



## AGENDA

Site Development Review Committee  
Tuesday - 02/18/2025

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### **NEW ITEMS:**

1. **Conditional Use Permit. CU25-000003. Williams Subd.** Request for the construction of a manufacturing warehouse and office for Southern Steel and Fence totaling 3,230 square-feet on 1.1 acres located east of North Texas Avenue between Stevens Drive and Lightfoot Lane, addressed as 3801 North Texas Avenue.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Southern Steel and Fence - Brandon Santos/R.A.I. Designs Inc. - John Rhodes/R.A.I. Designs Inc. - John Rhodes  
SUBDIVISON: Williams Subd
2. **Preliminary Plan. PP25-000010. Oakmont Ph 5B.** Preliminary plan for 27 residential lots on 7.82 acres located northeast of Boonville Road between Oakmont Boulevard and Draycott Court, addressed as 5009 Boonville Road.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Oakmont Ph 5B
3. **Right-of-Way Abandonment. RA25-000002. Opersteny.** Request to abandon 1.004 acres of public right-of-way for Santa Teresa Catholic Church to create additional parking space located south of San Jacinto Lane between Lucky Street and Saunders Street, addressed as 1212 Lucky Street.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: SANTA TERESA CATHOLIC CHURCH/Gessner Engineering - Pedro Rico/  
SUBDIVISON: Opersteny
4. **Site Plan. SP25-000006. Zeno Phillips.** Site plan for a 4,507 square-foot McDonald's restaurant on 5.76 acres located east of North Harvey Mitchell Parkway between Western Oaks Court and West Villa Maria Road, addressed as 1438 W Villa Maria Road.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar/Kimley-Horn and Associates, Inc. - Aaron Kovar  
SUBDIVISON: Zeno Phillips

5. **Site Plan. SP25-000008. Bryan Original Townsite.** Site plan for the construction of "The Dutch" a four-unit townhome totaling 2,520 square feet on 0.21 acres located at the intersection of North Parker Avenue and West Martin Luther King Jr. Street, addressed as 806 North Parker Avenue.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Samuel J. Neason - Samuel J. Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones  
SUBDIVISION: Bryan Original Townsite

## **REVISIONS:**

1. **Conditional Use Permit. CU24-000103. Midway Place Addn.** Request for the construction of three townhomes on 0.36 acres located between Thrush Lane and Cavitt Avenue, addressed as 308 Sulphur Springs Road.  
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones  
SUBDIVISION: Midway Place Addn  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering,
2. **Conditional Use Permit. CU25-000001. Garden Acres.** Request to add a 908 square-foot accessory dwelling unit for residential purposes on 0.71 acres located west of South Texas Avenue between Enfield Street and Garden Acres Boulevard, addressed as 718 Garden Acres Boulevard.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Baker Construction - Juan Salazar/Baker Construction - Clayton Baker/Baker Construction - Clayton Baker  
SUBDIVISION: Garden Acres  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services,
3. **Final Plat. FP25-000003. 28th Street Subd.** Final plat for twelve residential lots on 2.99 acres located between Kubin Street and Commerce Street, addressed as 1015 West 28th Street.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Terra Nova Home Builders LLC - Jose Maximino Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: 28th Street Subd  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,
4. **Final Plat. FP25-000004. Oakmont Ph 5A.** Final plat for thirty-nine residential lots on 11.91 acres located northeast of Boonville Road between Oakmont Boulevard and Canterbury Drive, addressed as 5009 Boonville Road.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Oakmont Ph 5A  
Attention Departments: Planning Services, Engineering Services, Water Services,

5. **Preliminary Plan. PP25-000007. Oakmont Ph 5A.** Preliminary plan for thirty-nine residential lots on 11.62 acres located north of Oakmont Boulevard adjoining Kebler Pass, addressed as 5009 Boonville Road.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Oakmont Ph 5A  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,
6. **Replat. RP24-000126. Bryan Plaza.** Replat of one non-residential lot into three on 9.4 acres located southeast of the intersection of North Texas Ave and East State Highway 21, addressed as 2001 E State Highway 21.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: MARY LAKE REALTY CO - FRANK HEIFREN/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Bryan Plaza  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,
7. **Replat. RP25-000005. Traditions Ph 35.** Replat of two residential lot into one on 0.45 acres located northwest of John Sharp Parkway between South Traditions Drive and Palo Verde Circle, addressed as 3635 Palo Verde Circle.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Home Owner - James Creel/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Traditions Ph 35  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering,
8. **Site Plan. SP24-000120. The Grove Ph 2.** Site plan for a 99,000 square foot climate controlled storage facility located between Goessler Road and Broadmoor Dr adjacent to E 29th Street, addressed as 3168 E 29th Street.  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Blue Horizon Storage - Robert L. Moore/Tri-Tech Engineering, LP TBPE #F-18693 - Hector Gonzalez/Tri-Tech Engineering, LP TBPE #F-18693 - Hector Gonzalez  
SUBDIVISION: The Grove Ph 2  
Attention Departments: Planning Services, Engineering Services,
9. **Site Plan. SP24-000153. Hwy 30 Business Park.** Site plan for a 29,507 square-foot office/warehouse on 3.22 acres located north of Highway 30 and southeast of Elmo Weedon Road, addressed as 10099 SH-30.  
CASE CONTACT: Ben Johnson (Jon MacKay)  
OWNER/APPLICANT/AGENT: Majestic Reserve LLC - Jeffrey Helmcamp/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones  
SUBDIVISION: Hwy 30 Business Park  
Attention Departments: Planning Services, Solid Waste Group,