

P&Z MEETINGS

NOVEMBER
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 Planning and Zoning Commission is the department associated with providing suggestion regarding the zoning of the districts and building the boundaries. The Planning Commission was assigned the responsibility of assessing all the resources of the country, enhancing scarce resources, drafting plans for the most productive and balanced usage of resources and ascertaining priorities.

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.

The meticulous analysis derived from these P&Z meetings plays a pivotal role in enriching market insights for the real estate community. By distilling and interpreting the data gathered from these meetings, the Real Estate Forum facilitates a deeper understanding of market trends and upcoming developments. This information serves as a foundation for informed decision-making, enabling investors to anticipate shifts in supply, demand, and regulatory landscapes. Moreover, these insights offer a strategic advantage, allowing industry professionals to identify emerging opportunities and potential risks within specific regions or markets.

Through the lens of these meetings, the real estate sector gains significant benefits. The comprehensive reports and analyses extracted from P&Z discussions aid in mapping out potential growth areas, understanding zoning changes, and recognizing community-driven initiatives that might impact future property values. This firsthand access to local planning discussions equips investors and stakeholders with a nuanced perspective on the evolving dynamics of neighborhoods and regions. Consequently, this knowledge becomes a valuable asset in optimizing investment strategies, guiding development plans, and navigating regulatory frameworks.

The synthesis of information gleaned from these meetings contributes significantly to shaping a more informed real estate landscape. It enables proactive decision-making by illuminating not just current developments but also potential future trajectories. By leveraging these insights, industry professionals can align their strategies with the evolving demands of the market, ensuring a more robust, adaptive, and resilient approach to real estate investment and development.

Ultimately, the Real Estate Forum's commitment to distilling and disseminating the essence of these meetings empowers investors and real estate enthusiasts alike. By offering a clearer understanding of the local regulatory environment, future development plans, and community sentiments, this analysis becomes an indispensable tool for navigating the complex and ever-changing real estate market with confidence and precision.

Oak Point city - November 07, 2023

Summary

1218 Cedar Pine Lane - Request for approval of a plat of the easternmost 85 feet of Lots 11,12 and 13 of Block B, Shore Acres Addition, Oak Point, Texas to create Lot 14, Block B of the Shore Acres Addition to the City of Oak Point. 1218 Cedar Pine Lane, a 0.55-acre tract of land located in the B. Eaves Survey, Abstract 388.

Chaparral Park - Consideration a final plat for Phase 1 Chaparral Park containing 178 single-family residential lots and 4 HOA lots. Chaparral Park, 44.354 acres of land commencing just west of the northeast corner of the intersection of Martop Road and FM 720 and proceeding southward approximately 2,413 feet stopping north of McCormick Road.

Applicant: Marshall Lilly

Little Elm - November 02, 2023

Summary

FINAL PLAT/ Lake Pointe (FP-23-02563) - Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 77.030 acres, situated in the Marsella Jones Survey, Abstract No. 66, T. Rodriguez Survey, Abstract No. 1068, and J.M. Mcneil Survey, Abstract 884, within Little Elm's Town Extraterritorial Limits, in order to establish 222 residential lots, 15 open space lots, and necessary right-of-way and easements necessary for development. Applicant: Kirby Jones, Petit Engineering.

Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately five acres of land, currently zoned as Planned Development, based on Light Commercial Standards, through Ordinance No. 1477, generally located 300 feet east of the intersection of Old Highway 24 and Oak Grove Parkway, within Little Elm's town limits, in order to amend the permitted uses within the Planned Development District.

Applicant: Daniel Kelleher, Lakeside Shops and Business Park, LLC.

Princeton city - November 27, 2023

Summary

Discussion and possible action regarding a request from The Reserves, LLC for final plat approval for a property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166, and the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Applicant: The Reserves, LLC.

Discussion and possible action and recommendation to City Council regarding a request from Megatel Homes, LLC for preliminary plat approval for a property being a 14.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Applicant: Megatel Homes, LLC.

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 Holdings, LLC.

Discussion and possible action and recommendation to City Council regarding a request from Aman Services, LLC for preliminary plat approval for a property being a 20.73 acre tract of land situated in the R. Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas. Applicant: Aman Services, LLC.

Discussion and possible action and recommendation to City Council regarding a request from Vivere Princeton, LLC for preliminary plat approval for a property being a 24.57 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Applicant : Vivere Princeton, LLC.

Prosper city - November 07, 2023

Summary

Consider and act upon a request for a Site Plan for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North AGENDA Planning and Zoning Commission Prosper Town Hall, Council Chambers 250 W. First Street, Prosper, Texas Tuesday, November 07, 2023 6:00 PM 1 Page 2 of 3 Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0091).

Consider and act upon a request for a Final Plat for Frontier Retail South 1, Block X, Lot 2, on 1.4± acres, located south of West Frontier Parkway and west of North Preston Road. The property is zoned Planned Development-116 (PD-116) Victory at Frontier South. (DEVAPP-23-0095).

Consider and act upon a Site Plan for a City Park, on 10.1± acres, located south of Lovers Lane and west of South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0123).

Consider and act upon a request for a Site Plan for St. Martin De Porres Catholic Church Addition, Block A, Lot 2, on 22.6± acres, located north of US-380 and east of Windsong Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP23-0170).

Consider and act upon a request for a Revised Conveyance Plat for Frontier Retail Center, Block A, Lots 1-7, on 26.9± acres, located on the southeast corner of North Dallas Parkway and West Frontier Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (DEVAPP-23-0172).

Consider and act upon a request for a Preliminary Site Plan for Lighthouse Church Addition, Block A, Lot 1, on 9.26± acres, located on the southwest corner of East First Street and Whitley Place Drive. The property is zoned Planned Development-90 (PD90) Brookhollow North. (DEVAPP-23-0173).

Consider and act upon a request for a Revised Conveyance Plat for Westfork Crossing Addition, Block A, Lots 9, 10 and 11, on 17.63± acres, located on the north of US-380 and west of Gee Road. The property is zoned Commercial and Single Family-10. (DEVAPP-23-0174).

Aubrey city - November 09, 2023

Summary

Consider and make a recommendation to City Council regarding the Revised Final Plat of Keeneland Subdivision, approximately 82.637 acres in the F. Trevino Survey, Abstract No. 1243, Denton County Texas located within the City of Aubrey on the east side of US Highway 377, on the north side of Spring Hill Rd (FM 428), south of Blackjack Rd and west of FM 2931.

Sherman city - November 14, 2023

Summary

Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to an MF-15 (Multi Family Residential) District. Applicant : Vamsi Krishna Chitluri.

Public Hearing and Variance under Section 14.02.011 to allow a lot area of 1.673 acres in lieu of the required 2 acres in an MF-15 (Multi-Family Residential) District. Applicant : Vamsi Krishna Chitluri.

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. Applicant : Alliance GC Group, Inc.

Sherman city –November 06, 2023

Summary

To consider the request of Grayson County Land Trust, Owners; Rozann Marquis, Representative; and Kimley-Horn and Associates, Inc., Surveyor, concerning the property located in the 1900-2600 Blocks East Tuck Street, consisting of 216.22 acres, being in the Charles Carter Survey, Abstract No. 229, and the Henry C. Atchison Survey, Abstract No. 22, City of Sherman, Grayson County, Texas, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The Pd (Planned Development) Of Aspen Park. Applicant: Rozann Marquis.

Manor city -November 13, 2023

Summary

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: BGE Inc.

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 : Gregg Lane Dev. LLC.

Austin city -November 14, 2023

Summary

The property in question is currently developed with a one-story office/warehouse building. The lot to the north has interim zoning and is developed with a construction sales and services use (Austin Gutterman). To the south, there are automotive repair uses (Munich Auto, Mobile Auto Clinic) and a light manufacturing use (Platinum Label Millworks & Cabinets). The lot to the east contains a limited warehousing and distribution use (Morrison Supply Company). Across Roxie Drive, to the west, there is an automotive sales and repair business (Better Motors). The applicant is requesting to permanently zone the property to CS to utilize the existing structure for a trade contractor and automotive care center. Applicant : Alameddine, LLC (Marwan Alameddine).

The property in question is approximately 0.68 acres that is developed with a gas station and is currently designated as interim-single family residence (standard lot) (I-SF-2). To the north there is undeveloped land, and a commercial use (I-SF-2 and CS-CO), to the south is the Austin-Bergstrom International Airport (AV), to the west there is commercial services, surface parking and a motel (CSCO, I-SF-2, GR-CO), to the east there is commercial services (GR-CO). Applicant : KAF II Development Company.

The property in question is 0.671 acres, developed with a single-family home and has access to both Matthews Lane (level 2) and Elm Forest Road (level 1). The adjacent sites to the south, east and west are all zoned single family residential (SF-2) and the properties to the north are all zoned family residential (SF-3). Applicant : Jason Zhang.

The property in question is 15.95 acres that is undeveloped and plated, has access to Bluff Springs Road (level 3), and is currently designated interim-rural residence (I-RR). The property has multifamily residences (moderate to high density) (MF-4) to the north, community commercial to the south, ETJ to the east, and multifamily residences (medium density) (MF-3) to the west. Applicant : Michael and Elena Woolstrum.

Project Name and Proposed Use: 7500 BURNET RD. C14-2023-0048. 0.35 acres from CS to CSMU-V. Parking lot to 50 Multifamily Apts. and 2,000 sq. ft. of Retail. No units identified as affordable on zoning application. Applicant : 7500 Burnet LP, (Anthony Clarke).

Austin city - November 21, 2023

Summary

The property under consideration is a 1.56 acre lot that is developed with a single family residence, with two axillary structures. There are single family residences to the north and east zoned LA and DR and to the south and west that are zoned SF-2. The applicant is requesting a rezoning from the LA district to the SF-2 district to bring the property into compliance with regards to impervious cover. Applicant : Live Creek LLC.

The property in question is 0.671 acres, developed with a single-family home and has access to both Matthews Lane (level 2) and Elm Forest Road (level 1). The adjacent sites to the south, east and west are all zoned single family residential (SF-2) and the properties to the north are all zoned family residential (SF-3). Applicant : Jason Zhang.

The subject rezoning area is approximately 0.35 acres located at the intersection of Burnet Road and Richcreek Road. The site has access from both Burnet and Richcreek Road. To the north is a motorcycle repair shop (CS). Immediately to the west is a small apartment complex (CS) while Burnet Road is directly to the east. Across Burnet Road is a retail store (CS-VCO-NP). Commercial uses, including automotive repair services and consumer repair services, are located to the south. Applicant : Anthony Clarke.

The Applicant is proposing to amend 132.177 acres of the Wildhorse Ranch PUD, which is a portion of the Wildhorse Ranch Development which encompasses 2,164 acres in eastern Travis County, to accommodate the request of the Transportation and Public Works Department to locate the proposed realigned Braker Lane arterial through the property to correspond to the recently adopted alignment indicated in the Austin Strategic Mobility Plan (ASMP). Establish a Base Zoning District of CS-MU with Additional Permitted Uses and Increased Allowable Height and Floor-to-Area Ratio (FAR) for the portion of the Property between Braker Lane and SH 130. Applicant : Forestar USA Real Estate Group Inc.

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. Therefore, the PDA overlay shall include the following language: "A 330-foot building setback shall be provided and maintained measured from the major utility facility located south of the Property and any residential use, as shown on Exhibit E." The property shall be subject to the conditions/recommendations listed in the Zoning Traffic Analysis Memo. Applicant: APAC-Texas, Inc.

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.

The applicant requests approval of a Hill Country Roadway Site Plan to construct a street, drainage and related improvements within the rights-of-way of Barton Creek Boulevard and Southwest Parkway to serve adjacent planned development. The site is within the Low Intensity Zone of Southwest Parkway. No buildings or other vertical construction is proposed as a part of this project. Applicant: The Saint June, LP.

Leander city - November 16, 2023

Summary

Conduct a Public Hearing regarding Zoning Case Z-23-0083 to amend the current zoning of LC-2-B (Local Commercial) to adopt the Leander Business Center PUD (Planned Unit Development) with the base zoning district of LC-2-A (Local Commercial) on one (1) parcel of land approximately 10.25 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031713; and more commonly addressed as 80 Mockingbird Hill, Leander, Williamson County, Texas.

Conduct a Public Hearing regarding Zoning Case Z-23-0087 to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to adopt the Titan Leander PUD (Planned Unit Development) with the base zoning district of HC-4-D (Heavy Commercial) on five (5) parcels of land approximately 115.80 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R099758, R086290, R031580, R555207, and R108828; and generally located approximately 2,000 feet to the east of the intersection of 183A Toll Road and Hero Way, on the north side of Hero Way, Leander, Williamson County, Texas.

Approval of the extension of the application expiration for Subdivision Case SFP-22-0009 Moon Valley short form final plat; more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; generally located approximately 1,100 feet to the south of the intersection of E Crystal Falls Parkway and Ronald W Reagan Boulevard; on the west side of Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

Approval of the extension of the application expiration for Subdivision Case FP-22-0007 Leander Collective Final Plat; on eight (8) parcels of land approximately 13.50 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036215, R036216, R036218, R036219, R036220, R036221, R619681, and R619682; and located to the west of the intersection of Collective Way and US 183 S; Leander, Williamson County, Texas.

Approval of the extension of the application expiration for Subdivision Case SFP-22-0009 Moon Valley short form final plat; more particularly described by Williamson Central Appraisal District Parcels R319362 and R031223; generally located approximately 1,100 feet to the south of the intersection of E Crystal Falls Parkway and Ronald W Reagan Boulevard; on the west side of Ronald W Reagan Boulevard, Leander, Williamson County, Texas.

Approval of Development Agreement Case DA-23-0004 regarding the Shops at Bryson Development on a parcel of land approximately 7.191 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R587785 and generally located northeast of the intersection of 183A Toll Road and Bryson Ridge Trail, Leander, Williamson County, Texas.

Approval of an amendment to Development Agreement Case DA-20-0006 regarding the Greatwood South Development Agreement for one (1) parcel of land approximately 119.932 acres ± in size, more particularly described by Williamson Central Appraisal District Parcel R031730; and more commonly known as 1001 CR 280, Leander, Williamson County, Texas.

Approval of the extension of the application expiration for Subdivision Case SFP-21-0006 B Twisted short form final plat; more particularly described by Williamson Central Appraisal District Parcel R605507; generally located approximately 3,000 feet to the west of intersection of Bagdad Road and CR 281; on the south side of CR 281, Leander, Williamson County, Texas.

Approval of the extension of the application expiration for Subdivision Case FP-22-0007 Leander Collective Final Plat; on eight (8) parcels of land approximately 13.50 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R036215, R036216, R036218, R036219, R036220, R036221, R619681, and R619682; and located to the west of the intersection of Collective Way and US 183 S; Leander, Williamson County, Texas.

George Town city - November 07, 2023

Summary

Public Hearing and possible action on a request for a Special Use Permit for a Multifamily, Attached in the (MU-DT) Mixed-Use Downtown zoning district on the property located at 109 W. 2nd Street, bearing the legal description of 3.07 acres, being Lot 1 and Part of Lot 8, of Block 2, City of Georgetown and Lot 1, Block 1, Riverplace Georgetown Subdivision, 1.475 Acres (2023-10-SUP) -- Maddison O'Kelley, Preservation and Redevelopment Manager.

Summary

Public Hearing And Recommendation Regarding A Request By Pape–Dawson Engineers, Inc., C/O Jeannie Harrington For A Special Use Permit (SUP) To Allow An Outdoor Commercial Amusement, Minor Use On Approximately 4.18 Acres Located At 1320 East New Hope Drive. Applicant: Pape–Dawson Engineers, Inc.

Public Hearing And Recommendation Regarding A Request By Bell South Commercial LLC, C/O Benny Nguyen To Rezone Approximately 9.56 Acres From Planned Development–General Business (PD–GB) To General Business (GB) Located Generally At 1005 South Bell Boulevard. Applicant: Bell South Commercial LLC c/o Benny Nguyen.

Consideration To Approve A Preliminary Plan For The NFM Cedarview Subdivision, A Two Lot Subdivision Of Approximately 117.872 Acres Generally Located Along E New Hope Dr, Between Avenue Of The Stars And S Block House Dr. Applicant : 121 Acquisition Company LLC, c/o Ryan Blumkin.

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.