



AGENDA

Site Development Review Committee
Tuesday - 09/24/2024

NEW ITEMS:

1. **Easement Release. ER24-000102. Park Heights Subdivision.** Request to release 30 feet of two sanitary sewer easements located east of North Harvey Mitchell Parkway and along West State Highway 21 addressed as, 2306 West State Highway 21.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: J.T. Vaughn III Development LLC - J.T. Vaughn/J Barfknecht - Jayson BARFKNECHT/J Barfknecht - Jayson BARFKNECHT
SUBDIVISION: Park Heights Subdivision
2. **Rezoning. RZ24-000106. Gourd Creek Subdivision.** Request to rezone 29.71 acres from Agricultural Open (A-O) to Planned Development (PD) located northeast of Pinemont View Drive and between Pinemont View Drive and Luedecke Lane.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: Cao's Home, LLC - Shian Cao/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure & Browne Engineering/Surveying, Inc. - Josh Fry
SUBDIVISION: Gourd Creek Subdivision
3. **Site Plan. SP24-000128. Coulter's Addn.** Site plan for a 1,500 square-foot warehouse/storage structure on 0.159 acres located northeast of the intersection of Palasota Drive and Groesbeck Street, addressed as 1122 Groesbeck Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Sol Mexico Decorations - JAIME HERNANDEZ/The Ben Brown Group - Matthew Brown/The Ben Brown Group - Matthew Brown
SUBDIVISION: Coulter's Addn
4. **Site Plan. SP24-000129. Margaret Wallace.** Site plan for a 8,334 square-foot motor fuel retail facility on 0.29 acres located at the corner of North Texas Avenue and Woodville Road, addressed as 4311 North Texas Avenue.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Day & Night - Ashirali Umatiya/Benchmark Plans & Associates, LLC - charles shajari/Benchmark Plans & Associates, LLC - charles shajari
SUBDIVISION: Margaret Wallace

REVISIONS:

1. **Final Plat. FP24-000106. Bonham Trace Ph 3.** Final Plat for 42 residential lots on 8.237 acres adjoining the east side of the 2800 block of Old Hearne Road between Hefti Circle and Wilhelm Drive.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: BONHAM TRACE LLC/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Bonham Trace Ph 3
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,
2. **Final Plat. FP24-000108. Winding Creek.** Final plat of one non-residential lot on 1.82 acres near the intersection of State Highway 30 and Winding Creek Road, addressed as 4611 Winding Creek Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Sony New Homes, LLC - Suresh Kumar/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Winding Creek
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, Fire Services, TxDOT,
3. **Final Plat. FP24-000110. Zgabay Subdivision.** Final plat for one non-residential lot on 6.18 acres located on the east side of FM 2818 across from Rock Hollow Loop, addressed as 766 N Harvey Mitchell Parkway.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: NA - Craig Zgabay/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Zgabay Subdivision
Attention Departments: Planning Services, Engineering Services, Transportation Engineer,
4. **Right-of-Way Abandonment. RA24-000101. Bryan Original Townsite.** Request to abandon .092 acres (4,000.45 square-feet) of public right-of-way between 709 Finfeather Road and adjacent to Finfeather Road, addresses as 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones/
SUBDIVISION: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,
5. **Replat. RP24-000109. Greenbrier Ph 2.** Replat to combine 1,883 square feet of common area into Lot 20 at the intersection of Fairhope Way and Surry Glen, addressed as 3501 Surry Gln.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Greenbrier Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer,
6. **Replat. RP24-000110. Bryan Original Townsite.** Replat of two residential lots into eight residential lots on 0.36 acres of land located at the intersection of West 33rd Street and Finfeather Road, addressed as 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)

OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

7. **Rezoning. RZ24-000105. Bryan Original Townsite.** Request to rezone 0.36 acres at the intersection of West 33rd Street and Finfeather Road from Residential District-5000 (RD-5) to Planned Development (PD) district to provide two-story residential townhomes at 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: NN Out Construction - Katie Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

8. **Site Plan. SP24-000101. Save Our Streets.** Site plan for a 10,000 square foot administration building and expansion of existing facilities for SOS Ministries located on the west side of Groesbeck Street between Palasota Drive and Richards Street, addressed as 1700 Groesbeck Street.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: SAVE OUR STREETS (SOS) MINISTRIES/Kling Surveyor - S.M. Kling/Kling Surveyor - S.M. Kling
SUBDIVISON: Save Our Streets
Attention Departments: Planning Services, Engineering Services, Building Services,

9. **Site Plan. SP24-000116. Suber's Phase 5.** Site plan for parking as a primary use in the Commercial District (C-3) on 0.32 acre located at the intersection of Echols Street and Hardy Street, addressed as 201 Hardy Street (SP22-67)
CASE CONTACT: Rene Ochoa (Brianna Groves)
OWNER/APPLICANT/AGENT: Catholic Diocese of Austin - Patrick Baker/Gessner Engineering, LLC - Andrew Lange/Gessner Engineering, LLC - Andrew Lange
SUBDIVISON: Suber's Phase 5
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Fire Services,