

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 9-SA-25-F Related File Number:
Application Filed: 7/21/2025 Date of Revision:
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northwest side of Callahan Dr, west of Wilbanks Rd
Other Parcel Info.:
Tax ID Number: 68 002, 00501 Jurisdiction: City
Size of Tract: 9.65 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Replat to record required easements. Density:
Planning Sector: North County Plan Designation MU-SD / NCO-3 (Mixed Use-Special District, Callahan Road)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 505 CALLAHAN DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / NCO-3 (Mixed Use-Special District, Callahan Road), HP (Hillside Ridgetop Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Replat of Lot 2R-2 of the Final Plat of Lots 2R & 2 of the John H Patty - Tract 1 Subdivision
No. of Lots Proposed: 1 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos
Staff Recomm. (Abbr.): Withdraw this application per the applicant's request. All conditions requiring a variance due to non-compliance with the Subdivision Regulations have been resolved, so this plat will be reviewed administratively.
Staff Recomm. (Full):
Comments:
Action: Withdrawn **Meeting Date:** 9/11/2025
Details of Action:
Summary of Action:
Date of Approval: **Date of Denial:** **Postponements:**
Date of Withdrawal: 9/11/2025 **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: