

2. **Definitions, Interpretations.**

The definitions and interpretations in the UDO, as amended, apply to this Ordinance and the development conditions set forth herein. In addition to the definitions of the UDO, the following definitions are included in the PD:

CMU – Concrete masonry unit.

Contractor's Shop – An indoor office and warehouse storage facility for materials, equipment, tools, products, and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. Does not include outdoor storage of usable materials normally associated with the business.

Contractor's Storage Yard – An office and storage facility for materials, equipment, tools, products and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. May include outdoor storage of usable materials normally associated with the business (i.e. not unrelated scrap, junk, trash, etc.).

Outside Storage – The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.

Self-Storage, Security and Mini-Warehouse - Any storage use consisting of one or more buildings in which individual spaces of 8,000 square feet or less are rented or leased for

private storage.

3. ~~**Subdistricts**~~

~~The PD establishes three subdistricts as described below and as described in **Exhibit C**.~~

8. ~~Highway Commercial (HC) "Tract 1"– The HC "Tract 1" Subdistrict is located roughly 700 to 1400 feet from the northern property line of the property comprising of a maximum of 8.804 acres defined further in and is intended to facilitate commercial development.~~
9. ~~Single-Family 4 (SF-4) "Tract 2"– The SF-4 Subdistrict is located at the southern portion of the property comprising of a maximum of 21.063 acres and is intended to facilitate residential development.~~
10. ~~Highway Commercial (HC) "Tract 3"- The HC Subdistrict located at the northern portion of the property comprising of a maximum of 17.142 acres and is intended to facilitate commercial development.~~
3. **Development Standards**

The Pecan Ridge Planned Development shall be developed in substantive conformance with the attached Exhibit D - Concept Plan. Any variation in use, size, location, and layout of the proposed development as shown on the Exhibit D - Concept Plan shall require Planning and Zoning Commission and Town Council approval following the UDO process for Planned Development zoning approval process as amended.

The subject property of total 38.45 acres shall have a base zoning of Highway Commercial (HC) with the additional restrictions as stipulated in the ordinance stated below:

1. Uses Permitted
    1. 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.

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

1. Residential Adjacency/Buffer
    1. 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 future development 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. Additionally, Long Creek 100 year Floodplain encumbers the southern edge of the subject property, limiting any future development in that area.

2. The clearcutting of trees and vegetation within the 100-year floodplain is prohibited.
3. Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.
4. The building closest to the Highway 80 frontage road shall comply with all UDO depth and height articulation requirements at the time of construction. All other buildings are exempt from this requirement.
5. All contractor's storage yards shall be required to be screened from all public Right OW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
6. Dumpster enclosures should follow the regulations set forth in the UDO as amended and include the use of split face or honed CMU blocks and the use of painted steel doors.
7. Outside Storage shall meet the requirements of "Outside Storage Standards" set forth in the UDO, as amended, as well as the below requirement:
    1. Outside storage shall be required to be screened from all public right-of-way (ROW) and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
8. Self-Storage, Security and Mini-Warehouse units shall be permitted to be designed with individual storage units accessible from the exterior of the building with roll up, sectional or counterweight doors, not exceeding a size of 8,000 square feet.
9. Existing Nonconformities
    1. Existing buildings identified in Exhibit D, consisting of 10 buildings totaling 34,500 square feet, shall provide parking at the ratio of 1 space : 1240 square feet.
10. Parking
    1. All proposed and future buildings will follow the parking ratios defined in the Town's Unified Development Ordinance, as amended.

4. ~~**Uses**~~

1. ~~Authorized Uses/ Prohibited Uses. Only those uses identified herein as permitted uses, are authorized uses (subject to the terms, conditions and provisions of this Ordinance) within the Property. All other uses are expressly prohibited.~~
2. ~~Permitted Uses Within the Highway Commercial "Tract 3" Subdistrict – The Highway Commercial "Tract 3" Subdistrict shall follow the use permission structure set forth in the UDO for the Highway Commercial zoning district, as amended, with the addition of the following:~~

~~Permitted by Right:~~

~~Indoor Boat Storage~~

~~Bulk Materials Sales and Storage~~

~~Contractor's Shop~~

~~Contractor's Storage Yard~~

~~Furniture Repair and Upholstering Shop~~

~~Gym or Health / Fitness Center~~

~~Self-Storage, Security and Mini-Warehouse~~

~~Indoor Vehicle Storage Facility~~

~~Warehouse~~

~~Woodworking and Planing Mill~~

~~Permitted with Special Use Permit:~~

~~Brewery or Distillery~~

~~Food Processing and Storage~~

~~Research and Scientific Laboratory~~

~~Winery~~

1. ~~Permitted Uses Within the Highway Commercial "Tract 1" Subdistrict – The Highway Commercial "Tract 1" Subdistrict shall follow the use permission structure set forth in the UDO for the Highway Commercial zoning district, as amended, with the addition of the following:~~

~~Permitted by Right:~~

~~Indoor Boat Storage~~

~~Outdoor Boat Storage~~

~~Bulk Materials Sales and Storage~~

~~Contractor's Shop~~

~~Contractor's Storage Yard~~

~~Furniture Repair and Upholstering Shop~~

~~Gym or Health / Fitness Center~~

~~Self-Storage, Security and Mini-Warehouse~~

~~Indoor Vehicle Storage Facility~~

~~Outdoor Vehicle Storage Facility~~

~~Warehouse~~

Woodworking and Planing Mill

Permitted with Special Use Permit:

Brewery or Distillery

Food Processing and Storage

Research and Scientific Laboratory

Winery

1. **Development Standards**
2. Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Highway Commercial, as amended, shall govern development of property within the Highway Commercial "Tract 3" Subdistrict. Development Standards applicable to the HC "Tract 3" Subdistrict:

- Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.
- The building closest to the Highway 80 frontage road shall comply with all UDO depth and height articulation requirements at the time of construction. All other buildings are exempt from this requirement.
- All contractor's storage yard shall be required to be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
- Dumpster enclosures should follow the regulations set forth in the UDO as amended and include the use of split face or honed CMU blocks and the use of painted steel doors.
- Boat storage and Vehicle Storage shall be limited to indoors only.
- Bulk Material Sales and Storage, shall be required to be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
- Bulk Material Sales and Storage shall allow only for the following materials to be stored and sold:
    1. Granite
    2. Marble
    3. Quartz
    4. Quartzite
    5. Onyx
    6. Travertine
- Self-Storage, Security and Mini-Warehouse units shall be permitted to be designed with individual storage units accessible from the exterior of the building with roll up, sectional or counterweight doors, not exceeding a size of 8,000 square feet.
- Food Processing and Storage shall only allow for the following industries:
    1. Honey
    2. Coffee
- Existing buildings in the Highway Commercial district "Tract 3" as shown in Exhibit C shall provide parking at the ratio of 1 space : 1240 square feet. All future buildings will

~~follow the parking ratios defined in the Town's Unified Development Ordinance, as amended.~~

1. ~~Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Single-Family 4, as amended, shall govern development of property within the Single-Family 4 "Tract 2" Subdistrict. Development Standards applicable to the SF-4 "Tract 2" Subdistrict:~~

- ~~Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.~~

1. ~~Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Highway Commercial, as amended, shall govern development of property within the Highway Commercial "Tract 1" Subdistrict. Development Standards applicable to the HC "Tract 1" Subdistrict:~~

- ~~All development requirements of the HC "Tract 3" Subdistrict.~~
- ~~Outdoor storage of all vehicles shall be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.~~
- ~~No outdoor storage shall exceed the height of the fence or screening wall in place.~~
- ~~All vehicle, and boat storage shall be covered.~~
- ~~All outdoor storage shall be subject to approval with the review and approval of a view study by staff showing no visibility of the outdoor storage can be seen from Town Right of Way on U.S. Highway 80 and Long Creek Road.~~

FINANCIAL IMPACT:

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. As of writing this report, the town has not received any response with regards to the PD Amendment request.

ATTACHMENTS:

Map
Amended Concept Plan
Site Photos
Draft Ordinance 2026-07