



Planning & Zoning Commission Regular Meeting

DEPARTMENT: Community Development

FROM: Jason Lutz – Senior Planner

MEETING: January 9, 2024

SUBJECT:

Center 81 - PEC Subdivision, A Replat of Lot 2, Block A, located on the westside of Old US Highway 81, just north of Center Street (SUB-23-0321).

SUMMARY:

The owner proposes to replat Lot 2 as two new lots, Lots 2A (4.51 acres) and 2B (4.51 Acres). Coordination with TxDOT will be required to obtain any required driveway permits for access.

The subject property is zoned Retail Services (RS) and will be developed as a P.E.C. electrical substation.

All the property being platted is undeveloped. The future development plan for the property is limited to a proposed PEC substation on Lot 2A and no plan of development has been contemplated for the proposed lot 2B.

OPTIONS:

1. Approve the replat as requested.

RECOMMENDATION:

Staff recommends approval of the proposed replat as the plat meets all Local and State regulations and must be approved according to the Texas Local Government Code.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

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