CITY OF BLUE RIDGE
PLANNING & ZONING
REGULAR SESSION AGENDA
MARCH 20, 2026, 7:00 P.M.
BLUE RIDGE CITY HALL
108 W JAMES STREET

1. Call to Order
2. Roll Call
3. **Public Comments (Non-Public Hearing Items)**

   This is an opportunity for the public to address the Planning & Zoning Commission on any agenda item **that is not a public hearing**. Comments related to public hearing items will be taken when the respective hearing is opened. Speakers must complete a **Speaker Form** and submit it to the City Secretary prior to the start of the meeting. Each speaker will be limited to **three (3) minutes** and must state their name and address for the record. In accordance with the Texas Open Meetings Act, the Planning & Zoning Commission may not deliberate or take action on items not listed on the agenda but may make a statement of fact, recite existing policy, or request that the item be placed on a future agenda.

4. Discuss, approve, or disapprove minutes from Planning and Zoning meeting held February 17th, 2026

5. First Public Hearing to receive public comment and consider a request for a Preliminary Plat known as Deer Creek Ranch Estates, an addition located at the southwest corner of County Road 619 and County Road 574, also known as Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 47, containing 39.093 acres, and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 96, containing 9.102 acres, and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 99, containing 10.000 acres, being replatted into approximately 58.19 acres containing 45 total lots, and located within the Extraterritorial Jurisdiction of the City of Blue Ridge; and consider making a recommendation to the City Council regarding the Preliminary Plat.
6. Discussion and possible direction/recommendations to council regarding a conceptual line plan for a proposed retail/gas station development at 600 State Highway 78, including review of the proposed building placement and parking layout.

7. Staff Updates/Commissioner Comments- In accordance with the Texas Open Meetings Act, Commissioners may make announcements, request clarification, or request items be placed on a future agenda.

7. Adjournment

I, the undersigned authority, do hereby certify that this notice of meeting of the Planning & Zoning Commission was posted in the regular posting place at City Hall for the City of Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and that such notice was posted on March 12, 2026 by 5pm, and remained so posted continuously for at least 72 hours prior to the scheduled meeting.

Joni Lawrence, City Secretary

Notice Regarding Development Applications:

The Planning & Zoning Commission's role is to review applications and make recommendations to the City Council when required by ordinance or state law. Any discussion of a proposed development, concept plan, line plan, or similar item is for informational purposes only and does not constitute approval or authorization by the City of Blue Ridge.