



AGENDA

Site Development Review Committee
Tuesday - 08/19/2025

NEW ITEMS:

1. **Preliminary Plan. PP25-000032. Hoya Acres Addition.** Preliminary plan for two non-residential lot 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: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar
SUBDIVISION: Hoya Acres Addition

2. **Final Plat. FP25-000033. Hoya Acres Addition.** Final plat 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: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar
SUBDIVISION: Hoya Acres Addition

3. **Final Plat. FP25-000034. Rudder Pointe Ph 8.** Final plat for 15 residential lots on 3.45 acres east of State Highway 6 and adjoining Rudder Pointe Parkway.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Rudder Pointe Ph 8

4. **Final Plat. FP25-000035. Rudder Pointe Ph 7C.** Final plat for 20 residential lots on 4.7 acres east of State Highway 6 and adjoining Rudder Pointe Parkway.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Rudder Pointe Ph 7C

5. **Rezoning. RZ25-000007. Rountree's Estates.** Revision to the previously approved Planned Development - Housing (PD-H) boundary on 57.53 acres northeast of State Highway 6 and adjoining Old Reliance Road.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Rountree Development, LTD - Trent Thomas/Republic Engineering & Development Services - Luke Herring
SUBDIVISION: Rountree's Estates

6. **Site Plan. SP25-000052. Coulter's Sub of McGee.** Site plan for a 5 unit office/warehouse building totaling 4,185 square-feet on 0.44 acres east of State Highway 6 between North Earl Rudder Freeway and Nuches Lane, addressed as 3101 Colson Road.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Authentic Pest Services - Nathan Fish/R.A.I. Designs Inc. - John Rhodes
SUBDIVISION: Coulter's Sub of McGee

REVISIONS:

1. **Conditional Use Permit. CU25-000013. Bryan Original Townsite.** Request for additional office space for Made Well Ministries on 0.13 acres east of Texas Avenue between South Preston Avenue and South Polk Avenue, addressed as 604 E 27th Street.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Made Well Ministries - Kasey Van Norman
SUBDIVISION: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Solid Waste Group, Water Services

2. **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 Breaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

3. **Final Plat. FP25-000029. Harvest Meadows Ph 2.** Final plat for 15 residential lots on 41.34 acres between C6 Ranch Road and McCrae Lane, addressed as 6939 Ellehue Lane. (ETJ)
CASE CONTACT: Ben Johnson (Jon MacKay)
OWNER/APPLICANT/AGENT: B/CS Leasing LLC - Carey Smith/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall
SUBDIVISON: Harvest Meadows Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
4. **Master Plan. MP25-000008. Pagosa Springs.** Master plan for five phases of residential development on 65.52 acres south of West State Highway 21 between Cunningham Lane and Scanlan Street, addressed as 2141 W 28th Street.
CASE CONTACT: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Pagosa Springs
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Fire Services
5. **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
SUBDIVISON: Cedar Breaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
6. **Site Plan. SP24-000152. Highland Park.** Site plan for an seven unit townhome totaling 10,978 square-feet on 0.14 acres located between College Main Street and Aspen Street, addressed as 3905 College Main Street.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Aggie Villas LLC - John Fu/ /Constantin Barbu
SUBDIVISON: Highland Park
Attention Departments: Planning Services, Engineering Services, Building Services, Water Services, Fire Services
7. **Site Plan. SP25-000006. Hoya Acres Addition.** Site plan for a 4,507 square-foot McDonald's restaurant on 5.76 acres located east of North Harvey Mitchell Parkway between Western Oaks Court and West Villa Maria Road, addressed as 1438 W Villa Maria Road.
CASE CONTACT: Rene Ochoa (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, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services