



## AGENDA

Site Development Review Committee  
Tuesday - 05/20/2025

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### NEW ITEMS:

1. **Preliminary Plan & Final Plat. PP25-000018 & FP25-000019. Ponce Homes.** Preliminary plan and final plat to create two additional residential lots on 0.58 acres west of Finfeather Road and adjoining Palasota Drive, addressed as 1420 Finfeather Road.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Ponce Homes - Virgilio Ponce/Kerr Surveying LLC - Tatum Frank  
SUBDIVISION: Ponce Homes
2. **Replat. RP25-000016. Wickson Ridge (ETJ).** Replat to establish new lot lines on 3.73 acres east of East State Highway 21 and adjoining Wickson Ridge Drive, addressed as 7892 Wickson Ridge Drive.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Chemweed - Andrew Honnert/Kerr Surveying - Kyle Lutz  
SUBDIVISION: Wickson Ridge (ETJ)

### REVISIONS:

1. **Conditional Use Permit. CU24-000106. Western National Bank.** Conditional use permit for the construction of a 7,136 square foot convenience store and fuel station on 2.43 acres south of the intersection of Forestwood Drive and West Villa Maria Road, addressed as 1001 West Villa Maria Road. (CU24-04)  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Momin Mushtaqali & Adil R/Makmo Design LLC - Adil Zahir  
SUBDIVISION: Western National Bank  
Attention Departments: Planning Services, Engineering Services
2. **Replat. RP25-000015. Miramont Ph 5.** Replat to convert one residential lot into two on 2.1 acres between Miramont Circle and Copperfield Drive, addressed as 4717 Heron Lakes Drive.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and

Browne Engineering/Surveying, Inc. - Jeff Robertson

SUBDIVISION: Miramont Ph 5

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering

3. **Site Plan. SP24-000154. W C Davis Addn.** Site plan for a 31,656 square-foot auto service building on 14.48 acres located east of North Earl Rudder Freeway and west of Highpoint Drive, addressed as 728 North Earl Rudder Freeway.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: R.L. Payne & Associates, Inc - Robert Payne/Schultz Engineering, LLC  
SUBDIVISION: W C Davis Addn  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, TxDOT