



AGENDA

Site Development Review Committee
Tuesday - 11/19/2024

NEW ITEMS:

1. **Conditional Use Permit. CU24-000107. Margaret Wallace.** Request for a conditional use permit to convert and renovate an existing building into two guest suites on 0.29 acres located east of North Texas Avenue between Emerald Drive and Southside Drive, addressed as 2607 Staunton Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Upward Soaring Properties, LLC - Terry Roberts
SUBDIVISION: Margaret Wallace
2. **Conditional Use Permit. CU24-000108. TJ Wooten.** Request for a 10,000 square-foot C-Store and motor fuel retail on 3.45 acres located southwest at the intersection of W Villa Maria Road and Highway 47, addressed as 3949 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: RAIDER 2007-A REAL ESTATE LP - Matthew Fleming/Center Pole Engineering - Taylor Jordan
SUBDIVISION: TJ Wooten
3. **Final Plat. FP24-000109. Traditions Ph 41.** Final plat of three residential lots on 4.34 acres located northeast of Mahogany Drive adjacent to Stephan's Crossing.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP - Justin Shulse/Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 41
4. **Site Plan. SP24-000144. Rizzo's Landing.** Site plan for a trail installation at Rizzo's Landing subdivision located on 54.47 acres along Thornberry Drive northeast of Highway 6 and adjacent to Old Reliance Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: New American Dream, LTD - JC Wall/Republic Engineering & Development Services - Luke Herring
SUBDIVISION: Rizzo's Landing

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, 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
SUBDIVISON: Western National Bank
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
2. **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
SUBDIVISON: Zgabay Subdivision
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
3. **Master Plan. MP24-000101. Highland Hills.** Master plan for a two-phase townhome development on 8.2 acres located at the intersection of Hillpoint Drive and Wildflower Drive northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones
SUBDIVISON: Highland Hills
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
4. **Replat. RP24-000106. Highland Hills.** Replat from two residential lots into 58 townhome lots on 8.2 acres located at the intersection of Highpoint Drive and Town Square Ave, northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones
SUBDIVISON: Highland Hills
Attention Departments: Planning Services, Engineering Services, Water Services
5. **Replat. RP24-000118. Buchanan Addn.** Replat of one residential lot on 0.19 acres to incorporate a proposed right-of-way abandonment of 0.06 acre located at the west corner of the intersection of Dillard Street and East 28th Street, addressed as 1111 E 28th Street.
CASE CONTACT: Mikaela Dickenson (Brianna Groves)
OWNER/APPLICANT/AGENT: 7B Homes - Brady Brittain/J4 Engineering - Glenn Jones
SUBDIVISON: Buchanan Addn
Attention Departments: Planning Services, Engineering Services
6. **Replat. RP24-000122. Traditions Ph 20B.** Replat to combine two residential lots into one on 0.40 acres located between Blue Belle Drive and Boxelder Drive, addressed as 2909 Boxelder Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Home Owner - Kathleen Higley/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson

SUBDIVISION: Traditions Ph 20B

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

7. **Site Plan. SP24-000146. Traditions Ph 33.** Site plan for the construction of a non-residential building totaling 103,000 square-feet and a two-story parking garage on 4.05 acres located on the south side of

North Shore Drive, addressed as 3988 N Shore Drive. (SP24-35)

CASE CONTACT: Ben Johnson (Eric Blackburn)

OWNER/APPLICANT/AGENT: Biocorridor Property Owners Assoc Inc. - /Schultz Engineering, LLC

SUBDIVISION: Traditions Ph 33

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services