

## Andre Sutiono

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**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Tuesday, November 18, 2025 2:24 PM  
**To:** Andre Sutiono  
**Cc:** Joseph Kiffe  
**Subject:** RE: Circle K - 9800 De Vargas Rd SW Neighborhood List for New Project requiring Site Plan - DFT

Hi Andre,

I will be happy to provide this information. Please submit an inquiry using the link below and I will process by end of day today.

<https://www.cabq.gov/office-of-neighborhood-coordination/notice-inquiry-sheet>

*Thank you,*

*Suzie*



### Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** Andre Sutiono <asutiono@jmcivileng.com>  
**Sent:** Monday, November 17, 2025 6:12 PM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>; Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Cc:** Joseph Kiffe <jkiffe@jmcivileng.com>  
**Subject:** Circle K - 9800 De Vargas Rd SW Neighborhood List for New Project requiring Site Plan - DFT

Hi ONC team,

Hopefully this email finds you doing well.

We are currently working on a new project for a proposed 5200 sf Circle-K Convenience Store with 7 pumps (14 fuel dispensers) on 9800 De Vargas Rd. SW (SW corner of De Vargas Rd SW and Snow Vista Blvd SW). The site is on Zone Atlas Page M-9-Z. Please see attached Preliminary Site Plan, Fire 1 Plan and Traffic Circulation Layout for your reference. We would like to start the coordination and notification to the neighborhoods. Can you provide us with the current Neighborhood Association Members and any Coalitions?

We really appreciate any guidance you can provide.

## Andre Sutiono

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**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Tuesday, November 18, 2025 2:40 PM  
**To:** Andre Sutiono  
**Subject:** 9800 De Vargas Rd SW \_ Public Notice Inquiry Sheet Submission  
**Attachments:** M-9.pdf

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email
Route 66 West NA		Cherise	Quezada	cherquezada
Route 66 West NA		Paul	Fava	paulfava@g
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswcc
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchr
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchul
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, November 18, 2025 1:31 PM  
**To:** Office of Neighborhood Coordination <asutiono@jmcivileng.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Andre Sutiono

Telephone Number

2147053182

Email Address

asutiono@jmcivileng.com

Company Name

JM Civil Engineering

Company Address

1101 Central Expressway South, Suite 215

City

Allen

State

TX

ZIP

75013

Subject Site Information

Legal description of the subject site for this project:

Lot 1A Snow Vista Investors

Physical address of subject site:

9800 De Vargas Rd SW

Subject site cross streets:

Snow Vista Blvd. SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-9-Z

Link for map

Captcha

Thank You



**Andre Sutiono, P.E.**

Director of Engineering

**JM Civil Engineering**

1101 Central Expy S., Ste. 215

Allen, Texas 75013

214.705.3182 (direct)

[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: 11/24/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque’s Office of Neighborhood Coordination.

### Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 9800 De Vargas Road SW  
Location Description SW corner of De Vargas Road SW and Snow Vista Blvd. SW
2. Property Owner\* Gary Goodman, Trustee of the Lawrence Goodman Revocable Trust u/a/d 12/6/77
3. Agent/Contractor [if other than the property owner] Andre Sutiono
4. Application(s) Type\* per IDO [Table 6-1-1](#)

- Historic Certificate of Appropriateness – Minor
- Sign Permit
- Alternative Signage Plan
- Wall/Fence Permit
- Site Plan – Administrative

Summary of project/request\*:

Proposed Circle K Convenience Store with 7 Fuel pumps (14 Fuel Dispensers)

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5. This application will be decided by staff. Please contact [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select option for Development Review Services.
6. Where more information about the project can be found\*: [SEE SITE PLAN](#)

Preferred project contact information:

Name: Andre Sutiono

Email: asutiono@jmcivileng.com

Phone: (214) 705-3182

[Note: Items with an asterisk (\*) are required.]

- Attachments:
  - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - Others: Site Plan

Online website or project page: \_\_\_\_\_

**Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>1</sup> M-9-Z

2. Project Illustrations, as relevant\*<sup>2</sup>

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above*

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)<sup>3</sup>
- Waiver(s)<sup>4</sup>

Explanation\*: \_\_\_\_\_

None

4. **For Site Plan – Administrative Applications only\***,

Attach the proposed site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. \*
- b. Access and circulation for vehicles and pedestrians. \*
- c. Maximum height of any proposed structures, with building elevations. \*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

<sup>1</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

<sup>2</sup> While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

<sup>3</sup> Separate notice is required for Variance Applications.

<sup>4</sup> Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (\*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: N/A

Brief Meeting Summary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

- 1. Area of Property [typically in acres] 1.93
- 2. IDO Zone District(s) NR-C
- 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
- 4. Center or Corridor Area [if applicable] N/A
- 5. Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select the option for “Development Review Services”.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map:**

<https://tinyurl.com/idozoningmap>

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

## Andre Sutiono

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**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Tuesday, November 18, 2025 2:40 PM  
**To:** Andre Sutiono  
**Subject:** 9800 De Vargas Rd SW \_ Public Notice Inquiry Sheet Submission  
**Attachments:** M-9.pdf

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Route 66 West NA		Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino P
Route 66 West NA		Paul	Fava	paulfava@gmail.com	505 Parnelli Drive
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccd@gmail.com	6301 Central Aven
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com	9309 Rhonda ST SW
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Dri
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenu

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.

- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Tuesday, November 18, 2025 1:31 PM

**To:** Office of Neighborhood Coordination <asutiono@jmcivileng.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Andre Sutiono

Telephone Number

2147053182

Email Address

asutiono@jmcivileng.com

Company Name

JM Civil Engineering

Company Address

1101 Central Expressway South, Suite 215

City

Allen

State

TX

ZIP

75013

Subject Site Information

Legal description of the subject site for this project:

Lot 1A Snow Vista Investors

Physical address of subject site:

9800 De Vargas Rd SW

Subject site cross streets:

Snow Vista Blvd. SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-9-Z

Link for map

Captcha

## Andre Sutiono

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**From:** Andre Sutiono  
**Sent:** Monday, November 24, 2025 4:57 PM  
**To:** 'jgallegoswccdgd@gmail.com'; 'housealbchrome@gmail.com'  
**Cc:** Joseph Kiffe  
**Subject:** Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative  
**Attachments:** Emailed-Notice-Administrative-Print&Fill.pdf; Circle K 9800 De Vargas Elevations.pdf; Circle K 9800 De Vargas SITE PLAN.pdf; Contact List.pdf; M-9.pdf

Hi Jerry Gallego and Lorenzo Otero  
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.  
Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
Director of Engineering  
**JM Civil Engineering**  
1101 Central Expy S., Ste. 215  
Allen, Texas 75013  
214.705.3182 (direct)  
[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

## Andre Sutiono

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**From:** Andre Sutiono  
**Sent:** Monday, November 24, 2025 5:00 PM  
**To:** 'mattearchuleta1@hotmail.com'; 'gering.mark@yahoo.com'  
**Cc:** Joseph Kiffe  
**Subject:** Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative  
**Attachments:** Emailed-Notice-Administrative-Print&Fill.pdf; Circle K 9800 De Vargas Elevations.pdf; Circle K 9800 De Vargas SITE PLAN.pdf; Contact List.pdf; M-9.pdf

Hi Matthew Aechuleta & Mark Gering  
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.  
Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
Director of Engineering  
**JM Civil Engineering**  
1101 Central Expy S., Ste. 215  
Allen, Texas 75013  
214.705.3182 (direct)  
[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

## Andre Sutiono

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**From:** Andre Sutiono  
**Sent:** Monday, November 24, 2025 5:03 PM  
**To:** 'westgate9901@gmail.com'  
**Cc:** Joseph Kiffe  
**Subject:** FW: Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative  
**Attachments:** Emailed-Notice-Administrative-Print&Fill.pdf; Circle K 9800 De Vargas Elevations.pdf; Circle K 9800 De Vargas SITE PLAN.pdf; Contact List.pdf; M-9.pdf

Hi Westgate Heights NA Association  
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.  
Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
Director of Engineering  
**JM Civil Engineering**  
1101 Central Expy S., Ste. 215  
Allen, Texas 75013  
214.705.3182 (direct)  
[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

## Andre Sutiono

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**From:** Andre Sutiono  
**Sent:** Monday, November 24, 2025 4:55 PM  
**To:** 'paulfava@gmail.com'; cherquezada@yahoo.com  
**Cc:** Joseph Kiffe  
**Subject:** Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative  
**Attachments:** Emailed-Notice-Administrative-Print&Fill.pdf; Circle K 9800 De Vargas Elevations.pdf; Circle K 9800 De Vargas SITE PLAN.pdf; Contact List.pdf; M-9.pdf

Hi Cherise Quezada and Paul Fava  
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.  
Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
Director of Engineering  
**JM Civil Engineering**  
1101 Central Expy S., Ste. 215  
Allen, Texas 75013  
214.705.3182 (direct)  
[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

## Andre Sutiono

---

**From:** Andre Sutiono  
**Sent:** Monday, November 24, 2025 5:02 PM  
**To:** 'wescona0@gmail.com'; 'aboard111@gmail.com'; 'jane.baechle@gmail.com'  
**Cc:** Joseph Kiffe  
**Subject:** Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative  
**Attachments:** Emailed-Notice-Administrative-Print&Fill.pdf; Circle K 9800 De Vargas Elevations.pdf; Circle K 9800 De Vargas SITE PLAN.pdf; Contact List.pdf; M-9.pdf

Hi Rene Horvath & Jane Baechle  
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.  
Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
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Allen, Texas 75013  
214.705.3182 (direct)  
[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)

## Andre Sutiono

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**From:** Westgate Heights <westgate9901@gmail.com>  
**Sent:** Tuesday, November 25, 2025 9:46 AM  
**To:** Andre Sutiono  
**Cc:** Joseph Kiffe  
**Subject:** Re: FW: Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative

Thank you for your email. B. Davis with Westgate NA

On Mon, Nov 24, 2025 at 4:04 PM Andre Sutiono <[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)> wrote:

Hi Westgate Heights NA Association

I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.

Please let us know if you have any questions.

Thank You



**Andre Sutiono, P.E.**  
Director of Engineering  
**JM Civil Engineering**

1101 Central Expy S., Ste. 215

Allen, Texas 75013  
214.705.3182 (direct)

[asutiono@jmcivileng.com](mailto:asutiono@jmcivileng.com)