



AGENDA

Site Development Review Committee
Tuesday - 10/01/2024

NEW ITEMS:

1. **Conditional Use Permit. CU24-000101. Hanus.** Request for three single-family townhomes located at the southeast intersection of Victory Street and Kosarek Street, addressed as 218 Kosarek Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Peter Garcia/Arete Property Group, LLC - Jake Carlile
SUBDIVISION: Hanus
2. **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
3. **Replat. RP24-000112. Restmeyer Subdivision.** Replat of three non-residential lots into three non-residential lots on 1.22 acres located at the intersection of Restmeyer Street and San Jacinto Lane, addressed as 1305 San Jacinto Lane.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: BJ Tires - Bobby Duron/Center Pole Engineering - Taylor Jordan & Paul Jordan
SUBDIVISION: Restmeyer Subdivision

4. **Site Plan. SP24-000131. Verizon.** Site plan for a 2,500 square-foot Verizon retail store on 0.35 acres located at the intersection of Bluebonnet Street and East State Highway 21, addressed as 2902 East State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: EDevelopment Bryan LLC - Fabricio Esquivel/eStudio Architecture - Braiden Beam
SUBDIVISON: Holliday

REVISIONS:

1. **Site Plan. SP24-000102. Reserve at Cottonwood Creek.** Site plan to install a ~3,600 square foot structure located within the 7.5 acre property of Restoration Church located west of S Sims Avenue and W 31st Street intersection, addressed as 501 W 31st Street.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: Restoration Church Bryan – Matt Ullrich/Schultz Engineering, LLC – Deven Doyen
SUBDIVISON: Reserve at Cottonwood Creek
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Environmental Services, Fire Services
2. **Site Plan. SP24-000114. St. Joseph Professional Park.** Site plan of two non-residential lots and expansion of driveways/parking lots on 11.1 acres located northeast of the intersection of East 29th Street and Broadmoor Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Brazos County - Charles Wendt/PGAL - Michael Gerber
SUBDIVISON: St. Joseph Professional Park
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Environmental Services, Fire Services
3. **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 - Hector Gonzalez
SUBDIVISON: The Grove Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services

4. **Site Plan. SP24-000130. Restmeyer Subdivision.** Site plan for the construction of a 30' X 50' metal building with a 16' X 50' awning on 1.16 acres located on the south side of San Jacinto Lane, between West 14th Street and Restmeyer Street and addressed as 1305 San Jacinto Lane.

CASE CONTACT: Katie Williams (James Hayes)

OWNER/APPLICANT/AGENT: BJ Tires - Bobby Duron/Center Pole Engineering
- Taylor Jordan

SUBDIVISION: Restmeyer Subdivision

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