



AGENDA

Site Development Review Committee
Tuesday – October 17, 2023

NEW ITEMS:

- 1. Final Plat. FP23-39. Manor Point – Phase 1.** Final plat for 22 residential lots on 4.92 acres north of Sandy Point Road adjoining Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ante Development, LLC/ McClure & Browne
SUBDIVISION: Manor Point – Phase 1
- 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 (proposed Barred Rock Road) 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. Master Plan. MP23-10. Manor Point – Phase 1 and 2.** Master plan of 51 residential lots on 13.89 acres north side of Sandy Point Road and south of Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ante Development LLC/McClure & Browne
SUBDIVISION: Manor Point – Phase 1-2
- 4. Preliminary Plan and Final Plat. PP23-32 and FP23-38. Stephen Subdivision.** Preliminary plan and final plat for two Midtown-Corridor (MT-C) lots on 0.398 acres located on Rebecca Street off South College Avenue between Beason Street and Ross Street, addressed as 110 Rebecca Street.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Brincalcade, LTD/Kerr Surveying
SUBDIVISION: Stephen
- 5. Preliminary Plan. PP23-33. Manor Point – Phase 1 and 2.** Preliminary plan of 51 residential lots on 13.89 acres north side of Sandy Point Road and south of Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ante Development LLC/McClure & Browne
SUBDIVISION: Manor Point – Phase 1-2

- 6. Replat. RP23-40. 302 South Haswell Drive.** Replat of one detached residential lot into two on 0.65 acres, located on South Haswell Drive between East 27th Street and East 28th Street, addressed as 302 S Haswell Drive
CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition
- 7. Replat. RP23-41. 901 East 27th Street.** Replat of one detached residential lot into two on 0.41 acres, located at the corner of South Hutchins Street and East 27th Street, addressed as 901 East 27th Street
CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition
- 8. Replat. RP23-42. 1006 Hall Street.** Proposed replat to create one new detached residential lot from portions of two lots located on Hall Street between West 17th Street and West 18th Street, addressed as 1006 Hall Street.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Belsan Construction/McClure & Browne
SUBDIVISION: J.A. Chews Subdivision
- 9. Rezoning. RZ23-25. Villa Maria Wal-Mart Addition.** Request to amend the Planned Development (PD) district Development Plan for 20.42 acres adjoining West Villa Maria Road and North Harvey Mitchell Parkway, addressed as 627 North Harvey Mitchell Parkway, to provide additional options regarding building elevation color.
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Walmart Real Estate Business Trust//CESO Inc
SUBDIVISION: Villa Maria Wal-Mart Addition
- 10. Rezoning. RZ23-26. 2507 North Texas Avenue.** Request to rezone 24.13 acres from Agricultural-Open District (A-O) to Planned Development – Housing District (PD-H) between North Texas Avenue and Old Hearne Road near Porter’s Way, addressed as 2507 North Texas Avenue
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brackmel Development LLC/J4 Engineering
SUBDIVISION: Marvin M Porters Addition
- 11. Right-of-Way Abandonment. RA23-05. Mosley Subdivision – Phase 3.** Request to abandon 0.053 acre (2,307 square feet) of prescriptive public right-of-way for East 15th street, located directly south of the intersection of North Houston Avenue and East 15th Street.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: DWM Properties/Galindo Engineers & Planners, Inc.
SUBDIVISION: Mosley Subdivision – Phase 3

REVISIONS:

- 12. 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

- 13. Replat. RP23-33. Northern Tools.** Replat of one non-residential lot into two on 2.2 acres on Austin's Colony Parkway located off North Earl Rudder Freeway E Frontage Road, between Briarcrest Drive and Boonville Road.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Five Ags Investment, LLC/Horton TX/Brittain & Crawford, LLC
SUBDIVISION: Boonville Town Center
- 14. 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
- 15. 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
- 16. 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
- 17. Rezoning. RZ23-23. John Williams.** Request to change the zoning from Innovation Corridor-High Density Residential District (IC-HDR) and Innovation Corridor – Retail Services District (IC-RS Retail District) to Planned Development District (PD-H) for 251.2 acres located west of Luza Lane near SH 21 to allow for a mix of residential uses being detached, townhome, patio, and multi-family, addressed as 3116 Luza Lane, near RELLIS campus.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Mary Luza Trust and Luza Family Trust/Schultz Engineering
SUBDIVISION: John Williams
- 18. Site Plan. SP23-63. South College Fuel Station.** Site plan for a non-residential 3,800 square foot convenient store and fuel station on 0.68 acres located at the corner of South College Avenue and East Villa Maria Road, addressed as 3201 S College Avenue.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Vijay Kumar C/O El Elohim LLC/Mitchell & Morgan
SUBDIVISION: Midway Place
- 19. 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