



PLANNING AND ZONING AGENDA ITEM BRIEFING SHEET

Meeting Date: July 21 st , 2026	Department: Planning & Development	Presented By: Chelsea Kirkland, City Planner Toni Fisher, City Manager
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AGENDA ITEM:

Discussion/Action: to consider approval of Preliminary Plat for Alameda Estates, located on Ranch House Rd, being a subdivision of a 12.032-acre tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 147, Parker County, Texas.

BACKGROUND:

Commissioners,

This land is currently zoned R-1. It has a current residence that is not occupied and the developer plans to remove it and layout a thoughtful R-1 development with custom home builds on a little over one acre lots each with a 3,500 sqft minimum for their homes and a target price point of \$1M+.

The developer has been in close communication with the city on all plat related comments and meets our R-1 zoning ordinance, city street standards, and comply with the future land use plan.

City staff had made many comments, and the developer revised without hesitation. The developer is here if you have any questions and there is a presentation attached.

STAFF RECOMMENDATION:

City Staff have reviewed the preliminary plat and recommend it's approval.

EXHIBITS:

- Preliminary Plat
- Presentation from Developer

RECOMMENDED MOTION:

Motion to approve preliminary plat, as presented.