



## AGENDA

Site Development Review Committee  
Tuesday - 02/04/2025

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### **NEW ITEMS:**

1. **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
2. **Master Plan. MP25-000002. Shops at Carter Creek.** Master plan for mixed-use development consisting of three phases on 93.93 acres located east of North Earl Rudder Freeway between Towne Center Way and Wildflower Drive.  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf/RME Consulting Engineers - Rabon Metcalf  
SUBDIVISION: Shops at Carter Creek
3. **Preliminary Plan. PP25-000003. Oakmont Ph 6A-2.** Preliminary plan for 18 residential lots on 6.05 acres located northeast of Boonville Road between Oakmont Boulevard and Canterbury Drive.  
CASE CONTACT: Ben Johnson (James Hayes)  
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 6A-2
4. **Preliminary Plan. PP25-000004. Stella Ranch Ph 2.** Preliminary plan for 41 residential lots on 20.40 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Joel Mitchell  
SUBDIVISION: Stella Ranch Ph 2

5. **Preliminary Plan. PP25-000005. Zgabay Subdivision.** Preliminary Plan 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/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Zgabay Subdivision
  
6. **Preliminary Plan. PP25-000006. Stella Ranch Ph 3.** Preliminary plan for 40 residential lots on 13.75 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Joel Mitchell  
SUBDIVISON: Stella Ranch Ph 3
  
7. **Replat. RP25-000004. Villa Maria Walmart Add'n.** Replat of one non-residential lot into three on 3.85 acres located north of West Villa Maria Road and east of North Harvey Mitchell Parkway, addressed as 627 N Harvey Mitchell Parkway.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Crossfulton Investments LTD - David Foor/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering  
SUBDIVISON: Villa Maria Walmart Add'n
  
8. **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  
SUBDIVISON: Traditions Ph 35
  
9. **Site Plan. SP25-000003. Bryan Original Townsite.** Site plan for a proposed building addition on .07 acres located east of South Texas Avenue between East 26th Street and East 28th Street, addressed as 209 S Main Street.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: PACT Design Studio, LLC - Matthew Faulkner/PACT Design Studio, LLC - Matthew Faulkner/PACT Design Studio, LLC - Matthew Faulkner  
SUBDIVISON: Bryan Original Townsite
  
10. **Site Plan. SP25-000004. Cedar Creek.** Site plan for a 3,400 square-foot medical office on 1.15 acres located between Kent Street and Briarcrest Drive, addressed as 1712 Broadmoor Drive.  
CASE CONTACT: Mikaela Dickenson (Jon MacKay)  
OWNER/APPLICANT/AGENT: Tx Construction and Investments LLC - /McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Cedar Creek

## **REVISIONS:**

1. **Master Plan. MP25-000001. Majestic Pointe.** Master plan for four phases of detached residential development on 7.52 acres located between Glacier Drive and Lightfoot Lane, addressed as 3604 Old Hearne Road.  
CASE CONTACT: Ben Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc - Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Majestic Pointe  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services,
2. **Preliminary Plan. PP25-000001. 28th Street Subdivision.** Preliminary plan for nine residential lots on 2.94 acres located between Kubin Street and Commerce Street, addressed as 1015 West 28th Street.  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Max Masonry - Max Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure & Browne Engineering/Surveying, Inc. - Josh Fry  
SUBDIVISON: 28th Street Subdivision  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Water Services,
3. **Preliminary Plan. PP25-000002. Majestic Pointe Ph 1.** Preliminary plan for 12 residential lots on 2.53 acres located between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road.  
CASE CONTACT: Ben Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc - Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Majestic Pointe Ph 1  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services,
4. **Right-of-Way Abandonment. RA25-000001. Bryan Original Townsite.** Request to abandon .05 acres (2408 square feet) of public alleyway along the south-west side of West 32nd Street, abutting 105 West 32nd Street.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: ABUNDANT LIFE ASSEMBLY OF GOD/J4 Engineering - Glenn Jones/  
SUBDIVISON: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Water Services,
5. **Replat. RP25-000002. Bryan Original Townsite.** Replat of two residential lots into four residential lots on 0.21 acres located north of West Martin Luther King Jr. Street between North Sims Avenue and North Parker Avenue, addressed as 806 North Parker Avenue.  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: Samuel J. Neason - Samuel J. Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones  
SUBDIVISON: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

6. **Replat. RP25-000003. Bryan Original Townsite.** Replat of two non-residential lots into one on 0.36 acres located west of South Texas Avenue between West 32nd Street and West 33rd Street, addressed as 105 West 32nd Street.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Abundant Life Assembly of God - Kyle Murphy/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones  
SUBDIVISION: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Water Services,
  
7. **Site Plan. SP24-000105. Zgabay Subdivision.** Site Plan for 6 building storage facility 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/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Zgabay Subdivision  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, TxDOT,
  
8. **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 (Sean Smith)  
OWNER/APPLICANT/AGENT: New American Dream, LTD - JC Wall/Republic Engineering & Development Services - Luke Herring/Republic EDS - Tyler Freese  
SUBDIVISION: Rizzo's Landing  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering,