



AGENDA

Site Development Review Committee
Tuesday – October 10, 2023

NEW ITEMS:

- 1. Conditional Use Permit. CU23-10. Oakmont Subdivision – Phase 7.** Conditional Use Permit request within a PD Planning Development zoning district for detached residential development near the intersection of Boonville Road and Pendleton Drive, being part of the Oakmont Subdivision.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development/McClure & Browne Engineering
SUBDIVISION: Oakmont – Phase 7
- 2. Master Plan. MP23-09. Gourd Creek Subdivision – Phase 1-2.** Master plan for two phases of detached residential development on 30.2 acres, located northeast of the Chick Lane and Autumn Lake Drive intersection
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Shian Cao/McClure and Browne Engineering
SUBDIVISION: Gourd Creek Subdivision – Phase 1-2
- 3. Preliminary Plan. PP23-31. Yaupon Trails Subdivision – Phase 8B & 8C.** Preliminary plan of 34.61 acres of detached residential development within an existing PD- Planned Development, located at Hardy Weedon Road and SH 30.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC / Schultz Engineering
SUBDIVISION: Yaupon Trails – Phase 8B & 8C
- 4. Right-of-Way Abandonment. RA23-04. Rock Pointe Subdivision – Phase 2.** Request to abandon .016 acres (718 square feet) of public right-of-way at the intersection of Autumn Lake Drive and Chick Lane (future Barred Rock Road), intended to be incorporated into the proposed Rock Pointe subdivision.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Brackmel Development / J4 Engineering
SUBDIVISION: Rock Pointe Subdivision – Phase 2
- 5. Site Plan. SP23-69. Northern Tools.** Site plan for a 22,496 square foot retail structure on 2.19 acres adjoining Austin’s Colony Parkway, between North Earl Rudder Freeway E Frontage Road and Boonville Road.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: NT-Bryan 23 LLC/Carrillo Engineering
SUBDIVISION: Boonville Town Center

- 6. Site Plan. SP23-70. 900 West William J Bryan Parkway.** Site plan for a driveway relocation and parking removal at the previous Boys and Girls Club location in preparation of a proposed Pre-School facility, located between North Reed Avenue and North Baylor Avenue
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: SOYYO LLC/ McClure and Browne
SUBDIVISION: Bryan Original Townsite

REVISIONS:

- 7. Conditional Use Permit. CU23-09. 201 Fairway Drive.** Conditional Use Permit request for three townhomes being two-story on 0.23 acres within Residential District-500 (RD-5) at the corner of Fairway Drive and Lakeview Street, addressed as 201 Fairway Drive.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Optimal Housing Five LLC/J4 Engineering
SUBDIVISION: Country Club Estates Phase 1
- 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: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Brackmel Development / J4 Engineering
SUBDIVISION: Rock Pointe Subdivision – Phase 2
- 9. Preliminary Plan and Final Plat. PP23-24 and FP23-30. 910 North Preston Avenue.** Preliminary plan and final plat for one 0.09-acre residential lot located within the Bryan's 1st Subdivision between Orlean Street and North Polk Avenue, addressed as 910 North Preston Avenue.
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: My Angel Clean Property Service LLC/ATM Surveying
SUBDIVISION: Bryan's 1st
- 10. Preliminary Plan. PP23-25. Gourd Creek Subdivision – Phase 1.** Preliminary plan for 47 residential lots on 9.87 acres, located in the 6300 block of Chick Lane.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Shian Cao/McClure and Browne Engineering
SUBDIVISION: Gourd Creek Subdivision – Phase 1
- 11. Preliminary Plan. PP23-26. Oakmont Subdivision – Phase 7.** Preliminary plan for 97 residential lots on 24.9 acres, located southeast of the intersection of Pendleton Drive and Beacon Heights Drive.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development/McClure and Browne Engineering
SUBDIVISION: Oakmont Subdivision – Phase 7
- 12. Preliminary Plan PP23-27. Rock Pointe Subdivision (ETJ) – Phase 2.** Preliminary plan for 27 residential lots on 9.81 acres, at the intersection of Chick Lane and Autumn Lake Drive.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Brackmel Development / J4 Engineering
SUBDIVISION: Rock Pointe Subdivision – Phase 2
- 13. Replat. RP23-37. 201 Fairway Drive.** Replat of one detached residential lot into three new townhome lots on 0.23 acres at the corner of Fairway Drive and Lakeview Street, addressed as 201 Fairway Drive.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Optimal Housing Five LLC/J4 Engineering
SUBDIVISION: Country Club Estates Phase 1

- 14. Replat. RP23-38. Traditions Subdivision – Phase 20F.** Replat to consolidate two residential lots into one, addressed as 3072 and 3068 Balsam Court.
CASE CONTACT: Benjamin Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Shawn Lafferty/McClure & Browne
SUBDIVISION: Traditions Subdivision – Phase 20F
- 15. Replat. RP23-39. Williams Subdivision.** Replat of one residential lot portion to create two residential lots 2.53 acres, located on Stevens Drive between North Texas Avenue and Old Hearne Road, addressed as 2402 Stevens Drive.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Roberto Mendoza & Karina Lopez Mendoza/McClure & Browne
SUBDIVISION: Williams
- 16. Site Plan. SP23-40. 1500 Newton Street.** Site plan for the construction of a coffee shop, located at the corner of West State Highway 21 and Newton Street, addressed as 1500 Newton Street.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Jose Luis Mapola Reyes/Daniel Lopez
SUBDIVISION: Jones-Brock
- 17. Site Plan. SP23-50. SMBG Midtown Park.** Site Plan for a two-story 58,025 square foot indoor/outdoor entertainment venue, located within Travis Bryan Midtown Park near the intersection of S College Avenue and West Villa Maria Road, currently addressed as 206 W Villa Maria Rd.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: SMBG Bryan/Walker Partners
SUBDIVISION: Country Club Lake Addition
- 18. 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: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: BW Texas University Plaza/ Cool Breeze Consultants LLC
SUBDIVISION: Hudson at University – Phase 2
- 19. Site Plan. SP23-59. West Brazos Animal Center.** Site plan for a 20,881 square foot veterinary clinic in Planned Development District (PD) on 9.15 acres on Baggs Court, near the intersection of North Harvey Mitchell Parkway and Clear Leaf Drive, addressed as 1050 N. Harvey Mitchell Parkway.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: 5J Land & Development LLC/Schultz Engineering
SUBDIVISION: Windmill Park Subdivision
- 20. Site Plan. SP23-65. Carney’s Pub and Grill.** Site plan for a the expansion of a bar and grill development in the Midtown Corridor District (MT-C) on 2.82 acres located at the corner of South College and Watson Lane, addressed as 3410 S College Ave.
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ivins Management LLC/Schultz Engineering
SUBDIVISION: J. E. Scott