



**AGENDA**  
Site Development Review Committee  
Tuesday – July 19, 2022

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**NEW ITEMS:**

- 1. Final Plat. FP22-22. Green Branch Ridge – Phase 8 (ETJ).** Proposed final plat for 17 lots on 35.84 acres on property addressed as 9471 Steep Hollow Road, generally located north of the terminus of Eagle Vista Avenue.  
CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: Greenbranch Partners, LTD/ KCI Technologies, Inc  
SUBDIVISION: Green Branch Ridge - Phase 8
- 2. Right-of-Way Abandonment. RA22-03. 608 East 24<sup>th</sup> Street.** Proposed abandonment of 0.05 acres within the N. Polk Street right-of-way adjoining the west side of N Polk Street at its intersection of E 24<sup>th</sup> Street, adjoining property addressed as 608 East 24<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Matthew & Mary Whelan/Carlomagno Surveying  
SUBDIVISION: Bryan Original Townsite
- 3. Replat. RP22-23. Wilson Heights.** Proposed replat of one residential lot into two on 0.26 acres located off E. Villa Maria Road, between Freeman Road and Prairie Drive, addressed as 3133 E. Villa Maria Road.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Elizabeth & Rene Sanchez/Alpha Infrastructure LLC  
SUBDIVISION: Wilson Heights
- 4. Site Plan. SP22-39. Shops at Hudson Oaks.** Proposed site plan for the construction of a 15,032 square foot retail/restaurant on 2.09 acres, along the north side of University Drive East, between Corporate Center Drive and Copperfield Drive, addressed as 3349 University Drive East.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: BTX Retail/ Walker Partners  
SUBDIVISION: Park Hudson – Phase 4
- 5. Site Plan. SP22-40. Brookhaven Retail Center.** Proposed site plan for sidewalk and parking extension to Brookhaven Retail Center, currently zoned Retail District (C-2), addressed as 4282 Boonville Road.  
CASE CONTACT: Isabel Martinez (KCS)  
OWNER/APPLICANT/AGENT: Texas American Ranch Boonville/Schultz  
SUBDIVISION: Brookhaven Retail Center

**REVISIONS:**

- 6. Conditional Use Permit. CU22-06. 201 Fairway Drive.** Revised conditional use request for a two-story three-unit duplex on 0.23 acres on property zoned Residential District-500 (RD-5) located at the corner of Fairway Drive and Lakeview Street, addressed as 201 Fairway Drive.  
CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: Lions Park Properties LLC/Terrence Murphy/RAI Designs  
SUBDIVISION: Country Club Estates – Phase 1
- 7. Preliminary Plan. PP22-12. Mystic Oak Subdivision.** Revised preliminary plan for 20 residential lots on 3.99 acres, previously part of the Woodville Acres Subdivision, located north of Old Hearne Road between Stevens Drive and Candy Lane.  
CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: Shabeer Jaffar / JBS Engineering  
SUBDIVISION: Mystic Oak Subdivision
- 8. Replat. RP22-09. Bryan Original Townsite.** Revised replat for eight lots and adjoining alley into two lots on 0.99 acres, located west of the intersection of South Bryan Avenue and Beck Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33<sup>rd</sup> Street.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 9. Site Plan. SP22-20. Marco Polo Ph 1.** Revised site plan for multi-family development on 0.99 acres within the Midtown Corridor District, located west of the intersection of South Bryan Avenue and W 33<sup>rd</sup> Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33<sup>rd</sup> Street.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: NN Out Properties / J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 10. Site Plan. SP22-37. Drews Car Wash.** Revised site plan for a carwash and commercial space on 4.99 acres located on E State Highway 21 between Calhoun Street and N Texas Avenue, addressed as 2008 E State Highway 21.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: Drew Congleton/Schultz Engineering  
SUBDIVISION: Chatham Northview
- 11. 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 (BMG)  
OWNER/APPLICANT/AGENT: NN Out Properties/J4 Engineering  
SUBDIVISION: Bryan Original Townsite