



## AGENDA

Site Development Review Committee  
Tuesday – February 27, 2024

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### NEW ITEMS:

- 1. Final Plat and Preliminary Plan. FP24-08 & PP24-05. Falcon Ridge Ph 1.** Final Plat and Preliminary Plan of 28 detached residential lots on 24.13 acres, between North Texas Avenue and Old Hearne Road near Porter's Way, addressed as 2507 North Texas Avenue  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Falcon Ridge – Ph 1-4
- 2. Site Plan. SP24-09. BCS Church of Christ.** Site plan for a 17,900 square foot building on 11.85 acres, located on the north side of SH-30 between Hardy Weedon Rd. and Winding Creek, addressed as 10975 SH-30.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: BCS Church of Christ/ Axiom Management & Engineering  
SUBDIVISION: BCS Church of Christ
- 3. Site Plan. SP24-10. 2300 S. College Avenue.** Site plan to construct a warehouse addition located on 5.5 acres on the west side of S. College Avenue, between Williamson Drive and W Carson Street, addressed as 2300 S. College Avenue.  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: M5 Partners, LP/Schultz Engineering  
SUBDIVISION: C M Evans

### REVISIONS:

- 4. Conditional Use Permit. CU24-01. 2818 Green Crossing.** Request for an 8,580 square foot C-Store, located at the west corner of the intersection of North Harvey Mitchell Parkway and Smith Lake Boulevard.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: STTC, LLC./J4 Engineering  
SUBDIVISION: Green Crossing
- 5. Final Plat. FP24-07. Gourd Creek Subdivision - Phase 2.** Final Plat for 80 residential lots on 21.43 acres, located between Chick Lane and Meridian Court.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/McClure & Browne  
SUBDIVISION: Gourd Creek Subdivision – Phase 2

- 6. Preliminary Plan. PP24-04. Gourd Creek Subdivision – Phase 2.** Preliminary plan for 80 residential lots on 21.43 acres, located between Chick Lane and Meridian Court.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/McClure & Browne  
SUBDIVISION: Gourd Creek Subdivision – Phase 2
- 7. Final Plat. FP23-44. Stella Ranch Subdivision – Phases 1.** Final Plat for 51 residential lots on 26.9 acres. This property adjoins the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan  
SUBDIVISION: Stella Ranch – Phases 1-11
- 8. Final Plat. FP23-34. Rock Pointe Subdivision (ETJ) – Phase 2.** Final plat for 27 residential lots on 9.81 acres, at the intersection of Chick Lane and Autumn Lake Drive.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Brackmel Development / J4 Engineering  
SUBDIVISION: Rock Pointe Subdivision – Phase 2
- 9. Master Plan. MP24-01. Falcon Ridge.** Master plan for four phases of detached residential development on 24.13 acres, between North Texas Avenue and Old Hearne Road near Porter’s Way, addressed as 2507 North Texas Avenue  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Falcon Ridge – Ph 1-4
- 10. Preliminary Plan & Final Plat. PP24-03 & FP24-06. The Croft.** Preliminary plan and final plat for one non-residential lot on 20.20 acres, on the north side of Turkey Creek Rd between Greenbriar Cir. And N. Harvey Mitchell Pkwy.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Robby Neal/J4 Engineering  
SUBDIVISION: The Croft
- 11. Preliminary Plan. PP23-36. P70 Industrial Park (ETJ).** Preliminary plan for 16 non-residential development lots on 54.35 acres, located transversely to Carrabba Road and E. SH 21.  
CASE CONTACT: Benjamin Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Prime Seventy Real Estate/Schultz Engineering  
SUBDIVISION: J.F. Martin & Moses Foster
- 12. Replat. RP23-32. 1430 Baker Avenue.** Replat for two residential lots on 0.32 acres of land, located at the east corner of Baker Avenue and East 27<sup>th</sup> Street, addressed as 1430 Baker Avenue.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: HMK Pathfinder Properties LLC/ATM Surveying  
SUBDIVISION: Mitchell Subdivision

**13. Replat. RP24-04. 1600 Joseph Dr.** Proposed replat to reconfigure lot lines at St. Joseph Hospital, addressed as 1600 Joseph Dr.

CASE CONTACT:	Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT:	St. Joseph Regional Health Center/ Kerr Surveying
SUBDIVISION:	St. Joseph Oaks

**14. Rezoning. RZ23-31. 2300 S. College Avenue.** Request to rezone 5.4 acres from Midtown Corridor (MT-C) to Planned Development – Business District (PD-B) located on the west side of S. College Avenue, between Williamson Drive and W Carson Street, addressed as 2300 S. College Avenue.

CASE CONTACT:	Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT:	M5 Partners, LP/Schultz Engineering
SUBDIVISION:	C M Evans