



## AGENDA

Site Development Review Committee  
Tuesday – March 07, 2023

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### NEW ITEMS:

- 1. Conditional Use Permit. CU23-01. 1407 Conner Street.** Proposed conditional use requesting six-patio home lots located off Conner Street between High Street and Castle Avenue, addressed as 1407 Conner Street.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Estate of Grant Herbert Wallace/Dawn Development  
SUBDIVISION: Castle Heights
- 2. Final Plat. FP23-13. Oak Creek Ranch.** Final plat for one lot on 15.5 acres located on the eastern frontage road of Riverside Parkway, located west of Jones road near its intersection of West Villa Maria Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Oaks on Jones Rd/Mitchell & Morgan  
SUBDIVISION: Oak Creek Ranch
- 3. Rezoning. RZ23-06. Manor Point.** Request to amend the current Planned Development – Housing District (PD-H) on 21.04 acres to further reduce lot size to 40 foot wide detached residential lot, located between Sandy Point Road and Saunders Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Ante Development LLC/ McClure & Browne  
SUBDIVISION: Manor Point
- 4. Site Plan. SP23-17. Quicker Sticker.** Site Plan for 2,581 square foot building addition located off Briarcrest Road between Broadmoor Drive and Kent Street, addressed 1617 Briarcrest Drive.  
CASE CONTACT: Allison Kay(Stuart Skloss)  
OWNER/APPLICANT/AGENT: Albert Gotner & Mike Tomchesson/RME Engineering  
SUBDIVISION: Briarcrest - Hughes – Phase 2
- 5. Site Plan. SP23-18. Douglass Mitsubishi.** Site plan for the construction of 5,657 square foot vehicle showroom/office building near the east corner of the North Earl Rudder Freeway East Frontage Road and Briarcrest Drive, addressed as 3100 Briarcrest Drive.  
CASE CONTACT: Isabel Martinez (Stuart Skloss)  
OWNER/APPLICANT/AGENT: N Douglass Investments, LTD/ JBS Engineering  
SUBDIVISION: Garlyn Shelton Imports

**REVISIONS:**

- 6. Preliminary Plan. PP23-09. Rector Subdivision.** Preliminary plan of one lot on 4.99 acres adjoins the west side of North Texas Avenue, directly adjacent from its intersection with Maggie Street, and is currently addressed as 4010 North Texas Avenue  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Barbara Rector /Conley Land Service  
SUBDIVISION: Rector Subdivision
- 7. Preliminary Plan & Final Plat. PP23-10 & FP23-02. Hush and Whisper Barrel Storage.** Final Plat for one non-residential lot on 4.02 acres located off FM 974, between Clarks Lane and Boatcallie Road, addressed as 2898 FM 974.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Tabor Road Ventures, LLC/Fibertown  
SUBDIVISION: Hush and Whisper Barrel Storage
- 8. Site Plan. SP22-54. TXB WJB.** Site plan C-2 Retail District, PD Planned Development, and MF Multi-Family to allow 6,400 square foot convenience store and gas station, located within the FM 158 Corridor at William J Bryan and Nash Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: F.O. Birmingham Memorial Land Trust/Brightwork Real Estate/Cool Breeze Consultants LLC  
SUBDIVISION: Fuller Subdivision
- 9. Site Plan. SP22-58. The MODS.** Site plan of 13 multi-family buildings on 6.22 acres, adjoining the northeast and southeast corners of the intersection of East Villa Maria Road and Red River Drive currently addressed as 2539 East Villa Maria Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: JL2E Investments LLC/L Squared Engineering/L2 Engineering  
SUBDIVISION: Briarcrest Park Addition
- 10. Site Plan. SP22-65. Texas Communication.** Site plan for 1,530 square foot additional office space in the Planned Development District (PD), located off North Harvey Mitchell Parkway between Shiloh Avenue and Providence Avenue, addressed as 1389 North Harvey Mitchell Pkwy  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Broadband Towers LLC/The Sendero Group/J4Engineering  
SUBDIVISION: Brazos County Industrial Park – Phase 3
- 11. Site Plan. SP23-01. Living Hope Baptist Church.** Site plan for the construction of a 6,000 square feet pavilion, athletic field, and parking lot on 9.28 acres, located between W Duncan Street and Cornish Court, addressed as 1812 Beason Street.  
CASE CONTACT: Isabel Martinez (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Living Hope Baptist Church INC/ KCI Technologies  
SUBDIVISION: Kazmeier Gardens