



## AGENDA

Site Development Review Committee

Tuesday – September 05, 2023

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### NEW ITEMS:

- 1. Final Plat. FP23-32. Pleasant Hill Section 3 - Phases 1.** Final Plat for 103 residential lot on 19.97 acres, located on 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 – Phases 1
- 2. Final Plat. FP23-33. Pleasant Hill Section 3 - Phases 2.** Final Plat for 110 residential lot on 32.96 acres, located on 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 – Phases 1
- 3. Replat. RP23-35. Traditions Subdivision – Phase 20F.** Replat of two residential lots into one, addressed as 3079 and 3083 Balsam Court.  
CASE CONTACT: Ben Jones (Brianna Groves)  
OWNER/APPLICANT/AGENT: Randall Roberts/McClure & Browne  
SUBDIVISION: Traditions Subdivision – Phase 20F
- 4. Site Plan. SP23-62. Brazos Christian School.** Site plan for the parking lot expansion of 21 parking spaces located along West Villa Maria Road, addressed as 3000 W Villa Maria Road.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brazos Christian School/McClure and Brown  
SUBDIVISION: Brazos Christian School
- 5. Site Plan. SP23-63. South College Fuel Station.** Site plan for a non-residential 3,800 square foot convenient store and fuel station on 0.68 acres located at the corner of South College Avenue and East Villa Maria Road, addressed as 3201 S College Avenue.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Vijay Kumar C/O El Elohim LLC/Mitchell & Morgan  
SUBDIVISION: Midway Place
- 6. 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: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Twin City Mission/Patterson  
SUBDIVISION: Twin City Mission

**REVISIONS:**

- 7. Conditional Use Permit and Site Plan. CU23-07 and SP23-61. Tee Street Townhomes.** Request to construct and site plan for six townhomes in the Residential 5000 District (RD-5) on 0.441 acre located at the corner of Green Street and Tee Drive, addressed as 3309 Green Street.  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Optimal Housing Five LLC/J4 Engineering  
SUBDIVISION: Country Club Estates Phase 1
- 8. Preliminary Plan. PP23-18. Reveille Estates – Phase 2.** Preliminary plan for 20 residential lots on 3.89 acres, near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Estates – Phase 2
- 9. Final Plat. FP23-25. Reveille Estates – Phase 2.** Final plat for 20 residential lots on 3.89 acres, near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Estates – Phase 2
- 10. Preliminary Plan. PP23-25. Gourd Creek Subdivision – Phase 1.** Preliminary plan for 47 residential lots on 9.87 acres, located in the 6300 block of Chick Lane.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/McClure and Browne Engineering  
SUBDIVISION: Gourd Creek Subdivision – Phase 1
- 11. Replat. RP23-33. Northern Tools.** Replat of one non-residential lot into two on 2.2 acres on Austin's Colony Parkway located off North Earl Rudder Freeway E Frontage Road, between Briarcrest Drive and Boonville Road.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Five Ags Investment, LLC/Horton TX/Brittain & Crawford, LLC  
SUBDIVISION: Boonville Town Center
- 12. Replat. RP23-34. Tee Street Townhomes.** Replat of four residential lot into six to construct townhomes in the Residential 5000 District (RD-5) on 0.441 acre located at the corner of Green Street and Tee Drive, addressed as 3309 Green Street.  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Optimal Housing Five LLC/J4 Engineering  
SUBDIVISION: Country Club Estates Phase 1
- 13. Site Plan. SP22-39. Shops at Hudson Oaks.** 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 (Zack Kennard)  
OWNER/APPLICANT/AGENT: BTX Retail/ /Walker Partners  
SUBDIVISION: Park Hudson – Phase 4

- 14. 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
- 15. Site Plan. SP23-41. 2600 S Texas Avenue.** Site plan for the remodel of the Goodwill building into three-lease spaces, located at the corner of South Texas and Maloney Avenues, addressed as 2600 South Texas Avenue.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Mubarak Somani/MFSN LLC  
SUBDIVISION: Mitchell-Lawrence-Cavitt Addition
- 16. Site Plan. SP23-44. 1712 Broadmoor Drive.** Site plan for a 3,850 square foot training facility located between Kent Street and Briarcrest Drive, addressed as 1712 Broadmoor Drive.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: TX Construction & Investments LLC/McClure and Brown  
SUBDIVISION: Cedar Creek Subdivision Phase II
- 17. 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 LLC  
SUBDIVISION: Hudson at University – Phase 2
- 18. Site Plan. SP23-57. Park Hudson Subdivision – Phase 4.** Site plan for 13,770 square foot office/restaurant in the Planned Development District (PD), site adjoins the north side of University Drive East, southwest of its intersection with Corporate Center Drive, addressed as 3339 University Drive East.  
CASE CONTACT: Allison Kay (Zack Kennard)  
OWNER/APPLICANT/AGENT: University RH, LP/Walker Partners  
SUBDIVISION: Park Hudson – Phase 4
- 19. Site Plan. SP23-60. 1518 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