



## AGENDA

Site Development Review Committee  
Tuesday – December 19, 2023

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### NEW ITEMS:

- 1. Replat. RP23-56. 2601 Southside Dr.** Proposed replat of three residential lots into two on 0.30 acres on the south side of Southside Drive between Staunton Drive and Stevens Drive, addressed as 2601 Southside Drive. .  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: Jose Huerta/J4 Engineering  
SUBDIVISION: Margaret Wallace
- 2. Rezoning. RZ23-31. 2300 S. College Avenue.** Request to rezone 5.4 acres from Midtown Corridor (MT-C) to Planned Development – Business District (PD-B) located on the west side of S. College Avenue, between Williamson Drive and W Carson Street, addressed as 2300 S. College Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: M5 Partners, LP./Schultz Engineering  
SUBDIVISION: C M Evans
- 3. Site Plan. SP23-82. Shops on Nash.** Site plan for two non-residential buildings, totaling in 22,641 square feet on 1.715 acres, located on the eastern side of Nash Street between East William J Bryan Parkway and Broadmoor Dr, addressed as 2735 Nash St.  
CASE CONTACT: Mitchell Cameron (Sarah Green)  
OWNER/APPLICANT/AGENT: Jon Arledge/RSG Engineering  
SUBDIVISION: Briar Meadows Creek

### REVISIONS:

- 4. 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

- 5. 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
- 6. Replat. RP22-12. Lopez Addition.** Proposed replat of three residential lots into two on 0.48 acres at the north corner of Pin Oak and Fig Streets.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: SJG Ventures, LLC/J4 Engineering  
SUBDIVISION: Lopez Addition
- 7. Replat. RP23-05. NWD Offices.** Replat of one lot on 1.3 acres located off East William J Bryan Parkway and Robertson Street, addressed as 205 Robertson Street & 1005 East 24<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering  
SUBDIVISION: NWD Offices
- 8. Rezoning. RZ23-29. 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
- 9. 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
- 10. Site Plan. SP23-24. Salad and Go.** Site plan for a 303 square foot restaurant building on 0.41 acres, adjoining the southwest corner of South Texas and Elm Avenues, addressed as 3200 South Texas Avenue.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Singh K. Diwakar/Quiddity Engineering  
SUBDIVISION: Midway Place
- 11. 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

**12. Site Plan. SP22-38. Francesca.** Revised site plan of a 6,068 square foot, three-story mixed-use building in the Downtown North District located at the corner of W Pruitt Street and N Bryan Avenue, addressed as 608 North Bryan Avenue.

CASE CONTACT:	Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT:	NN Out Properties/J4 Engineering
SUBDIVISION:	Bryan Original Townsite