



AGENDA

Site Development Review Committee
Tuesday – November 21, 2023

NEW ITEMS:

- 1. Conditional Use Permit. CU23-13. Tiffany Park Business Center.** Request to construct a self-storage facility in the Retail District (C-2) on 4.62 acres located on the East side of Boonville Road, between Copperfield Drive and Pendleton Drive.
CASE CONTACT: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Brandon Batot/Bleyl Engineering
SUBDIVISION: Tiffany Park Business Center
- 2. Conditional Use Permit. CU23-12.2908 Missouri Ave.** Request to add a 16' X 24' dwelling unit for residential purposes, located on the southern side of Missouri Avenue between Willhelm Drive and Russell Drive, addressed as 2908 Missouri Avenue.
CASE CONTACT: Katie Williams (Eric Blackburn.)
OWNER/APPLICANT/AGENT: Angel Torres
SUBDIVISION: Lynndale Acres
- 3. Preliminary Plan. PP23-36. P70 Industrial Park (ETJ).** Preliminary plan for 16 non-residential development lots on 54.35 acres, located transversely to Carrabba Road and E. SH 21.
CASE CONTACT: Mitchell Cameron (Sarah Green)
OWNER/APPLICANT/AGENT: Prime Seventy Real Estate/Schultz Engineering
SUBDIVISION: J.F. Martin & Moses Foster
- 4. Preliminary Plan. PP23-37. Reveille Estates – Phase 3.** Preliminary plan for 72 residential lots on 15.04 acres, near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure & Browne
SUBDIVISION: Reveille Estates – Phase 3
- 5. Right-of-Way Abandonment. RA23-06. Lakeview Addn.** Request to abandon 0.054 acre of prescriptive public right-of-way for Rountree Drive, located directly south between 2310 S. College Avenue and 2317 Franklin Drive.
CASE CONTACT: Benjamin Johnson (Brianna Groves)

OWNER/APPLICANT/AGENT: Brittco Development/J4 Engineering
SUBDIVISION: Lakeview Addition

- 6. Replat. RP23-55. Lakeview Addn.** Replat of two residential lots to shift the lot line between Lot 1 and Lot 4 on 0.29 acres located at the north east intersection of Franklin Drive and Rountree Dr, addressed as 2317 Franklin Drive.

CASE CONTACT: Benjamin Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Brittco Development /J4 Engineering
SUBDIVISION: Lakeview Addition

- 7. Rezoning. RZ23-28. College Oaks.** Request to amend a previously-approved Planned Development-Mixed Use District (PD-M) located on the north side of Woodson Drive between College Main Street and Nagle Street.

CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: CzechMex Properties, LLC/Thetford Architecture
SUBDIVISION: College Oaks

REVISIONS:

- 8. Final Plat. FP23-43. Gourd Creek Subdivision - Phase 1.** Final Plat for 46 residential lots on 9.87 acres, located between Chick Lane and Meridian Court.

CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Shian Cao/McClure & Browne Engineering
SUBDIVISION: Gourd Creek Subdivision – Phase 1

- 9. Final Plat. FP23-27. Coker Subdivision.** Final plat for two commercial lots on 4.26 acres, adjoining the south side of Boonville Road, in between Austin's Colony Parkway and Town Square Avenue.

CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: The Estates of Donald Coker/Schultz
Engineering
SUBDIVISION: Coker

- 10. 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

- 11. Final Plat. FP23-42. Reveille Park Subdivision – Phase 1.** Final Plat for 34 non-residential lots on 31.8 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.

CASE CONTACT: Katie Williams (Kelly Sullivan)

OWNER/APPLICANT/AGENT: B/CS Leasing/McClure and Browne
Engineering
SUBDIVISION: Reveille Park – Phase 1

12. 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 (Kelly Sullivan)
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure and Browne
Engineering
SUBDIVISION: Reveille Park – Phase 1

13. Right-of-Way Abandonment. RA23-01 205 Robertson Street. Right-of-way abandonments along Robertson Street and 24th Street of 4,407 square feet, addressed as 205 Robertson Street.

CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering
SUBDIVISION: NWD Offices

14. Replat. RP23-05. NWD Offices. Replat of one lot on 1.278 acres located off East William J Bryan Parkway and Robertson Street, addressed as 205 Robertson Street & 1005 East 24th Street.

CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering
SUBDIVISION: NWD Offices

15. Replat. RP23-47. University Dr E & Plaza Centre Ct. Replat of two commercial lots into three on 3.58 acres, located on the northwest corner of University Drive E. and Plaza Centre Court.

CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Manhand Consultants/Cool Breeze
Consultants
SUBDIVISION: Hudson at University

16. Replat. RP23-48. The Traditions Subdivision – Ph 35. Replat of two residential lots into one within the Planned Development District-Housing (PD-H) on the southern side of Palo Verde Circle, addressed as 3622 and 3628 Palo Verde Circle.

CASE CONTACT: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Mark and Christine Alfieri/McClure & Browne
Engineering
SUBDIVISION: The Traditions - Phase 35

17. Replat. RP23-50. The Traditions Subdivision – Ph 35. Replat of two residential lots into one within the Planned Development District-Housing (PD-H) on the northern side of Palo Verde Circle, addressed as 3623 and 3627 Palo Verde Circle.

CASE CONTACT: Benjamin Johnson (Sarah Green)

OWNER/APPLICANT/AGENT: Gina and Jerry Davis/McClure & Browne
Engineering
SUBDIVISION: The Traditions - Phase 35

18. Replat. RP23-49. 4709 Concordia Drive. Replat of one detached residential lot into two on 0.83 acres, located on Concordia Drive between Miramont Circle and Villaggio Dr, addressed as 4709 Concordia Drive

CASE CONTACT: Mitchell Cameron (James Hayes)
OWNER/APPLICANT/AGENT: Adam Development Properties/McClure & Browne
Engineering
SUBDIVISION: Miramont Sec 7

19. 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 (Brianna Groves)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition

20. Replat. RP23-52. 1515 Carver St. Replat of one residential lot to release the platted private access easement on Block 3, Lot 1R-2, addressed as 1515 Carver Street

CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Stevie Spalsbury/Kerr Surveying
SUBDIVISION: Broadway Addition

21. Rezoning. RZ23-27. Highland Hills. Request to rezone 8.20 acres from Planned Development-Mixed Use District (PD-M) to Planned Development – Housing District (PD-H), at the southeast corner of Town Square Avenue and Highpoint Dr, addressed as 2815 Highpoint Dr.

CASE CONTACT: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke Holdings, LLC/J4 Engineering
SUBDIVISION: Highland Hills

22. Site Plan. SP23-30. Oaks at Jones Road. Site plan for a multi-family development on 15.5 acres, located off Jones Road between Leonard Road and West Villa Maria Road.

CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Oaks on Jones Rd/Mitchell & Morgan
SUBDIVISION: Oak Creek Ranch

23. Site Plan. SP23-67. Drew's Car Wash. Site plan for a 4,800 square foot carwash in a Planned Development District (PD) on 4.22 acres adjoining Boonville Rd, east of the Austin's Colony Parkway intersection.

CASE CONTACT: Benjamin Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Drew's Car Wash/Schultz Engineering

SUBDIVISION: Coker Subdivision

24. Site Plan. SP23-60. 1516 Shiloh Avenue. Site plan for a 13,500 square foot pre-engineered structure in Planned Development District (PD) on 3.28 acres, located at the corner of Industrial and Shiloh Avenue, addressed as 1516 Shiloh Avenue

CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: HPAM Capital Partners/McClure & Browne
SUBDIVISION: Brazos County Industrial Park – Phase 3

25. 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.
SUBDIVISION: Hudson at University – Phase 2

26. Site Plan. SP23-68. Opifex Enterprises. Site plan for an equipment rental company on 6.84 acres located off West State Highway 21 across from Carver Street, addressed as 2306 West State Highway 21.

CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Opifex Enterprise/ Adam Thompson/Sam Thomas
SUBDIVISION: Park Heights

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. SP23-78. Shane Phelps Law. Site plan for a 714 square-foot building addition located at the corner of E 23rd Street and N Washington Avenue, addressed as 400 N Washington Avenue.

CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Per Curiam Holdings, LLC/McClure & Browne Engineering
SUBDIVISION: Bryan Original Townsite