



AGENDA

Site Development Review Committee
Tuesday - 11/25/2025

NEW ITEMS:

1. **Site Plan. SP25-000077. Park Hudson Ph 4.** Site plan for a new office building to include RNL Homes and additional lease space totaling 13,386 square-feet for on 1.35 acres south of Boonville Road between Copperfield Drive and Corporate Center Drive, addressed as 3339 University Drive.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: RNL Homes/Walker Partners - Clay Schroeder
SUBDIVISION: Park Hudson Ph 4
2. **Site Plan. SP25-000079. Beason.** Site plan for a multi-unit development totaling 6,860 square-feet on 0.57 acres west of Texas Avenue at the intersection of Reese Avenue and West Carson Street, addressed as 200 West Carson Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: 724Texas - Pedro Cunha/Quiddity Engineering - Anthony Marquez
SUBDIVISION: Beason

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: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Momin Mushtaqali & Adil R/Makmo Design LLC- Adil Zahir

SUBDIVISON: Western National Bank

Attention Departments: Planning Services, Engineering Services

2. **Conditional Use Permit. CU25-000008. Allsize Storage.** Request for a wireless communication facility on 5.03 acres east of North Harvey Mitchell Parkway and adjoining West Villa Maria Road, addressed as 1429 West Villa Maria Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: TP Villa Maria Road Self Storage, Ltd - Phyr Steven/PM&A - Jennie Hughes
SUBDIVISON: Allsize Storage
Attention Departments: Planning Services
3. **Preliminary Plan & Final Plat. PP25-000032 & FP25-000033. Hoya Acres Addition.** Final plat and preliminary plan for two non-residential lots on 5.75 acres east of North Harvey Mitchell Parkway between Western Oaks Court and West Villa Maria Road, addressed as 1438 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar
SUBDIVISON: Hoya Acres Addition
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services
4. **Final Plat. FP25-000039. Traditions Ph 40.** Final plat for 12 residential lots on 13.31 acres southeast of Harvey Mitchell Parkway South between F and B Road and Traditions Drive North.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc./Schultz Engineering, LLC
SUBDIVISON: Traditions Ph 40
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
5. **Site Plan. SP25-000063. Lone Oak Acres.** Site plan for parking and landscape improvements on 1.59 acres south of Tabor Road (FM 974) located on the western corner of the Clarks Lane and Bellaire Street intersection, addressed as 3201 Clarks Lane.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: CVS Rueda Investments LLC - Rafael Rueda/J4 Engineering - Glenn Jones
SUBDIVISON: Lone Oak Acres
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group
6. **Site Plan. SP25-000070. Stephen F Austin.** Site plan for an office/warehouse totaling 5,000 square-feet on 0.50 acres between Boatcallie Road and Clarks Lane, addressed as 3798

Tabor Road.

CASE CONTACT: Mikaela Dickenson (Eric Blackburn)

OWNER/APPLICANT/AGENT: Murphy Commercial Holdings - Terrence Murphy/J4
Engineering - Glenn Jones

SUBDIVISION: Stephen F Austin

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group,
Water Services, Environmental Services, Fire Services

7. **Site Plan. SP25-000071. Reveille Park.** Site plan for "Hob Knob Interior Hardware" being an office/showroom totaling 9,360 square-feet on 0.79 acres east of State Highway 30 between Hardy Weedon Road and Winding Creek Road, addressed as 4302 G. Rollie White Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Lockhart Homes LLC - Donnie Pockrus/Civil Constructors Inc
dba Texcon General Contractors - Benjamin Wall
SUBDIVISION: Reveille Park
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering