



AGENDA

Site Development Review Committee
Tuesday - 07/29/2025

NEW ITEMS:

1. **Conditional Use Permit. CU25-000012. Mitchell-Lawrence-Cavitt.** Request to build a single-family home totaling 1,000 square-feet on 0.23 acres east of Texas Avenue between Mitchell Street and Oak Street, addressed as 808 Oak Street.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: Charles H. and Anita Szabuniewicz
SUBDIVISION: Mitchell-Lawrence-Cavitt

2. **Final Plat. FP25-000030. Oakmont Ph 5B.** Final plat for 27 residential lots on 7.82 acres northeast of Boonville Road between Oakmont Boulevard and Draycott Court, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Oakmont Ph 5B

3. **Final Plat. FP25-000031. Oakmont Ph 5C.** Final plat for 52 residential lots on 14.57 acres northeast of Boonville Road between Oakmont Boulevard and Draycott Court, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Oakmont Ph 5C

4. **Final Plat. FP25-000032. Providence Church.** Final plat to create one non-residential lot on 5.14 acres east of Austin's Colony Parkway between Colony Hills Drive and Bullinger Creek Drive.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Providence Church - Dan Wilkerson/J4 Engineering - Glenn Jones
SUBDIVISION: Providence Church
5. **Preliminary Plan. PP25-000028. BW Texas Bryan Nash Subdivision II.** Preliminary plan for one non-residential lot on 1.69 acres located across the intersection of Nash Street and East William Joel Bryan, addressed as 2104 East William Joel Bryan.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: BW TEXAS BRYAN NASH LLC - Nathan Richardson/Cool Breeze Consultants LLC - Graham Moore
SUBDIVISION: BW Texas Bryan Nash Subdivision II
6. **Replat. RP25-000022. Mitchell Addn.** Replat to split one residential lot into two on 0.29 acres south of East William Joel Bryan between East 26th Street and East 27th Street, addressed as 804 E 27th Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones
SUBDIVISION: Mitchell Addn
7. **Rezoning. RZ25-000004. Traditions Ph 38-40.** Request to change the previously approved zoning from Planned Development - Mixed Use (PD-M) to Planned Development District - Housing (PD-H) on 26.65 acres north of Health Science Center Parkway and adjoining Atlas Pear Drive.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Traditions LP - /Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 38-40

REVISIONS:

1. **Final Plat. FP25-000028. BW Texas Bryan Nash Subdivision II.** Final plat for one non-residential lot on 1.69 acres located across the intersection of Nash Street and East William Joel Bryan, addressed as 2104 East William Joel Bryan.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: BW Texas Bryan Nash LLC - Nathan Richardson/Cool Breeze

Consultants LLC - Graham Moore

SUBDIVISION: BW Texas Bryan Nash Subdivision II

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services

2. **Right-of-Way Abandonment. RA25-000002. Opersteny.** Request to abandon 1.004 acres of public right-of-way for Santa Teresa Catholic Church to create additional parking space located south of San Jacinto Lane between Lucky Street and Saunders Street, addressed as 1212 Lucky Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Santa Teresa Catholic Church/Gessner Engineering - Pedro Rico
SUBDIVISION: Opersteny
Attention Departments: Engineering Services, Water Services
3. **Site Plan. SP24-000133. Broadway Addn.** Site plan for the construction of four storage buildings with a combined total area of 23,600 square feet on 1.98 acres located between Rochester Street and Vincent Street, addressed as 2101 W State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: 2101 LLC - Ashton Sherman/Gessner Engineering - Cayden Smith
SUBDIVISION: Broadway Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, TxDOT
4. **Site Plan. SP25-000040. Smythe Addn.** Site plan to construct a new 3,305 square-foot Whataburger on 0.91 acres east of Texas Avenue between East 33rd Street and South Washington Avenue, addressed as 902 S Texas Avenue.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Whataburger Real Estate LLC - Robert Rohlfs/GreenbergFarrow - Danielle Benedict
SUBDIVISION: Smythe Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services, Brazos County Emergency Communications District, TxDOT