CITY OF BLUE RIDGE
PLANNING & ZONING
REGULAR SESSION AGENDA
MAY 19, 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 April 21st , 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. 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 May 19, 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.

CITY OF BLUE RIDGE
PLANNING & ZONING MINUTES
APRIL 21, 2026, 7:00 P.M.
BLUE RIDGE CITY HALL
108 W JAMES STREET

The Blue Ridge Planning and Zoning Commission met in regular session at 7:00 p.m. on Tuesday, April 21, 2026, at Blue Ridge City Hall, 108 W James St., Blue Ridge, Texas 75424, with the following items on the agenda for consideration and/or action.

1. *Call to order*
   City Secretary Joni Lawrence called the meeting to order at 7:03pm
2. *Roll Call*
   The following members were present: Kevin Mattingly, Tammy Crosswhite, Christopher Rogers, and Kelly Cogdill
3. *Public Comment*
   There was no one present for Public Comment
4. *Discuss, approve, or disapprove minutes from Planning and Zoning meeting held February 17th, 2026*
   Kevin Mattingly motioned to approve the minutes from February 17th, 2026, with Tammy Crosswhite seconding the motion. Motion carried unanimously.
5. *Consider, discuss, and take possible action regarding terms and the nomination and election of Chair, Vice Chair, and Secretary for the Planning and Zoning Commission.*

City Secretary Joni Lawrence conducted a random drawing to establish the initial staggered terms for the Planning & Zoning Commissioners. Commissioners selected numbered slips corresponding to term assignments. The following terms were assigned:

- Kelly Cogdill and Kevin Mattingly – one-year terms
- Tammy Crosswhite and Chris Rogers – two-year terms

City Secretary Joni Lawrence then reviewed the duties and responsibilities of the Chair, Vice Chair, and Secretary positions with the Commission and opened the floor for nominations.

Upon nomination and consensus of the Commission, the following officers were selected:

- Chris Rogers – Chair
- Kevin Mattingly – Vice Chair
- Tammy Crosswhite – Secretary

The Commission also expressed consensus that City Secretary Joni Lawrence would serve as the official record keeper for the Planning & Zoning Commission.

6. *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.*

   This item was deferred pending receipt of all required documentation from the developer.

7. *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.*

   Developers Sunny and Jay with Tiger Fuel were present to answer questions from the Commission regarding the proposed development. Discussion primarily focused on the number of required parking spaces for the size of the proposed building. City Secretary Joni Lawrence suggested correcting the zoning designation from B-1 (Commercial Core Business) to B-2 (Commercial Business) in order for the proposed development to better align with the City's zoning regulations. It was noted that B-1 zoning is generally intended for downtown-style commercial businesses, whereas the subject property is more consistent with B-2 commercial use. Tammy Crosswhite made a motion to recommend approval of the zoning correction to City Council. Kelly Cogdill seconded the motion. The motion carried unanimously.

8. *Discussion and possible direction/recommendation to council regarding a conceptual line plan for a proposed retail development to be known as "The Womble Building", located at the southeast corner of W FM 545 and Harmon Circle, Property ID# 2523693.*

   Discussion was held regarding the conceptual line plan for the proposed retail development known as "The Womble Building," located at the southeast corner of W FM 545 and Harmon Circle, Property ID No. 2523693.
   Kevin Mattingly made a motion to recommend approval to City Council of the requested front and rear setback variances. Kelly Cogdill seconded the motion. The motion carried unanimously.
   Chris Rogers then made a motion to recommend approval to City Council for the use of crushed granite in lieu of the required concrete parking surface for a period of two (2) years from the date of occupancy. Kelly Cogdill seconded the motion.
   Voting Yea: Chris Rogers, Tammy Crosswhite, and Kelly Cogdill
   Voting Nay: Kevin Mattingly
   The motion carried.

9. *First Public Hearing to receive public comment and consider a request for a Preliminary Plat, to be known as W.A. Rich Addition, an addition located within the Extraterritorial Jurisdiction of the City of Blue Ridge, being an approximately 10.6857-acre tract of land situated in the J.C. Neil Survey, Abstract No. 658, Collin County, Texas; said plat proposes to subdivide the property into two (2) tracts, Lot 1 being approximately 9.3857 acres and Lot 2 being approximately 1.300 acres; and consider making a recommendation to the City Council regarding the Preliminary Plat.*

   Tammy Crosswhite motioned to recommend approval to Council with Chris Rogers seconding the motion. Motion carried unanimously.

10. *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.*

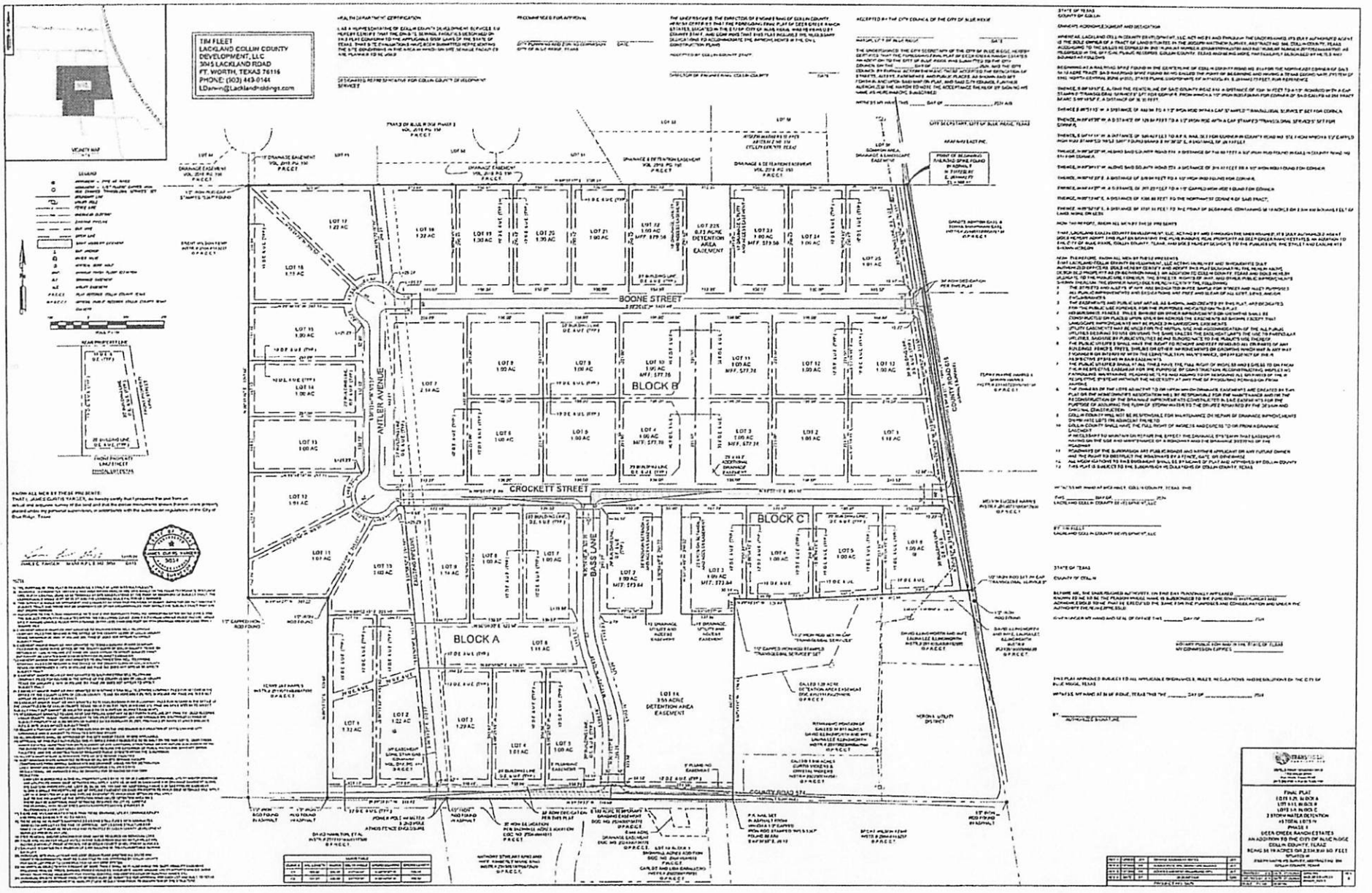
    Kevin Mattingly asked questions regarding roadway widths and safety measures associated with the Blue Ridge Crossing development.

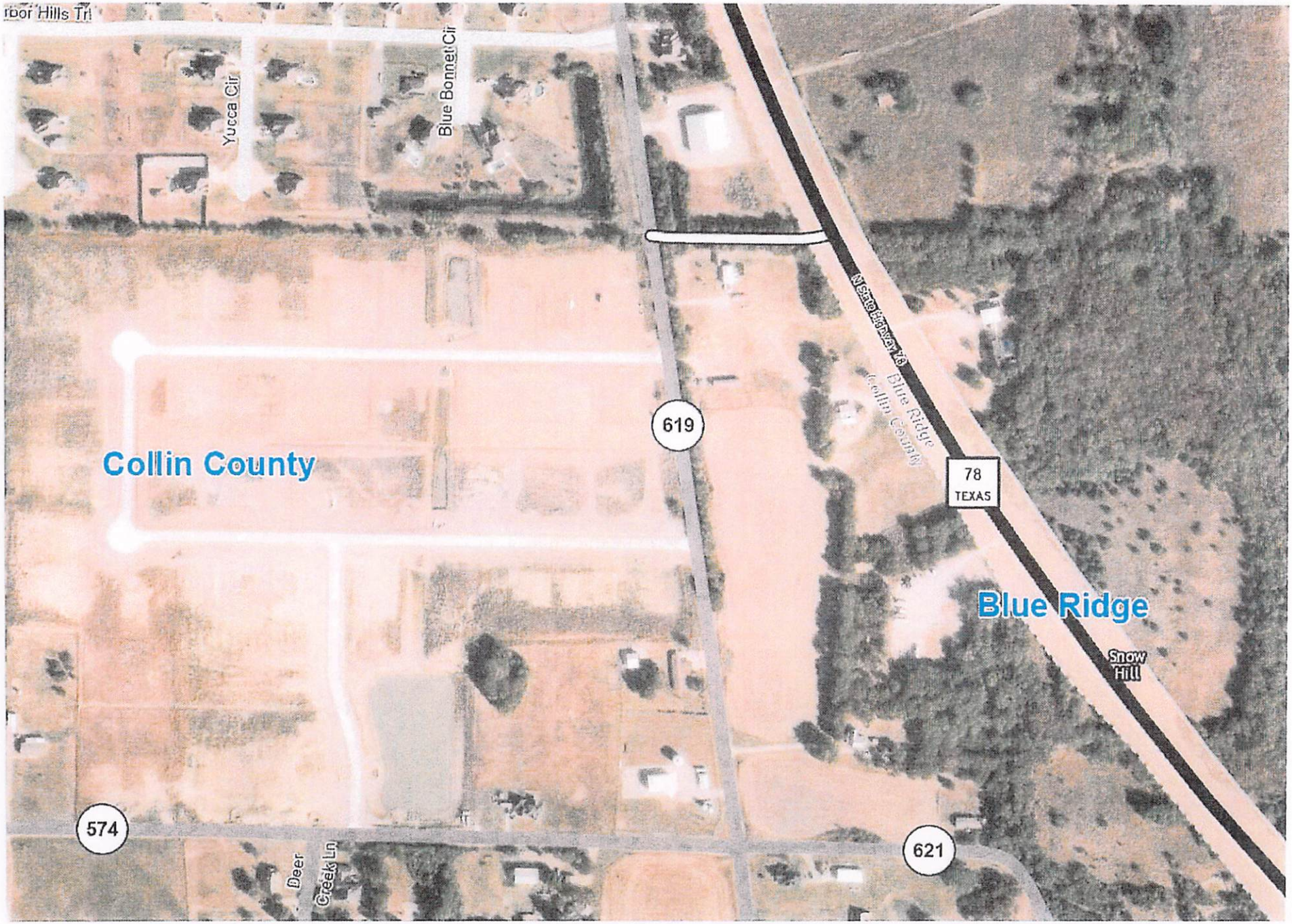
11. *Adjournment*

    Kevin Mattingly made a motion to adjourn. Tammy Crosswhite seconded the motion. The meeting adjourned at 8:33 p.m.

APPROVED: **ATTEST:**

Joni Lawrence, City Secretary Chair


TIM FLEET
LACKLAND COLLIN COUNTY DEVELOPMENT, LLC
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BOONE STREET
CROCKETT STREET
MILLER AVENUE
BASS LANE
COUNTY ROAD 374
BLOCK A
BLOCK B
BLOCK C
FINAL PLAT
LOTS 1-21, BLOCK A
LOTS 1-11, BLOCK B
LOTS 1-5, BLOCK C
2 STORM WATER DETENTION
+/- TOTAL LOTS 39
PHASE 1
DEER CREEK RANCH ESTATES
AN ADDITION TO THE CITY OF BLUE RIDGE
COLLIN COUNTY, TEXAS
BEING 39.19 ACRES ON 2,234,849.80 FEET


Yucca Cir
Blue Bonnet Cir
619
Collin County
78
TEXAS
Blue Ridge
Snow Hill
574
621
Deer Creek Ln