



PLANNING

To: Planning and Zoning Commission **Item No. 4f**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25

Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential.

Zoning:

The property is zoned Planned Development-59 (Single-Family).

Conformance:

The Final Plat conforms to the development standards of Planned Development-59.

Description of Agenda Item:

The purpose of this Final Plat is to construct a single-family home on Lot 1 and dedicate Lot 25 as a landscape and pedestrian access easement to be maintained by the Homeowners' Association.

Companion Item:

There are no companion items on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to:

1. Approval of the necessary construction plans and provision of required landscape escrows within TxDOT right-of-way.
2. Completion of construction and installation of landscaping prior to the issuance of a Certificate of Occupancy.