



AGENDA
Site Development Review Committee
Tuesday - 04/01/2025

NEW ITEMS:

1. **Final Plat. FP25-000012. Majestic Pointe Ph 1.** Final plat for 12 residential lots on 2.54 acres between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Majestic Pointe Ph 1
2. **Master Plan. MP25-000004. Stella Ranch.** Master plan for mixed-use development on 252.76 acres adjoining the west side of FM 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Joel Mitchell
SUBDIVISION: Stella Ranch
3. **Site Plan. SP25-000020. Stella Ranch Ph 3.** Site plan for the Stella Ranch HOA Common Area and Park on 5.84 acres adjoining the west side of FM 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Joel Mitchell
SUBDIVISION: Stella Ranch Ph 3
4. **Site Plan. SP25-000022. Villa Maria Retail Center.** Site plan to construct a 7,500 square-foot C-store and motor fuel retail on 3.45 acres southwest of the intersection of W Villa Maria Road and John Sharp Parkway, addressed as 3949 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: N/A - Adam Awad/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Villa Maria Retail Center

5. **Final Plat. FP25-000011. Villa Maria Retail Center.** Final plat to establish property boundaries for a C-store and motor fuel retail on 3.45 acres southwest at the intersection of W Villa Maria Road and John Sharp Parkway, addressed as 3949 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Adam Awad/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Villa Maria Retail Center

6. **Final Plat. FP25-000013. Brown Oak Brick Factory.** Final plat for one non-residential lot for the construction of a Brown Oak Brick Factory on 109.3 acres east of North Harvey Mitchell Parkway and adjoining Mumford Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brown Oak Properties - Jorge Gonzalez/Grey Wolf Engineers - Daniel Quarles
SUBDIVISION: Brown Oak Brick Factory

7. **Site Plan. SP25-000024. Brazos County Ind'l Park.** Site plan for 3,600 square-feet of additional office spaces located off North Harvey Mitchell Parkway between Shiloh Avenue and Providence Avenue, addressed as 1389 North Harvey Mitchell Pkwy.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Broadband Towers LLC - Jim Sheldon/J4 Engineering - Glenn Jones
SUBDIVISION: Brazos County Ind'l Park

REVISIONS:

1. **Preliminary Plan. PP25-000012. Brown Oak Brick Factory.** Preliminary plan to construct a 397,158 square-foot Brown Oak Brick Factory on 109.3 acres east of North Harvey Mitchell Parkway and adjoining Mumford Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brown Oak Properties - Jorge Gonzalez/Grey Wolf Engineers - Daniel Quarles
SUBDIVISION: Brown Oak Brick Factory

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services, Brazos County Emergency Communications District

2. **Master Plan. MP25-000003. Oakmont Subd Ph 1-7.** Revised master plan on 409.75 acres located along the north side of Boonville Road between Pendleton Drive and Copperfield Drive, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Oakmont Subd Ph 1-7

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Fire Services

3. **Preliminary Plan. PP25-000003. Oakmont Ph 6A-2.** Preliminary plan for eighteen residential lots on 6.05 acres located northeast of Boonville Road between Oakmont Boulevard and Canterbury Drive.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Oakmont Ph 6A-2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

4. **Preliminary Plan. PP25-000010. Oakmont Ph 5B.** Preliminary plan for 27 residential lots on 7.82 acres located northeast of Boonville Road between Oakmont Boulevard and Draycott Court, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Oakmont Ph 5B
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Water Services

5. **Replat. RP24-000126. Bryan Plaza.** Replat of one non-residential lot into three on 9.4 acres located southeast of the intersection of North Texas Ave and East State Highway 21, addressed as 2001 E State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: Mary Lake Realty Co - Frank Heifren/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Bryan Plaza
Attention Departments: Planning Services, Engineering Services

6. **Replat. RP25-000004. Villa Maria Walmart Add'n.** Replat of one non-residential lot into three on 3.85 acres located north of West Villa Maria Road and east of North Harvey Mitchell Parkway, addressed as 627 N Harvey Mitchell Parkway.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Crossfulton Investments LTD - David Foor/Schultz Engineering, LLC
SUBDIVISION: Villa Maria Walmart Add'n
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

7. **Replat. RP25-000009. Suber's Addn.** Replat to convert three non-residential lots into one on 0.67 acres located east of South College Avenue between Hardy Street and House Street, addressed as 1507 South College Avenue.

CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: Texas Aggie Corps of Cadets Association - Corey Keniston/Plainsman Industries LLC - Stephen Soto
SUBDIVISION: Suber's Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

8. **Replat. RP25-000010. Cunningham Oaks.** Replat to convert one residential lot into two on 1.71 acres located south of West 28th Street, addressed as 2501 West 28th Street.
CASE CONTACT: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: SFConcreteServices - Yvonne Evans/ATM Surveying - Adam Wallace
SUBDIVISION: Cunningham Oaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering

9. **Site Plan. SP25-000001. Richard Carter Survey.** Site plan for a 22,726 square-foot Sterling Kia on 6.32 acres adjoining North Earl Rudder Freeway, addressed as 197 North Earl Rudder Freeway.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: Goncloss Realty LP - Manuel Gonzalez/Schultz Engineering, LLC
SUBDIVISION: Richard Carter Survey
Attention Departments: Planning Services, Engineering Services