



AGENDA

Site Development Review Committee
Tuesday – May 10, 2022

NEW ITEMS:

- 1. Final Plat. FP22-16. Miramont Subdivision - Section 19.** Proposed final plat for 14 residential lots on 17.8 acres, adjoining the east side of Copperfield Drive, across from its intersection with Miravista Court.
CASE CONTACT: Mitchell Cameron (REG)
OWNER/APPLICANT/AGENT: Adam Development/Same as Owner/McClure & Browne
SUBDIVISION: Miramont Subdivision – Section 19
- 2. Rezoning. RZ22-10. Traditions Phase 20.** Proposed request to rezone 14 acres within Traditions Subdivision Ph 20 from PD Planned Development to PD Planned Development to designate areas currently intended for non-residential uses to allow for residential activity.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Tap-Lard Development / McClure & Browne
SUBDIVISION: Traditions Phase 20
- 3. Rezoning. RZ22-11. Yaupon Trails.** Proposed request to rezone of 190.1 acres from PD Planned Development to PD Planned Development for purpose of removing phase plan exhibited with the existing PD Planned Development ordinance and add language allowing a 5' rear setback to be consistent with standard residential development.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: 1983 Land Investments / Stephen Grove/Schultz Engineering
SUBDIVISION: Yaupon Trails
- 4. Site Plan. SP22-30. University TXB.** Proposed site plan for a 6,400 SF convenience store and gas station on 4.76 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest, addressed as 3071 University Drive E.
CASE CONTACT: Allison Kay (BMG)
OWNER/APPLICANT/AGENT: Alina Hospitality/Brightwork Real Estate/Cool Breeze Consultants
SUBDIVISION: Hudson at University – Phase 2

REVISIONS:

- 5. Conditional Use Permit. CU22-02. 3459 Mahogany Drive.** Revised request to construct a 534.1 square foot accessory dwelling unit, on property zoned Planned Development-District (PD), and addressed as 3459 Mahogany Drive.
CASE CONTACT: Allison Kay (PSE)
OWNER/APPLICANT/AGENT: Kyle & Mary Miller/TFT Builders LLC/Same as Applicant
SUBDIVISION: The Traditions Subdivision – Phase 26

6. **Final Plat. FP22-15. Creekside Oaks – Phase 1.** Revised final plat of 44 lots on 18.7 acres, generally southeast of the intersection of E State Highway 21 and N Earl Rudder Freeway.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: BORD Development / McClure & Browne
SUBDIVISION: Creekside Oaks - Phase 1

7. **Master Plan. MP21-11. Creekside Oaks – Phase 1-2.** Revised master plan of 88 lots on 26.2 acres, generally northeast of the intersection of East State Highway 21 and North Earl Rudder Freeway.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: BORD Development LLC/Same as Owner/McClure & Browne
SUBDIVISION: Creekside Oaks – Phase 1-2

8. **Master Plan. MP21-04. Traditions Subdivision – Phase 20D, 20E, & 20F.** Revised master preliminary plan of 48 residential lots on 27.27 acres along the southern side of West Villa Maria Road, east of the intersection with State Highway 47.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: TAP-Lard Development, LLC/Same as Owner/McClure & Browne
SUBDIVISION: Traditions Subdivision – Phase 20D & 20E

9. **Master Plan. MP22-03. Yaupon Trails Subdivision – Phase 3-8C.** Revised master plan of 126.56 acres to an existing PD- Planned Development to alter phasing, located at Hardy Weedon Road and SH 30.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC /Stephen Grove/Schultz Engineering
SUBDIVISION: Yaupon Trails

10. **Preliminary Plan. PP22-13. Bonham Trace – Phase 2.** Revised preliminary plan for 40 residential lots on 9.17 acres adjoining the east side of Old Hearne Road between Hefti Circle and Wilkes Street.
CASE CONTACT: Katie Williams (PSE)
OWNER/APPLICANT/AGENT: Bonham Trace, LLC / McClure & Browne
SUBDIVISION: Bonham Trace – Phase 2

11. **Site Plan. SP22-22. Cavitt Avenue Building.** Revised site plan for a new 5,200 square foot warehouse near the intersection of Cavitt Avenue and Post Office Street, and addressed as 300 Post Office Street.
CASE CONTACT: Mitchell Cameron (KCS)
OWNER/APPLICANT/AGENT: Huntsville Properties Ltd / McClure & Browne
SUBDIVISION: Zeno Phillips

12. **Site Plan. SP22-23. Piccino.** Revised site plan for a non-residential redevelopment at the intersection of S Main Street and E 33rd Street, abutting S Washington Avenue, addressed as 717 S Main Street.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: NN Out Properties /J4 Engineering
SUBDIVISION: Hunter’s Re-Division