



## AGENDA

Site Development Review Committee  
Tuesday - 07/01/2025

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### **NEW ITEMS:**

1. **Conditional Use Permit. CU25-000010. McGee-Buckhaultz.** Request for a community arts center on 1.17 acres west of Groesbeck Street between Bryant Street and Trant Street, addressed as 1216 Beck Street.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Art Block - Felice House/Tamara Garza  
SUBDIVISON: McGee-Buckhaultz
  
2. **Conditional Use Permit. CU25-000011. J E Scott.** Request for a 480 square-foot accessory dwelling unit on 0.22 acres east of College Main Street between Woodson Drive and Clay Street, addressed as 3909 Aspen Street.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Kavanaugh Constructors, LLC  
SUBDIVISON: J E Scott
  
3. **Letter of Encroachment. LOE25-000002. Memorial Forest.** Request to encroach on a 30-foot public utility easement for a retaining wall/fence installation on 0.33 acres located at the northeast corner of East Villa Maria Road and Rustling Oaks Drive, addressed as 2501 Rustling Oaks.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Nikolas Bogost  
SUBDIVISON: Memorial Forest

4. **Site Plan. SP25-000043. Mitchell-Lawrence-Cavitt.** Site plan for parking lot improvements for auto sales on 0.63 acres of land located at the north corner of Oak Street and South Texas Avenue, addressed as 2713 and 2715 South Texas Avenue.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Mary Caballero/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Mitchell-Lawrence-Cavitt
  
5. **Site Plan. SP25-000044. Carrabba Industrial Park Ph 7.** Site plan for the construction of an 8,400 square-foot metal building on 1.72 acres of land located at the south corner of Charles Avenue and Roughneck Drive, addressed as 4190 Charles Avenue.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Carrabba Industrial Park Ph 7

#### **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 of land located at the south intersection of Forestwood Drive and West Villa Maria Road and addressed as 1001 West Villa Maria Road. (CU24-04)  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Momin Mushtaqali/Makmo Design LLC - Adil Zahir  
SUBDIVISION: Western National Bank  
Attention Departments: Planning Services, Engineering Services
  
2. **Final Plat. FP25-000001. Rountree's Estates.** Final plat for 167 residential lots on 54.47 acres located along Old Reliance Road, between Austin's Creek Drive and Venice Drive.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: New American Dream, LTD - JC Wall/Republic Engineering & Development Services - Luke Herring  
SUBDIVISION: Rountree's Estates  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group
  
3. **Final Plat. FP25-000012. Majestic Pointe Ph 1.** Final plat for 12 residential lots on 2.54 acres between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road. (FP23-26)

CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/McClure and Browne  
Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Majestic Pointe Ph 1  
Attention Departments: Planning Services, Engineering Services

4. **Final Plat. FP25-000024. Majestic Pointe Ph 2.** Final plat for 10 residential lots on 1.45 acres southeast of Old Hearne Road between Lightfoot Lane and Glacier Drive, addressed as 3604 Old Hearne Road.

CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Stylecraft Builders, Inc. - Stephen Grove/McClure and Browne  
Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Majestic Pointe Ph 2  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

5. **Final Plat. FP25-000025. Majestic Pointe Ph 3.** Final plat for 10 residential lots on 2.04 acres southeast of Old Hearne Road between Lightfoot Lane and Glacier Drive, addressed as 3604 Old Hearne Road.

CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Stylecraft Builders, Inc. - Stephen Grove/McClure and Browne  
Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Majestic Pointe Ph 3  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

6. **Final Plat. FP25-000018. Pleasant Hill Section 3 Phase 6.** Final plat for 111 residential lots on 21.37 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard.

CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo  
Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Section 3 Phase 6  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

7. **Final Plat. FP25-000022. Pleasant Hill Section 3 Phase 7.** Final plat for 72 residential lots on 14.43 acres east of North Harvey Mitchell and adjoining Smith Lake Boulevard.

CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo  
Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Sec 3 Ph 7  
Attention Departments: Planning Services, Engineering Services

8. **Preliminary Plan. PP25-000024. Cedar Breaks.** Preliminary plan to create one non-residential lots on 8.58 acres between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Lovett Holdings, LLC - Steve Lovett/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Ridge  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
9. **Final Plat. FP25-000023. Cedar Breaks.** Final plat to create six non-residential lots on 8.58 acres between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Lovett Holdings, LLC - Steve Lovett/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Ridge  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
10. **Preliminary Plan. PP25-000009. Carrabba Industrial Park Ph 12.** Preliminary plan for seven residential lots on 13.71 acres located north of East State Highway 21 between Gooseneck Drive and North Thornberry Drive, addressed as 4705 East SH 21.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Carrabba Industrial Park Ph 12  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services
11. **Replat. RP25-000008. Williams.** Replat of one residential lot into two on 0.82 acres located northwest of the intersection of Old Hearne Road and Stevens Drive, addressed as 2602 Stevens Drive.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Titan Premier - Kevin Kuklis  
SUBDIVISION: Williams  
Attention Departments: Planning Services, Engineering Services, Parks and Recreation Department, Water Services
12. **Replat. RP25-000013. Williams.** Replat to create two residential lots on 1.20 acres east of North Texas Avenue between Lightfoot Drive and Stevens Drive, addressed as 2101 Stevens

Drive.

CASE CONTACT: Ben Johnson (James Hayes)

OWNER/APPLICANT/AGENT: Gregorio Balandran/Kerr Surveying LLC - Tatum Frank

SUBDIVISION: Williams

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

13. **Replat. RP25-000010. Cunningham Oaks.** Replat to convert one residential lot into two on 1.71 acres located south of West 28th Street, addressed as 2501 West 28th Street.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Evans Yvonne Cunningham/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace  
SUBDIVISION: Cunningham Oaks  
Attention Departments: Planning Services
14. **Site Plan. SP25-000027. Ford Tri-Motor.** Site plan for the construction of a new La Botana drive-thru restaurant totaling 4,060 square-feet on 0.63 acres northeast of the intersection of East Villa Maria Road and East William Joel Bryan Road, addressed as 1819 San Antonio Street.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Jorge Diaz/Mitchell & Morgan, LLP - Veronica Morgan/James Batenhorst  
SUBDIVISION: Ford Tri-Motor  
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services, TxDOT
15. **Site Plan. SP25-000034. Rector.** Site plan for Rector RV Park to construct 47 recreational vehicle sites totaling 105,095 square-feet on 5 acres adjoining North Texas Avenue, addressed as 4010 North Texas Avenue.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Barbara Rector/Galindo Engineers and Planners, Inc. - Christian Galindo  
SUBDIVISION: Rector  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Water Services, Environmental Services, TxDOT
16. **Site Plan. SP25-000037. Suber's Addn.** Site plan for the construction of a 1,112 square-foot storage building for the Texas A&M Corps of Cadets on 0.67 acres east of South College Avenue between Hardy Street and House Street, addressed as 1507 South College Avenue.

CASE CONTACT: Rene Ochoa (James Hayes)

OWNER/APPLICANT/AGENT: Texas Aggie Corps of Cadets Association - Corey  
Keniston/Schultz Engineering, LLC

SUBDIVISION: Suber's Addn

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Environmental Services