

Subject: SDRC Agenda: January 13th, 2025



AGENDA
Site Development Review Committee
Tuesday - 01/13/2026

NEW ITEMS:

1. **Conditional Use Permit. CU26-000001. Courtlandt Estates of Copperfield Sec. 7.** Request for a 2,370 square-feet accessory structure on 28.81 acres between Copperfield Drive and Chelsea Circle, addressed as 1 Courtlandt Place.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc.
SUBDIVISION: Courtlandt Estates of Copperfield Ph 7

2. **Site Plan. SP26-000001. Brazos County Ind'l Park .** Site plan for an 1,860 square-feet addition for Liquid Power Specialties east of North Harvey Mitchell Parkway between Shiloh Avenue and Industrial Boulevard, addressed as 1331 Independence Avenue.
CASE CONTACT: Paige Jackson (James Hayes)
OWNER/APPLICANT/AGENT: LiquidPower Specialty Products Inc. - Guadalupe Cantu/MBCM Management, Inc. - Cole Christian
SUBDIVISION: Brazos County Ind'l Park

3. **Site Plan. SP26-000002. Oak Creek Ranch.** Site plan for a multi-family development totaling 351,392 square-feet on 15.58 acres north of West Villa Maria Road and East of John Sharp Parkway, addressed as 5900 Jones Road.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: - Bryan Teeple/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - James Batenhorst
SUBDIVISION: Oak Creek Ranch

4. **Rezoning. RZ25-000015. Villa Maria Road.** Request to rezone 0.41 acres north of East Villa Maria Road between Dellwood Street and Wayside Drive Residential District-7000 (RD-7) to Planned Development District (PD), addressed as 720 E Villa Maria Road.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Glen Dockery - Property Owner /Coldwell Banker APEX Realtors - Cathy Patranella
SUBDIVISION: Villa Maria Road

REVISIONS:

1. **Conditional Use Permit. CU25-000014. Margaret Wallace.** Request to allow a 8,334 square-foot motor fuel retail facility on 0.29 acres located at the corner of North Texas Avenue and Woodville Road, addressed as 4311 North Texas Avenue.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Day & Night - Ashirali Umatiya/MAKMO DESIGN LLC - Adil Zahir
SUBDIVISION: Margaret Wallace
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, TxDOT
2. **Site Plan. SP25-000006. Hoya Acres Addition.** Site plan for a 4,507 square-foot McDonald's restaurant on 5.76 acres located east of North Harvey Mitchell Parkway between Western Oaks Court and West Villa Maria Road, addressed as 1438 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar
SUBDIVISION: Hoya Acres Addition
Attention Departments: Planning Services, Engineering Services
3. **Master Plan. MP25-000002. Shops at Carter Creek.** Master plan for mixed-use development consisting of three phases on 93.93 acres located east of North Earl Rudder Freeway between Towne Center Way and Wildflower Drive.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf
SUBDIVISION: Shops at Carter Creek
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services
4. **Replat. RP25-000030. Bridgewater Meadows.** Replat to reconfigure property boundary lines for three residential lots on 0.29 acres west of Palasota Drive between Cottonwood Street and Patton Avenue, addressed as 1732 Bridge Meadow Lane.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Terra Nova Home Builders LLC - Jose Maximino Martinez/ATM

Surveying - Adam Wallace
SUBDIVISION: Bridgewater Meadows
Attention Departments: Planning Services, Engineering Services, Water Services

5. **Replat. RP25-000035. Jones Addition.** Replat to redefine property boundary lot lines on 0.25 acres between Dean Street and West Pruitt Street, addressed as 1209 West Martin Luther King Street.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: LAB Homes LLC - Luis Barron/ATM Surveying - Adam Wallace
SUBDIVISION: Jones Addition
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services
6. **Rezoning. RZ25-000012. Bryan Original Townsite.** Request to rezone "Made Well Ministries" from Residential District-5000 (RD-5) to Planned Development - Business District (PD-B) on 0.26 acres between South Polk Avenue and South Preston Avenue, addressed as 600 E 27th Street.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Made Well Ministries - Kasey Van Norman
SUBDIVISION: Bryan Original Townsite
Attention Departments: Planning Services
7. **Site Plan. SP25-000004. Cedar Creek.** Site plan for a 3,400 square-foot medical office on 1.15 acres located between Kent Street and Briarcrest Drive, addressed as 1712 Broadmoor Drive (previously SP23-44)
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Tx Construction and Investments LLC - /McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Cedar Creek
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, Fire Services
8. **Site Plan. SP25-000034. Rector.** Site plan for Rector RV Park to construct 47 recreational vehicle sites totaling 105,095 square-feet on 5 acres adjoining North Texas Avenue, addressed as 4010 North Texas Avenue.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Barbara Rector/Galindo Engineers and Planners, Inc. - Christian Galindo
SUBDIVISION: Rector
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Water Services
9. **Site Plan. SP25-000075. Brookhaven.** Site plan to make parking lot improvements for "Declaration Church" on 5.52 acres south of Boonville Road between Woodcrest Drive and

Kirkwood Drive, addressed as 4220 Boonville Road.

CASE CONTACT: Mikaela Dickenson (Sean Smith)

OWNER/APPLICANT/AGENT: The Croft Bryan Texas, LLC - Grant Carrabba/J4 Engineering - Glenn Jones

SUBDIVISION: Brookhaven

Attention Departments: Planning Services, Engineering Services, TxDOT

10. **Site Plan. SP25-000077. Park Hudson Ph 4.** Site plan for a new office building to include RNL Homes and additional lease space totaling 13,386 square-feet for on 1.35 acres south of Boonville Road between Copperfield Drive and Corporate Center Drive, addressed as 3339 University Drive.

CASE CONTACT: Katie Williams (James Hayes)

OWNER/APPLICANT/AGENT: RNL Homes/Walker Partners - Clay Schroeder

SUBDIVISION: Park Hudson Ph 4

Attention Departments: Water Services

11. **Site Plan. SP25-000079. Beason.** Site plan for a multi-unit development totaling 6,860 square-feet on 0.57 acres west of Texas Avenue at the intersection of Reese Avenue and West Carson Street, addressed as 200 West Carson Street.

CASE CONTACT: Mikaela Dickenson (Eric Blackburn)

OWNER/APPLICANT/AGENT: 724Texas - Pedro Cunha/Quiddity Engineering - Anthony Marquez

SUBDIVISION: Beason

Attention Departments: Planning Services, Engineering Services, Water Services