



## AGENDA

Site Development Review Committee  
Tuesday – June 27, 2023

---

### NEW ITEMS:

- 1. Easement Release. ER23-05. Austin Addition.** Proposed release of an existing drainage easement located across from Candy Hill Street, found within 1009 E Martin Luther King Jr Street.  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Habitat for Humanity/Galindo Engineers & Planners  
SUBDIVISION: Austin Addition
- 2. Replat. RP23-22. Traditions – Phase 19.** Replat to reduce common area within the 19.315-acre residential development, located near the intersection of South Traditions Drive and Traditions Boulevard.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP/ /Schultz Engineering  
SUBDIVISION: Traditions – Phase 19
- 3. Replat. RP23-23. Batte’s Church Addition.** Replat of four lots into one on 1.14 acres, located off Hall Street and West 21<sup>st</sup> Street, address as 606 North Reed Street.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Lily of the Valley Church of God in Christ/McClure & Browne  
SUBDIVISION: Batte’s Church Addition
- 4. Site Plan. SP23-51. First Baptist Bryan.** Site plan for a parking lot expansion for a place of worship near the intersection of Freedom Boulevard and Cambridge Drive, addressed as 3100 Cambridge Drive.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: First Baptist Bryan/Kimley-Horne  
SUBDIVISION: First Baptist Bryan
- 5. Site Plan. SP23-52. Starbucks.** Site plan for a 2,230 square foot Starbucks located at University Drive and Plaza Centre Court, addressed as 3071 University Drive.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: BW Texas University Plaza/ Cool Breeze Consultants LLC  
SUBDIVISION: Hudson at University – Phase 2

### REVISIONS:

- 6. Preliminary Plan and Final Plat. PP21-28 & FP21-34. Austin’s Colony Subdivision – Phases 21B-21C.** Revised preliminary plan and final plat for 68 residential lots on 25.94 acres, extending along the northeastern side of Wrangler Drive.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Carrabba Family LTD Partnership/ J4 Engineering  
SUBDIVISION: Austin’s Colony – Phases 21B-21C

- 7. Replat. RP23-18. Castle Heights Addition.** Replat of one into five lots at the west corner of Conner and High Street, addressed as 1407 Conner Street.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: 1122 Investments LLC/ Beamon Engineering  
SUBDIVISION: Castle Heights Addition
- 8. Replat. RP23-19. Austin Addition.** Replat of three residential lots into two on 0.31 acres located across from Candy Hill Street, addressed as 1009 and 1011 East Martin Luther King Jr. Street.  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Habitat for Humanity/Galindo Engineers & Planners  
SUBDIVISION: Austin Addition
- 9. Replat. RP23-20. TXB WJB.** Replat of two non-residential lots of the Fuller subdivision and an un-plated portion of the John Austin League on 11.43 acres located within the FM 158 Corridor at William J Bryan and Nash Street, addressed as 2104 East William J Bryan Parkway.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: BW Texas Bryan Nash, LLC/Abram Dashner/Cool Breeze Consultants LLC  
SUBDIVISION: Fuller Subdivision
- 10. Replat. RP23-21. Westwood Estates.** Replat of two residential lots into one on 0.78 acres located off Westwood Main between Dewberry Lane and Lorito Circle, addressed as 3008 Hummingbird Circle  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Mark Andrus Heslip & Kelly Heslip/McClure & Browne  
SUBDIVISION: Westwood Estates
- 11. Rezoning. RZ22-06. Richard Carter.** Revised request to rezone 93.95 acres from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) for a potential multi-use development along the northbound frontage road of North Earl Rudder Freeway (SH 6) near Briarcrest Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC/Mitchell & Morgan  
SUBDIVISION: Richard Carter
- 12. Site Plan. SP23-12. Twin City Mission.** Site Plan for Twin City Mission parking lot in the Midtown Corridor District (MT-C) on 0.86 acres located between Waverly Drive and Koenig Street, addressed as 2505 South College Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Twin City Mission/Patterson Architects  
SUBDIVISION: Lawler Place – Phase 3
- 13. Site Plan. SP23-15. Finfeather Storage Facility.** Site Plan for 32,275 square foot climate controlled storage facility located off Finfeather Road between Pepper Tree Drive and Turkey Creek Road, addressed as 2600 Finfeather Road.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Dallas Beck/RTR Design  
SUBDIVISION: Cedar Ridge – Phase 1
- 14. Site Plan. SP23-18. Douglass Mitsubishi.** Revised site plan for the construction of a 5,657 square foot vehicle showroom/office building adjoining the southeast corner of the eastbound frontage road of North Earl Rudder Freeway (SH 6) and Briarcrest Drive, addressed as 3100 Briarcrest Drive.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: N Douglass Investments, LTD/JBS Engineering  
SUBDIVISION: Garlyn Shelton Imports

- 15. Site Plan. SP23-28. Hush and Whisper Barrel Storage.** Site plan for barrel storage and receiving buildings associated with Hush and Whisper Distillery on a total of 4 acres, adjoining the south side of 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/Joe Langston  
SUBDIVISION: Hush and Whisper
- 16. Site Plan. SP23-42. 1710 Briarcrest Drive.** Site plan for the addition of a 10'X10' external cooler, property adjoins the east side of Briarcrest Drive, east of its intersection with Kent Street addressed as 1710 Briarcrest Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: John C. Culpepper, III/Frank Heifrin/Gattis Engineering  
SUBDIVISION: First Bank Galleria
- 17. Site Plan. SP23-45. Pena RV Storage Park.** Site plan of a 0.66-acre parking lot for RV storage, located southeast of its intersection with West State Highway 21 (SH 21), addressed as 2902 West 28<sup>th</sup> Street.  
CASE CONTACT: Isabel Martinez (Sam Vernon)  
OWNER/APPLICANT/AGENT: Richard Pena/Galindo Engineers & Planners, Inc.  
SUBDIVISION: Get-N-Go