



AGENDA

Planning and Zoning Commission

Wednesday, September 16, 2026

6:00 pm Planning and Zoning

Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. Public Forum Regarding Items Not on the Agenda

The Planning and Zoning Commission invites citizens to address the Planning and Zoning Commission on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Commission, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Planning and Zoning Commission is not permitted to take any action or discuss any item not listed on the agenda. The Commission may choose to place the item on a future agenda.

D. Consent Agenda Items

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

1. Discuss and consider approval of a final plat for Lot 1, Block A, Pecan Ridge Addition, consisting of 38.45-acres tract of land, within Pecan Ridge Planned Development (PD) (Ordinance No. 2026-07) zoning district, located at 606 US Hwy 80. **Case 1848-PLT/Pecan Ridge Addition**

[Map](#)
[Pecan Ridge Addition Final Plat](#)

E. Presentations and Updates

1. Discuss, consider, and receive a presentation on Unified Development Ordinance (UDO) amendment with regards to Landscape, Screening and related requirements.
[Excerpt from Sunnyvale UDO - Relevant Sections](#)

F. Adjourn

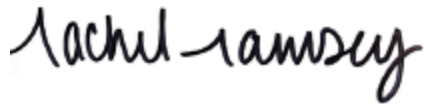
The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). This facility is wheelchair accessible and accessible parking spaces are available.

Request for reasonable accommodations and equal access to communications must be made 48 hours prior to this meeting. Please contact the Town Secretary at 972-226-7177 for further information.

NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The public is encouraged to attend the meeting and all individuals wishing to speak during the meeting must submit a speaker card to the Director of Planning and Development prior to the start of the meeting. Individuals may also email comments to ssen@sunnyvaletx.gov by 3 p.m. the day of the meeting.

I, Rachel Ramsey, Town Secretary for the Town of Sunnyvale, Texas, do hereby certify that this agenda notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, in a place readily accessible to the general public, on the 10th day of September 2026 by 11:59 p.m. and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting.

A handwritten signature in black ink that reads "Rachel Ramsey". The signature is written in a cursive, flowing style.

Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Removed: _____

Notice of Possible Quorum of Town Council

A quorum of the Town Council may be in attendance. This is not a regularly scheduled meeting of the Town Council. As a governmental body, the Town Council will not deliberate nor take any formal action on any items discussed.