



AGENDA

Site Development Review Committee
Tuesday – January 9, 2024

NEW ITEMS:

- 1. Final Plat. FP24-01. Pleasant Hill Section 3 - Phase 3.** Final Plat for 77 residential lots on 31.2 acres, located 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 – Phase 3
- 2. Final Plat. FP24-02. Pleasant Hill Section 3 - Phase 4.** Final Plat for 96 residential lots on 19.4 acres, located 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 – Phase 4
- 3. Final Plat. FP24-03. Reveille Estates – Phase 3.** Final plat for 72 residential lots on 15 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 2
- 4. Site Plan. SP24-01. 315 S. Main St.** Site plan for a proposed concrete slab to add an additional freezer and proposed grease trap and freezer access, located on the north corner of East 29th Street and South Main Street, addressed as 315 S Main St.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: 315 Main OZ, LP/Pact Winchester Architects
SUBDIVISION: Bryan Original Townsite

REVISIONS:

- 5. 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 Wilhelm Drive and Russell Drive, addressed as 2908 Missouri Avenue.
CASE CONTACT: Mitchell Cameron (Eric Blackburn.)
OWNER/APPLICANT/AGENT: Angel Torres
SUBDIVISION: Lynndale Acres

- 6. Final Plat. FP23-33. Pleasant Hill Section 3 - Phase 2.** Final Plat for 110 residential lots on 32.96 acres, located between North Harvey Mitchell Parkway and Pleasant Hill Road.
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)
OWNER/APPLICANT/AGENT: WBW Single Land Investment/Yalگو Engineering
SUBDIVISION: Pleasant Hill Section 3 – Phase 1
- 7. Preliminary Plan. PP23-34. Twelve Oaks Reserve Subdivision.** Preliminary plan for a mixed-use subdivision on 33.8 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
- 8. 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
- 9. 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
- 10. 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
- 11. 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
- 12. Replat. RP23-46. Woodville Acres Addition - Phase 2.** Replat of one residential lot into four on 0.16 acres, located on the south-east side of Laura Lane, between Woody Lane and Old Hearne Road, addressed as 4002 Laura Lane.
CASE CONTACT: Benjamin Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Shabeer Jaffar/Kerr Surveying
SUBDIVISION: Woodville Acres, Ph 2
- 13. Replat. RP23-53. Cameron Ranch.** Replat to shift the lot line between Lot 1 and 2 on 5.3 acres located at the north west intersection of F.M. 2223 and F.M. 974, addressed as 1414 F.M. 2223.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Tabor Road Venture/McClure & Browne Engineering
SUBDIVISION: Cameron Ranch

- 14. 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 (Eric Blackburn)
OWNER/APPLICANT/AGENT: Joseph Vaughn III/Kerr Surveying
SUBDIVISION: Park Heights Addition
- 15. Replat. RP23-51. 308 and 310 Fairway Drive.** Replat of two lots into twelve on 0.82 acres for planned development located between Tee Drive and W Villa Maria Road, addressed as 308 and 310 Fairway Drive.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: 904 Welch LLC/J4 Engineering
SUBDIVISION: Country Club Estates
- 16. 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
- 17. 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
- 18. Rezoning. RZ23-30. Copperfield Drive Apartments.** An amendment to a Planned Development – Mixed Use District (PD-M) proposing new development regulations for 20.4 acres out of the J. W. Scott League, located at the north east corner of Boonville Road and Copperfield Drive, addressed as 4251 Boonville Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development/Slate Real Estate Partners/Kimley-Horn
SUBDIVISION: JW Scott League
- 19. 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
- 20. 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

21. 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

22. Site Plan. SP23-77. 308 and 310 Fairway Drive. Site plan for two 12,000 square-foot, three story town homes located between Tee Drive and W Villa Maria Rd, addressed as 308 and 310 Fairway Drive.

CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: 904Welch LLC, J4 Engineering
SUBDIVISION: Country Club Estates

23. Site Plan. SP23-80. Amico Nave Ristorante. Site plan for a proposed restaurant addition located on the east corner of Crane Avenue and E Villa Maria Road, addressed as 203 E Villa Maria Road.

CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Wade Beckman/Pact Design Studio
SUBDIVISION: Midway Place