



**AGENDA**  
Site Development Review Committee  
Tuesday - 04/08/2025

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**NEW ITEMS:**

No new agenda items.

**REVISIONS:**

1. **Preliminary Plan. PP25-000014 & Final Plat. FP25-000011. Villa Maria Retail Center.** Preliminary plan and 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  
SUBDIVISON: Villa Maria Retail Center  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services
2. **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 (FP23-26).  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc./McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Majestic Pointe Ph 1  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
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  
SUBDIVISON: Oakmont Ph 6A-2  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services

4. **Preliminary Plan. PP25-000006. Stella Ranch Ph 3.** Preliminary plan for 40 residential lots on 13.75 acres adjoining the west side of Farm to Market Road 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 - Veronica Morgan  
SUBDIVISION: Stella Ranch Ph 3  
Attention Departments: Water Services
  
5. **Preliminary Plan. PP25-000013. New Terra @ Cunningham.** Preliminary plan to develop four residential lots for single-family homes east of North Harvey Mitchell Parkway between Suncrest Street and Cunningham Lane, addressed as 1330 Cunningham Lane.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Max Masonry - Max Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Stephen F Austin  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services
  
6. **Replat. RP25-000011. Lone Oak Acres.** Replat of six non-residential lots into two on 2.19 acres located south of Tabor Road at the intersection of Clarks Lane and Bellaire Street, addressed as 3109 Clarks Lane.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: RJSA Engineering LLC - Jake Windsor/Goodwin-Lasiter-Strong - Kirk Raymond/Eastex Crude Real Estate LLC  
SUBDIVISION: Lone Oak Acres  
Attention Departments: Planning Services, Engineering Services
  
7. **Site Plan. SP25-000013. Lone Oak Acres.** Site plan for the construction of a 12,000 square-foot metal building for industrial use on 1.28 acres located south of Tabor Road and adjoining Clarks Lane, addressed as 3111 Clarks Lane.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: RJSA Engineering LLC - Jake Windsor  
SUBDIVISION: Lone Oak Acres  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Fire Services
  
8. **Site Plan. SP24-000135. Hanus Addn.** Site plan for a nonresidential development on 0.697 acres located at the corner of West State Highway 21 and Victory Street, addressed as 1801 West State Highway 21 (SP23-71)  
CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: ATM Surveying - Adam Wallace/R.A.I. Designs Inc. - John Rhodes  
Attention Departments: Planning Services

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, Fire Services
10. **Site Plan. SP25-000024. Brazos County Ind'I 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'I Park  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Environmental Services, Fire Services