



## AGENDA

Site Development Review Committee  
Tuesday – October 24, 2023

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### NEW ITEMS:

- 1. Conditional Use Permit. CU23-11. 1201 North Houston.** Conditional Use Permit request for one two-story duplex on 0.19 acres at the corner of East 15<sup>th</sup> Street and North Houston Avenue, addressed as 1201 North Houston Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: DWM Properties/Galindo Engineers & Planners, Inc.  
SUBDIVISION: Mosley – Phase 3
- 2. Final Plat. FP23-40. Oakmont Subdivision – Phase 7.** Final Plat for 97 residential lots on 24.9 acres, located southeast of the intersection of Pendleton Drive and Beacon Heights Drive.  
CASE CONTACT: Benjamin Johnson (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure and Browne Engineering  
SUBDIVISION: Oakmont Subdivision – Phase 7
- 3. Master Plan. MP23-10. Manor Point Subdivision – 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. PP23-33. Manor Point Subdivision – Phase 1 and 2.** Preliminary plan of 51 residential lots on 13.89 acres on the 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
- 5. Preliminary Plan. PP23-34. Twelve Oaks Reserve Subdivision.** Preliminary plan for a mixed use subdivision on 33.77 acres, near the intersection of West Villa Maria Road and John Sharp Parkway (SH 47), across from Jones Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Luminous Capital LLC/Kimley-Horn  
SUBDIVISION: Twelve Oaks Reserve Subdivision
- 6. Preliminary Plan. PP23-35. Reveille Park Subdivision – Phase 1.** Preliminary plan for 34 detached residential development lots on 31.8 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure and Browne Engineering  
SUBDIVISION: Reveille Park – Phase 1

- 7. Site Plan. SP23-71. Hanus Addition.** Site plan for a nonresidential development one on 0.697 acres for a tire shop located at the corner of West State Highway 21 and Victory Street, addressed as 1801 W. Highway 21  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Bernardino Arriage/ATM Surveying/R.A.I. Designs  
SUBDIVISION: Hanus
- 8. Site Plan. SP23-72. Scarmardo Foods Warehouse Expansion.** Site plan for an 11,400 square foot nonresidential development on 6.96 acres located off North Harvey Mitchell Parkway between Providence Avenue and Leonard Road, addressed as 1289 North Harvey Mitchell Parkway.  
CASE CONTACT: Mitchell Cameron (James Hayes)  
OWNER/APPLICANT/AGENT: Hyatt Development, LTD/Schultz Engineering  
SUBDIVISION: Brazos County Industrial Park – Phase 3

**REVISIONS:**

- 9. 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
- 10. Master Plan. MP23-07. Gourd Creek Subdivision – Phase 1-5.** Master plan for five phases on 60.6 acres, located northeast of Chick Lane and Autumn Lake Drive intersection  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/McClure and Browne Engineering  
SUBDIVISION: Gound Creek Subdivision – Phase 1-5
- 11. Preliminary Plan. PP23-21. Pleasant Hill Section 3 - Phases 1-9.** Preliminary plans for nine phases on 253.4 acres, located on the south side of Sandy Point Road between North Harvey Mitchell Parkway and Pleasant Hill Road.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment/Yalgo Engineering  
SUBDIVISION: Pleasant Hill Section 3 – Phases 1-9
- 12. Preliminary Plan & Final Plat. PP23-30 & FP23-37. Mosley Subdivision – Phase 3.** Preliminary plan and final plat of two residential lots on .18 acres at the corner of East 15<sup>th</sup> Street and North Houston Avenue, addressed as 1201 North Houston Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: DWM Properties/Galindo Engineers & Planners, Inc.  
SUBDIVISION: Mosley Subdivision
- 13. 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 1<sup>st</sup> 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: Preston Estate

- 14. 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: Benjamin Johnson (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure and Browne Engineering  
SUBDIVISION: Oakmont Subdivision – Phase 7
- 15. Replat. RP23-13. Park Heights Addition.** Replat of one lot and parts of two others into one new commercial lot on 6.85 acres, adjoining the north side of West State Highway 21 (SH-21) between Louis and Bowser Streets, addressed as 2306 West State Highway 21.  
CASE CONTACT: Mitchell Cameron (Sam Vernon)  
OWNER/APPLICANT/AGENT: Joseph Vaughn III/Kerr Surveying  
SUBDIVISION: Park Heights Addition
- 16. Replat. RP23-25.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
- 17. 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
- 18. 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 17<sup>th</sup> Street and West 18<sup>th</sup> Street, addressed as 1006 Hall Street.  
CASE CONTACT: Ben Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: Belsan Construction/McClure & Browne  
SUBDIVISION: J.A. Chews Subdivision
- 19. Rezoning. RZ22-06. Richard Carter.** 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
- 20. 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
- 21. Site Plan. SP23-07. Tabor Road Truck Stop.** Site plan for the construction of 8,250 square foot convenience store and truck stop, located off North Earl Rudder Freeway and Tabor Road, addressed as 3405 Tabor Road.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Firdous Ali/Mario E Lanza  
SUBDIVISION: Woodville Acres - Phase 3

- 22. 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
- 23. Site Plan. SP23-41. 2600 S Texas Avenue.** Site plan for the remodel of the Goodwill building into three-lease spaces, located at the corner of South Texas and Maloney Avenues, addressed as 2600 South Texas Avenue.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Mubarak Somani/MFSN LLC  
SUBDIVISION: Mitchell-Lawrence-Cavitt Addition
- 24. 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
- 25. Site Plan. SP23-64. Twin City Mission.** Site plan for a non-residential 25,852 square foot warehouse/donations center on 16.28 located at terminus of South Randolph, addressed as 410 South Randolph Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Twin City Mission/Patterson  
SUBDIVISION: Twin City Mission
- 26. Site Plan. SP23-66. Aspen Street Apartments.** Site plan for a twelve-unit multi-family development at 4011-4017 Aspen, zoned Midtown Corridor District (MT-C) between Clay Street and Woodson Drive.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Bluestone Partners/McClure and Browne  
SUBDIVISION: Unity Subdivision
- 27. 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
- 28. 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