



## AGENDA

Site Development Review Committee  
Tuesday - 11/05/2024

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### NEW ITEMS:

1. **Preliminary Plan & Final Plat. PP24-000114 & FP24-000117. Moon Nurseries.** Final plat to combine two non-residential lots into one on 4.15 acres located east of State Highway 6 and north of University Drive.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Moon Valley Nurseries - Dave Boetger/J4 Engineering - Glenn Jones  
SUBDIVISION: Moon Nurseries

### REVISIONS:

1. **Conditional Use Permit. CU24-000106. Western National Bank.** Conditional Use Permit for the construction of a 7,136 square foot convenience store and fuel station on 2.43 acres of land located at the south intersection of Forestwood Drive and West Villa Maria Road and addressed as 1001 West Villa Maria Road. (CU24-04)  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Momin Mushtaqali & Adil R/Makmo Design LLC – Adil Zahir  
SUBDIVISION: Western National Bank  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group
2. **Final Plat. FP24-000116. Austin's Colony Ph 22B and 23A.** Final plat for 71 residential lots on 131.58 acres located at the terminus of Wrangler Drive, between Bullinger Creek Drive and Teller Drive. (PP22-19 & FP22-20)  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Austin's Colony Ph 22B and 23A  
Attention Departments: Planning Services, Engineering Services

3. **Preliminary Plan. PP24-000113. Austin's Colony Ph 22B and 23A.** Preliminary plan for 71 residential lots on 131.58 acres located at the terminus of Wrangler Drive, between Bullinger Creek Drive and Teller Drive. (PP22-19 & FP22-20)  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Austin's Colony Ph 22B and 23A  
Attention Departments: Planning Services, Engineering Services
  
4. **Replat. RP24-000111. Broadway Addn.** Replat of two adjacent commercial lots into one commercial lot on 1.98 acres located between Rochester Street and Vincent Street, addressed as 2101 West State Highway 21.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: 2101 LLC - Ashton Sherman/Gessner Engineering - Cayden Smith  
SUBDIVISION: Broadway Addn  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Water Services
  
5. **Replat. RP24-000121. Traditions Ph 33.** Replat of five non-residential lots into two common areas and two new non-residential lots on 9.72 acres located on the south side of North Shore Drive, addressed as 3988 North Shore Drive.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Biocorridor Property Owners Assoc Inc./Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 33  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering
  
6. **Final Plat. FP24-000109. Traditions Ph 41.** Final plat of three residential lots on 4.34 acres located northeast of Mahogany Drive adjacent to Stephan's Crossing.  
CASE CONTACT: Ben Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP - Justin Shulse/Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 41  
Attention Departments: Planning Services, Engineering Services
  
7. **Site Plan. SP24-000120. The Grove Ph 2.** Site plan for a 99,000 square foot climate-controlled storage facility located between Goessler Road and Broadmoor Dr adjacent to E 29th Street, addressed as 3168 E 29th Street.  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Blue Horizon Storage - Robert L. Moore/Tri-Tech Engineering, LP- Hector Gonzalez  
SUBDIVISION: The Grove Ph 2  
Attention Departments: Planning Services, Engineering Services, Building Services, Solid Waste Group

8. **Site Plan. SP24-000124. Hwy 30 Business Park.** Site plan for a 5,000 square-foot office/retail structure located at the intersection of Highway 30 and Cole Lane.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Pinemont Homeowners Association - Shan Rajan/J4  
Engineering - Glenn Jones  
SUBDIVISION: Hwy 30 Business Park  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Fire Services, Brazos County Health Department
  
9. **Site Plan. SP24-000137. Briar Meadows Creek Subdivision - Ph 3.** Site plan for two non-residential buildings totaling 22,641 square-feet on 1.715 acres located on the eastern side of Nash Street between William J. Bryan and Broadmoor Drive, addressed as 2735 Nash Street. (SP23-82)  
CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: Shops on Nash - Mike Arledge/RSG Engineering - Jose Jaramillo  
SUBDIVISION: Briar Meadows Creek Subdivision - Ph 3  
Attention Departments: Planning Services, Engineering Services, Solid Waste Group, Fire Services