



**AGENDA**  
Site Development Review Committee  
Tuesday – March 21, 2023

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**NEW ITEMS:**

- 1. Preliminary Plan & Final Plat. PP23-12 & FP23-14. Indoplex Subdivision.** Preliminary plan and final plat for one non-residential lot in an Office District (C-1), at the corner of Finfeather and Turkey Creek Roads, addressed as 1103 Turkey Creek Road.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Indoplex LTD/R4 Investment Ventures/J4 Engineering  
SUBDIVISION: Indoplex
- 2. Replat. RP23-06. Palasota Addition.** Replat of four residential lots into two on 0.27 acres at the corner of Palasota Drive and Anita Street, addressed as 1207 Palasota Drive.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Jovani Maldonado/J4 Engineering  
SUBDIVISION: Palasota Addition
- 3. Replat. RP23-07. Dellwood Park Subdivision.** Replat of three lots zoned Mixed-Use General District (MU-2) into nine lots on 0.57 acres at the corner of Cavitt Avenue and Edge Street; the three lots are currently addressed as 2801 Second Street, 2806 Cavitt Avenue, and 307 Edge Street.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Old Town Builders/J4 Engineering  
SUBDIVISION: Dellwood Park
- 4. Site Plan. SP23-21. 7 Brew Coffee.** Site plan for the construction of a 510-square-foot coffee shop with drive-through near the intersection of North Texas Avenue and East Villa Maria Road, addressed as 612 East Villa Maria Road.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Texas-Villa Maria Retail/7 Crew Enterprises/Kirkman Eng.  
SUBDIVISION: Texas-Villa Maria Retail
- 5. Site Plan. SP23-23. Bryan Inn & Suites.** Site plan for the construction of an off-street parking area near Old Kurten Road and Nuches Lane, addressed as 1506 Nuches Lane.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Aria Hospitality LLC/J4 Engineering  
SUBDIVISION: Aria Estate

**REVISIONS:**

- 6. 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
- 7. Final Plat. FP22-18. Timber Oaks Subdivision.** Final plat for 57 residential lots on 13.73 acres located behind Foxwood Crossing Subdivision – Phase 2 and proposed Phase 3, off Jones Road near its intersection with West Villa Maria Road.  
CASE CONTACT: Katie Williams (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Wall Development, LLC/Colliers Engineering & Design  
SUBDIVISION: Timber Oaks
- 8. Preliminary Plan. PP22-31. Rudder Pointe Subdivision – Phase 7A & 7B.** Preliminary Plan for 52 residential lots on 7.3 acres adjoining the north side of Old Reliance Road between Rudder Pointe Parkway and Austin’s Creek Drive, adjacent to Rudder Pointe Subdivision - Phase 3.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: BORD Development/ McClure & Browne  
SUBDIVISION: Rudder Pointe – Phase 7A & 7B
- 9. Preliminary Plan. PP22-37. Knox Landing Subdivision.** Preliminary plan for 46 residential lots on 10.0 acres near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: RFD Holdings/McClure & Browne  
SUBDIVISION: Knox Landing Subdivision
- 10. Preliminary Plan & Final Plat. PP23-10 & FP23-02. Hush and Whisper Barrel Storage.** Preliminary plan and 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
- 11. Site Plan. SP21-44. Villa Maria Gas Station.** Site plan of a 3,970 square foot convenience store with fuel pumps, adjoining the south side of West Villa Maria Road between Westwood Main and Shirewood Drive, and currently addressed as 1919 West Villa Maria Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: VM Retail, LLC/RSK Engineering  
SUBDIVISION: Shirewood - Phase 2