



To: Planning & Zoning Commission Members
From: Tory Carpenter, AICP – Planning Director
Date: June 27, 2023
RE: Penn Tract PDD

I. Overview

Staff received an application for the Penn Tract Development District. This item is on the agenda for a project introduction from the applicant. We are asking the Commission to appoint one or two Commission members to the Development Agreement Working Group.

II. Project Summary

The proposed is 529.87 acres and consists of a wide range of single family and multifamily residential housing types. There are proposed commercial uses along Ranch Road 12. The applicant has not provided overall density or number of residential units.

III. Utilities

Water and wastewater utilities will be negotiated during the PDD process.

IV. Transportation

The proposed FM150 extension runs along the north portion of the property. Other required transportation improvements will be determined through a Traffic Impact Analysis.