

P&Z

MEETINGS

DECEMBER
TEXAS



The Planning and Zoning Commission reviews and makes recommendations to the City Council on all applications for rezoning, site plans, requests for specific use permits, zoning ordinance amendments and sector plans. To oversee the country's economic and social development, chiefly through the formulation of five-year plans. The Planning and Zoning Commission (P&Z) is a nine-member citizen panel includes Chairman, Deputy Chairman that reviews land development applications, including all subdivision plats within the city limits. The Prime Minister is the chairman of the Planning Commission and the Deputy chairman is the full-time functional head of the Commission.

The Real Estate Forum diligently compiles and publishes this monthly meeting newsletter to empower and educate the real estate community. With a dedicated team of experts, this forum curates essential insights from Planning and Zoning (P&Z) meetings across cities and counties, offering valuable information on potential developments and updates. Our aim is to provide a comprehensive overview that aids investors and enthusiasts in making informed decisions. Through meticulous research and a commitment to accuracy, we ensure this newsletter serves as a trusted resource for navigating the dynamic landscape of real estate opportunities.



Aubrey city - December 14, 2023

Summary

Consider a Preliminary Plat application for Aubrey Middle School #2, being 70.881 acres out of the William Lumpkin Survey, Abstract No. 730, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas.

Applicant : Aubrey Independent School District

Consider an Amending Plat application for Arrow Brooke, Phase 7, being 50.632 acres out of the William Lumpkin Survey, Abstract No. 730, located west of FM 1385, east of Winn Ridge Road, north of Union Park Drive, and south of Frontier Parkway, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas.

Applicant : Bloomfield Homes, L.P.

Consider and make a recommendation to City Council regarding a Final Plat of High Point Ranch Phase 1B being 44.187 acres in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas located immediately east of US 377 between Spring Hill Road (FM 428) on the south and East Blackjack Rd on the north within the city limits of Aubrey.

Applicant : Aubrey Blackjack Partners, LL

Austin city -December 19, 2023

Summary

C14-2023-0049 - Bolm East PDA; District 3 - Staff recommends LI-PDA, Limited Industrial-Planned Development Area District.

Applicant : APAC-Texas, Inc

C14-2023-0050 - Bolm West PDA; District 3 - Staff recommends LI-PDA, Limited Industrial-Planned Development Area District, zoning with the following conditions: The property is subject to the recommendations listed in the Zoning Traffic Analysis Memo (please see ZTA Memorandum – Exhibit D).

Applicant : APAC-Texas, Inc.

C14-2023-0048 - 7500 Burnet Road; District 7 - The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay (CS-MU-V-CO) combining district zoning. Applicant : 7500 Burnet LP (Anthony Clarke)

C14-2023-0125 - 1601 W 38th; District 10 - Staff recommends the applicant's request for CS-1-CO, Commercial-Liquor Sales Conditional Overlay Combining District zoning. In addition, the staff recommends a condition to prohibit the Cocktail Lounge use on the property.

Applicant : EHRlich JEFFERSON SQUARE LIMITED PARTNERSHIP (Robert Ehrlich, Jr.)

SP-2017-0081C(XT2) - South 5th St. Apartments - The applicant is requesting a three-year extension to a previously approved site plan. The start of construction was delayed primarily by Covid related concerns, however, the applicant is now ready to begin construction upon approval of the requested Extension.

Applicant : Attn David G. Ross

SP-2022-0558D - Bull Creek - Old Lampasas 3 Dam District 6 & ETJ - Variance request is as follows: To vary from LDC 25-8-261 to allow construction in the Critical Water Quality Zone; 25-8-341 to allow cut up to 10 feet; 25-8-342 to allow fill up to 9 feet; 25-8-301 to allow driveway construction on slopes over 15%.

Applicant : Kimberly Patak (Freese & Nichols)

SP-2022-0185C - Iglesia Pentecostal Emanuel, Inc.(WR SP-2020-0324C); District 1 - Vary from LDC 25-8-261 to allow development of a portion of a driveway in the Critical water Quality Zone.

Applicant : Iglesia Pentecostal Emanuel, Inc. (David Sandres)

Austin city - December 05, 2023

Summary

Staff recommends RR-CO, Rural Residence-Conditional Overlay Combining District zoning for Tract 1 and GR-CO, Community Commercial-Conditional Overlay Combining District zoning for Tract 2, to change the conditions on the zoning for the property. The staff recommendation will limit the height to a maximum of 45 feet or three stories and will include the conditions listed in the Proposed Redlined Ordinance No. 920507-B shown in Exhibit C.

Applicant : East VH 2222, LLC (Vinod Nagi, President)

Staff recommends granting multifamily residence-moderate-high density (MF-4) zoning.

Applicant : 3423 Investments LLC and MF Austin Ridge LLC Recommended by staff; recommended by Environmental Commission. Revegetation on slopes will be with native seeding and planting mix, per Standard Specification 609S.5. ENVIRONMENTAL COMMISSION CONDITIONS Work with City staff to establish a management plan for the natural areas which include no mow zones or grow zones.

Applicant : Jeff Kittle (Jeff Kittle Group)

Staff recommends LI-PDA, Limited Industrial-Planned Development Area District, zoning with the following conditions: Per the Aboveground Hazardous Materials Risk and Consequence Assessment Report dated August 18, 2022 (please see Exhibit D), a condition shall be established in the PDA overlay in order to create the determined setback distances from the nearby hazardous materials.

Applicant: APAC-Texas, Inc.

Belton city - December 19, 2023

Summary

312 N. East Street - Hold a public hearing and consider a zoning change Multi-Family Residential to Retail, on approximately 0.216 acres located at 312 N. East Street, north of West 2nd Avenue and South of West 3rd Avenue.

Applicant : Jordan Samfield/Dominica Garza

800 N Birdwell St - Hold a public hearing and consider a zoning change from Retail to Commercial- 2, on approximately 0.232 acres located at 800 N Birdwell St., located at the northeast intersection of East 6th Ave and North Birdwell St.

Applicant : Gloria I. Jaimes

Cedar Park city - December 19, 2023

Summary

(2023-12-Z) Public Hearing And Recommendation Regarding A Request By The City Of Cedar Park To Rezone Approximately 5.1 Acres From Suburban Residential (SR) To Public Services (PS) Located At 1300-1402 Fire Lane.

Applicant : City of Cedar Park

(2023-3-SUP) Public Hearing And Recommendation Regarding A Request By Haute Motorworks Development Group LLC, c/o Jeff Haynes For A Special Use Permit (SUP) For An Outdoor Commercial Amusement, Minor Use On Approximately 1.83 Acres Located at 1806 CR 180.

Applicant : Haute Motorworks Development Group LLC c/o Jeff Haynes

(2023-13-Z) (Related to 2023-6-SUP) Public Hearing And Recommendation regarding A Request By WGI C/O Cliff Kendall To Amend The Crossover Planned Development-General Business (PD-GB) District To Modify the Permitted Uses On Approximately 14.74 Acres Located At 1717 Scottsdale Drive.

Applicant : Eric Percardi c/o Perardi Development Company, LLC

(2023-6-SUP) (Related to 2023-13-Z) Public Hearing And Recommendation Regarding A Request By WGI C/O Cliff Kendall For A Special Use Permit (SUP) To Allow The Mobile Food Establishment Court Use on Approximately 14.74 Acres Located At 1717 Scottsdale Drive.

Applicant : Eric Percardi c/o Perardi Development Company, LLC

Frisco city - December 12, 2023

Summary

Conveyance Plat: Bays Addition, Block A, Lots 1-4, Block B, Lot 1 (CP23-0026) Owner(s): Rockhill Legacy I, LP, SM Bays Development LLC, & SSSS Holdings LLC One hotel/driving range/restaurant/office building, one restaurant, one retail building, one hotel, one health/fitness center, one medical office/hospital building, one medical office building, and six retail/restaurant buildings on five lots on 45.4± acres on the northwest corner of future Mahard Parkway and PGA Parkway. Zoned Planned Development-282-Office-2/Retail/Residential. Neighborhood #53. D

Final Plat: Collinsbrook Farm, Phase 5 (FP23-0055) Owner(s): First Texas Homes, Inc. 41 Single Family-8.5 lots, 67 Single Family-7 lots, and five Homeowners' Association lots on 41.1± acres on the southeast corner of Lonesome Dove Trail and PGA Parkway. Zoned Planned Development-243-Single Family8.5/Single Family-7. Neighborhood #5. DP

Open Space Plan & Preliminary Site Plan: Hillcrest Place Addition, Block A, Lots 3-5 (OS23-0101 & PSP23-0058) Owner(s): Hillcrest Trails, LLC. Two office/retail/restaurant buildings, one retail/restaurant building, and two retail buildings on three lots on 9.4± acres on the southwest corner of Taft Powell Road and Main Street. Zoned Commercial-1. Neighborhood #19. RR

Open Space Plan & Preliminary Site Plan: NWC PGA Preston, Block A, Lots 1- 9 (OS23-0110 & PSP23-0060) Owner(s): Rockhill and Preston Retail, LLC. A convenience store with gas pumps, two restaurants with drive throughs, two retail buildings, and five professional office buildings on nine lots on 18.2± acres on the northwest corner of Preston Road and PGA Parkway. Zoned Retail. Neighborhood #3. KC

Open Space Plan & Preliminary Site Plan: Coit and 3537 Addition, Block B, Lot 2 (OS23-0114 & PSP23-0061) Owner(s): Coit Ventures, LLC. Two restaurants with drive-throughs, one office building, one restaurant/retail/office building, and two restaurant/retail buildings on one lot on 11.7± acres on the east side of Coit Road, 50± feet north of Lyndhurst Drive. Zoned Retail. Neighborhood #17. RR

Preliminary Plat: The Preserve, Phase 3 (PP23-0007) Owner(s): Fields Preserve Investment Partners, LP. 50 Fields Residential 1A lots, nine Fields Residential 1B lots, 11 Fields Residential 1B lots, 20 Fields Residential 2A lots, 20 Homeowners' Association lots, and one Homeowners' Association Private Street lot on 91.2± acres on the northwest corner of Legacy Drive and Fields Parkway. Zoned Planned Development-280. Neighborhoods #52 and #53. RR

Site Plan: Firefly Park, Block A, Lots 1-3 & Block B, Lot 1 (SP23-0128) Owner(s): Frisco North Development, LLC One park and open space tract on four lots on 54.8± acres on the northeast corner of Mahard Parkway and PGA Parkway. Zoned Planned Development272-Office-2/Retail/Residential. Neighborhood #53. DP

George Town city -December 05, 2023

Summary

Consideration and possible action on an request for a Zoning Map Amendment to zone, upon annexation of 9.992 acres out of the William Roberts Survey Abstract No. 524 to the Low-Density Multifamily (MF-1) Zoning District for the property generally located at 3601 Shell Road (2023-10- ANX) -- Ryan Clark, AICP Senior Planner.

Summary

Approval of Subdivision Case SFP-22-0009 regarding Moon Valley Short Form Final Plat on two (2) parcels of land approximately 8.8 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; generally located 1,000 feet to the southwest of the intersection of East Crystal Falls Parkway and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Approval of Subdivision Case FP-22-0007 regarding Leander Collective Final Plat on eight (8) parcels of land approximately 11.45 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036221, R036220, R036219, R036218, R036216, R036215, R619681 and R619682; generally located to the northeast of Horseshoe Drive and South West Drive, Leander, Williamson County, Texas.

Approval of Subdivision Case FP-22-0018 regarding Garlock Subdivision Final Plat on one (1) parcel of land approximately 44.628 acres ± in size, more particularly described by Williamson Central Appraisal District R649817; generally located to the south of Gabriel's Horn Road and west of Donetto Drive, Leander, Williamson County, Texas.

Approval of Subdivision Case FP-23-0050 regarding Harmony Public School Final Plat on eight (8) parcels of land approximately 24.89 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R508115, R508114, R508113, R031592, R031591, R031590, R031595 and R031594; generally located on the north side of Hero Way between 183A Toll Road and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

Approval of Subdivision Case FP-23-0063 regarding Traviesso Phase 3, Section 10 Final Plat on one (1) parcel of land approximately 52.309 acres ± in size, more particularly described by Travis County Central Appraisal District Parcel 844740; generally located north of Portobello Road and east of Gilded Crest Drive, Leander, Travis County, Texas.

Approval of Subdivision Case FP-23-0096 regarding Cantwell Tract Lot 4A & 4B replat on one (1) parcel of land approximately 3.191 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R553028; generally located east of 183A Toll Road and north of E Crystal Falls Parkway, Leander, Williamson County, Texas.

Approval of Subdivision Case PP-22-0027 to approve the Bar W Ranch W Phase 8 Preliminary Plat on three (3) parcels of land approximately 80.373 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R523945, R544597 and R652645; generally located at the south east intersection of Bar W Ranch Boulevard and CR 267, Leander, Williamson County, Texas.

Approval of Subdivision Case PP-23-0033 regarding Lone Star Landing Phase One Preliminary Plat on one (1) parcel of land approximately 15.37 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031560; generally located at 610 and 800 County Road 177, Leander, Williamson County, Texas.

Conduct a Public Hearing regarding Subdivision Case CP-23-0023 to adopt the Mac Haik Quick Lane Concept Plan and Preliminary Plat on seven (7) parcels of land approximately 5.725 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R474912, R457903, R031360, R500607, R485578, R474901, and R305748; generally located at the south west corner of Merrill Drive and 183A Toll Road, Leander, Williamson County, Texas.

Conduct a Public Hearing regarding Subdivision Case CP-23-0026 to adopt the Highway 29 Commercial Concept Plan on one parcel of land approximately 50.74 acres ± in size, more particularly described by Williamson Central Appraisal District parcel R032262; generally located approximately 1,500 feet to the west of the intersection of SH 29 and Ronald W Reagan Blvd, on the south side of SH 29, Leander, Williamson County, Texas.

Conduct a Public Hearing and consider action regarding Zoning Case Z-23-0098 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) on one (1) parcel of land approximately 6.314 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031278; and more commonly known as 17451 Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

Little Elm - December 07, 2023

Summary

A0662A M.Jones - Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 9.813, situated in A0662A M.Jones, TR 37A within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

Applicant : Barry Rich, R&M Materials

Market Road - Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

Applicant : KM 423 Partners, LP

East Park Drive - Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.9 acres of land, currently zoned Lakefront District, generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, in order to establish a new Planned Development district, based on Lakefront District standards, creating a regulating plan providing a conceptual framework for redevelopment of this area.

Applicant : Multiple owners, including Town of Little Elm

East Eldorado Parkway - Public hearing, discussion, and take action on a request to rezone approximately 2.476 acres of land, currently zoned as Light Commercial, generally located south of the intersection of Lake Trail Drive and East Eldorado Parkway, within Little Elm's town Limit's, in order to establish a new Planned Development District.

Applicant : Dennis Hill, Happy Tails of Texas, LLC

Public hearing, discussion and take action on a request to rezone approximately 4.4780 acres of land, currently zoned a Light Commercial, generally located on the southeast corner of South Elm Ridge Road and East University District.

Applicant : Dr. Donald Bray, Twin Lakes Pet and Bird

Manor city - December 13, 2023

Summary

Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

Applicant : Quiddity

Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.

Applicant : Manor Opportunity Fund, LLC

Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.

Applicant : Junction Development, LLC

Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

Applicant : Kimley-Horn

Conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.

Applicant : Greenview Manor Commons SW LP

Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 4, Section A, two-hundred and five (205) lots on 93.503 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX.

Applicant : Forestar (USA) Real Estate Group.

Consideration, discussion, and possible action a Final Plat for the Manor Heights Subdivision, Phase 4, Section B, sixty-six (66) lots on 17.31 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX

Applicant : Forestar (USA) Real Estate Group

Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Subdivision, three (3) lots on 3.179 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX

Applicant : Greenview Development 973

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 1-5, Block 12, Town of Manor, locally known as 800 N. Lexington Street, Manor, Texas.

Applicant : Bobby Gosey.

Oak Point city - December 05, 2023

Summary

McCormick Road - Consideration of a preliminary plat for Chaparral Park containing 530 single-family residential lots and 4 HOA lots. Chaparral Park, 147.785 acres of land commencing just west of the northeast corner of the intersection of Martop Road and FM 720 and proceeding southward to McCormick Road and proceeding easterly to Winchester Road.

Applicant : Bloomfield Homes, LP

Princeton city - December 18, 2023

Summary

380 Forest Grove Property - Discussion and possible action regarding a request from 380 Forest Grove Property, LP for final plat approval for a property being a 26.33 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

Applicant : City of Princeton.

Indefonso Torres - Discussion and possible action and recommendation to City Council regarding a request from Indefonso Torres for a Specific Use Permit for a Guest House on a 0.447 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Discussion and possible action and recommendation to City Council regarding a request from Tex -Dal Holdings, LLC for preliminary plat approval for a property being a 12.14 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

Applicant : TEX-DAL Partners, LLC

Discussion and possible action and recommendation to City Council regarding a request from Retail Partners, LLC for preliminary plat approval for a property being a 24.95 acre tract of land situated in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Applicant : Retail Partners, LLC

Prosper city - December 19, 2023

Summary

Consider and act upon a request for a Preliminary Site Plan for Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Greenway Drive and Richland Boulevard. The property is zoned Planned Development-67 Gates of Prosper.

Consider and act upon a request for a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block B, Lots 2-6, on 32.9± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 Gates of Prosper.

Consider and act upon a request for a Site Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 Gates of Prosper.

Consider and act upon a request for a Façade Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 Gates of Prosper.

Consider and act upon a request for a Replat/Final Plat for Gates of Prosper, Phase 3, Block B, Lots 1R and 2, on 20.2± acres, located north of US 380 and west of Preston Road. The property is zoned Planned Development-67 Gates of Prosper.

Consider and act upon a request for a Final Plat for Windsong Ranch Phase 7G, on 44.4± acres, located north of First Street and west of Windsong Parkway. The property is zoned Planned Development-40 Windsong Ranch.

Conduct a Public Hearing and consider and act upon a request for a Planned Development for Mini-Warehouse/Public Storage, Restaurant, and Retail uses on 8.7± acres on Collin County School Land Survey, Abstract 147, Tracts 1-7 and 28, located on the northwest corner of North Coleman Street and West Prosper Trail. The property is zoned Agricultural and Commercial.

Sherman city -December 12, 2023

Summary

3801NORTH HIGHWAY 75 (Project No. 23-006299) - The request of The Saxton Group (Owner) and Sherry Irick (Representative) for the property at 3801 North Highway 75, consisting of 0.87 acres and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District. The property is located at 3801 North Highway 75 between North Highway 75 and North Loy Lake Road. The owner is requesting Site Plan approval for a pick-up lane at McAlister's Deli restaurant.

110-120 BLOCKS WEST MULBERRY STREET (Project No. 23-006074)TABLED FROM NOVEMBER 14, 2023 - The request of Ricardo Alvarez and Dianna Torres (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 110-120 Blocks West Mulberry, consisting of 0.67 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement and currently zoned C-1 (Retail Business) District/Downtown Overlay District.

900 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005928)TABLED FROM NOVEMBER 14, 2023 - The request of Steve Dietrich (Owner) and Gregg Davidson, Alliance GC Group, Inc. (Representative) concerning the property located at 900 South FM 1417 (Heritage Parkway), in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. 1417 Overlay District.

5000BLOCK HOWE DRIVE (Project No. 23-006295) The request of Sam Sampson, Oncor Electric Sharp (Owner) and Rob Myers (Representative) for the property in the 5000 Block Howe Drive consisting of 6.31 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District.

910SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006296) The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District.

2276SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006298) The request of Sherman evelopers, LLC (Owner), Michael Carlisle, P.E. (Applicant) and Kimley-Horn and Associates, Inc. (Engineer/Surveyor) concerning the property located at 2276 South FM 1417 (Heritage Parkway), consisting of 10.0030 acres in the E. Jones Survey, Abstract No. 625.

3551EAST HIGHWAY 82 (Project No. 23-006308) The request of Wendy Ferguson, KWLTL Assets, LLC (Owner), Todd Evans, Lanterra Group, LLC (Applicant) and North Texas Surveying, LLC (Surveyor) concerning the property located at 3551 East Highway 82, consisting of 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811

Victoria city - November 16, 2023

Summary

Preliminary Plat for Northridge Estates - City Plat File No. 231105 - The subject property is located southwest of the Northside Road and Ball Airport Road intersection and legally described as being a 27.47- acre tract of land in the S.A. & M.G.R.R. Company Survey No. 3, Abstract No. 322, Victoria County, Texas - R&M Park Holdings, LLC (Owner), Urban Engineering (Agent).

Applicant : R&M Park Holdings, LLC

Disclaimer: Information from P&Z meetings in cities/counties serves as a reference for investors and real estate enthusiasts. Changes can occur due to various factors such as regulations, community feedback, and economic shifts. Use this data as a guide, but conduct thorough research and consult experts before making decisions.