



AGENDA

Site Development Review Committee
Tuesday - 03/11/2025

NEW ITEMS:

1. **Easement Release. ER25-000001. Traditions Ph 33.** Request to abandon 0.068-acre portions of two 15' wide public utility easements located northeast of South Traditions Drive and adjoining Lake Atlas Drive, addressed as 3988 North Shore Avenue.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Traditions LP - /Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISON: Traditions Ph 33
2. **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/Titan Premier - Kevin Kuklis/Titan Premier - Kevin Kuklis
SUBDIVISON: Williams
3. **Replat. RP25-000009. Suber's Addn.** Replat to convert three non-residential lots into one on 0.67 acres located east of South College Avenue between Hardy Street and House Street, addressed as 1507 South College Avenue.
CASE CONTACT: Rene Ochoa (Jon MacKay)
OWNER/APPLICANT/AGENT: Texas Aggie Corps of Cadets - Corey Keniston/Plainsman Industries LLC - Stephen Soto/Plainsman Industries LLC - Stephen Soto
SUBDIVISON: Suber's Addn
4. **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: sfconcreteservices - YVONNE EVANS/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace
SUBDIVISON: Cunningham Oaks
5. **Site Plan. SP25-000013. Lone Oak Acres.** Site plan for the construction of a 12,000 square-foot metal building for industrial use on 1.28 acres located south of Tabor Road and adjoining Clarks Lane, addressed as 3111 Clarks Lane.
CASE CONTACT: Rene Ochoa (Sean Smith)

OWNER/APPLICANT/AGENT: RJSA Engineering LLC - Jake Windsor/RJSA Engineering LLC - Jake Windsor/RJSA Engineering LLC - Jake Windsor
SUBDIVISON: Lone Oak Acres

6. **Site Plan. SP25-000014. La Brisa .** Site plan for two metal buildings for Morning Star Storage totaling 15,596 square feet on 10.00 acres located west of North Harvey Mitchell Parkway, addressed as 425 North Harvey Mitchell Parkway.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Morningstar Properties, LLC - Hampton Young/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: La Brisa

7. **Site Plan. SP25-000015. Carrabba Industrial Park Ph 11.** Site plan for an 8,400 square-foot metal building for industrial use on 1.44 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1824 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Carrabba Industrial Park Ph 11

8. **Site Plan. SP25-000016. Carrabba Industrial Park Ph 11.** Site plan for a 6,000 square-foot metal building for industrial use on 1.34 acres located east of East State Highway 21 between Gooseneck Drive and North Thornberry Drive, addressed as 1650 North Thornberry Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Carrabba Industrial Park Ph 11

9. **Site Plan. SP25-000017. Carrabba Industrial Park Ph 11.** Site plan for a 9,000 square-foot metal building for industrial use on 1.39 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1825 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Carrabba Industrial Park Ph 11

10. **Site Plan. SP25-000018. Carrabba Industrial Park Ph 11.** Site plan for an 8,400 square-foot metal building for industrial use on 1.84 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1830 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Carrabba Industrial Park Ph 11

REVISIONS:

1. **Final Plat. FP24-000111. Reveille Estates Ph 6.** Final plat for 32 residential lots on 6.47 acres located east of State Highway 30 between Reveille Acrs Drive and Blocker Court. (FP24-21)
CASE CONTACT: Ben Johnson (Jon MacKay)
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/Cimarron LLC - Spencer Buchanan /McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Reveille Estates Ph 6
Attention Departments: Planning Services, Engineering Services,

2. **Final Plat. FP25-000002. Colony Ridge Subd.** Final plat for one residential lot on 6.41 acres located east of North Earl Rudder Freeway and adjoining Sam Rayburn Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/Kimley-Horn - Hannah Malouf/Kimley-Horn - Hannah Malouf
SUBDIVISON: Colony Ridge Subd
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

3. **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
SUBDIVISON: Stella Ranch Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer,

4. **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
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services,

5. **Replat. RP24-000126. Bryan Plaza.** Replat of one non-residential lot into three on 9.4 acres located southeast of the intersection of North Texas Ave and East State Highway 21, addressed as 2001 E State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: MARY LAKE REALTY CO - FRANK HEIFREN/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISON: Bryan Plaza
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

6. **Replat. RP25-000006. Shady Oaks.** Replat of two residential lots into six residential lots on 2.04 acres located west of Palasota Drive between Bamboo Street and Bridge Meadow Lane, addressed as 1708 Cottonwood Street.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: 36 & 37 Investments, LLC - /J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON: Shady Oaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services,

7. **Site Plan. SP24-000149. Bryan Plaza.** Site plan for a 2,824 square-foot Murphy's Gas Station located east of the intersection of N Texas Avenue and E State Highway 21, addressed as 2005 E State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: MARY LAKE REALTY CO - FRANK HEIFREN/JM Civil Engineering - Christopher Strickland/JM Civil Engineering - Christopher Strickland
SUBDIVISION: Bryan Plaza
Attention Departments: Planning Services, Water Services,

8. **Site Plan. SP25-000001. Richard Carter Survey.** Site plan for a 22,726 square-foot Sterling Kia on 6.32 acres adjoining North Earl Rudder Freeway, addressed as 197 North Earl Rudder Freeway.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: Goncloss Realty LP - Manuel Gonzalez/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Richard Carter Survey
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Environmental Services, TxDOT,