



## AGENDA

Site Development Review Committee  
Tuesday – September 26, 2023

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### NEW ITEMS:

- 1. Preliminary Plan and Final Plat. PP23-28 & FP23-35. Trafalgar Subdivision.** Preliminary plan and final plat for six lots within a Planned Development – Mixed Use District on 52.69 acres, at the corner of Briarcrest Drive and Boonville Road.  
CASE CONTACT: Alliston Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Summit Crossing LLC /Quiddity Engineering  
SUBDIVISION: Trafalgar Subdivision
- 2. Replat. RP23-38. 420 E 17<sup>th</sup> Street.** Replat to reconfigure two detached residential lot on 0.24 acres at the corner of East 17<sup>th</sup> Street and North Houston Avenue, addressed as 420 E 17<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron(Eric Blackburn)  
OWNER/APPLICANT/AGENT: Relentless Properties LLC/ATM Surveying  
SUBDIVISION: Hall Addition
- 3. Rezoning. RZ23-23. John Williams.** Request to change the zoning from Innovation Corridor-High Density Residential District (IC-HDR) and Innovation Corridor – Retail Services District (IC-RS Retail District) to Planned Development District (PD-H) for 251.2 acres located west of Luza Lane near SH 21 to allow for a mix of residential uses being detached, townhome, patio, and multi-family. The property is currently addressed as 3116 Luza Lane, near RELLIS campus.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Mary Luza Trust and Luza Family Trust/Schultz Engineering  
SUBDIVISION: John Williams
- 4. 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 (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Drew's Car Wash/Schultz Engineering  
SUBDIVISION: Coker Subdivision

### REVISIONS:

- 5. Conditional Use Permit. CU23-07. Tee Street Townhomes.** Request to construct 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

- 6. Final Plat. FP23-27. Coker Subdivision.** Final plat for two commercial lots on 4.26 acres, adjoining the south side of Boonville Road, in between Austin's Colony Parkway and Town Square Avenue.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: The Estates of Donald Coker/Schultz Engineering  
SUBDIVISION: Coker
- 7. Final Plat. FP23-31. Cook Crossing Subdivision – Phase 3 (ETJ).** Final plat for 12 residential lots on 17.50 acre adjoining the west side of Hardy Weedon Road, south of its intersection with Dyess and Lakefront Roads.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Cook Crossing, LLC/Bill Lero/Schultz Engineering  
SUBDIVISION: Cook Crossing
- 8. Replat. RP22-29. Unity.** Replat for Aspen Townhomes converting four RD-7 Residential 7000 lots into nine townhome lots on 0.57 acres located off Aspen Street between Clay Street and Woodson Drive.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: VL Partners LLC/McClure and Browne  
SUBDIVISION: Unity Subdivision
- 9. Replat. RP23-36. Oak Creek Ranch.** Replat to add a private drainage easement, on 15.5 acres located off Jones road near its intersection of West Villa Maria Road, addressed as 6000 Jones Road.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Oaks on Jones Rd/Mitchell & Morgan  
SUBDIVISION: Oak Creek Ranch
- 10. Site Plan. SP23-18. Douglass Mitsubishi.** Revised site plan for the construction of a 5,657 square foot vehicle showroom/office building adjoining the southeast corner of the eastbound frontage road of North Earl Rudder Freeway (SH 6) and Briarcrest Drive, addressed as 3100 Briarcrest Drive.  
CASE CONTACT: Benjamin Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: N Douglass Investments, LTD/JBS Engineering  
SUBDIVISION: Garlyn Shelton Imports
- 11. Site Plan. SP23-40. 1500 Newton Street.** Site plan for the construction of a coffee shop, located at the corner of West State Highway 21 and Newton Street, addressed as 1500 Newton Street.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Jose Luis Mapola Reyes/Daniel Lopez  
SUBDIVISION: Jones-Brock
- 12. Site Plan. SP23-47. Sterling Kia.** Site plan of a 22,726 square foot automobile sales and service building, located generally northwest of its intersection with University Drive, addressed as 197 North Earl Rudder Freeway.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Goncloss Realty/Schultz Engineering  
SUBDIVISION: Richard Carter
- 13. Site Plan. SP23-59. West Brazos Animal Center.** Site plan for a 20,881 square foot veterinary clinic in Planned Development District (PD) on 9.15 acres on Baggs Court, near the intersection of North Harvey Mitchell Parkway and Clear Leaf Drive, addressed as 1050 N. Harvey Mitchell Parkway.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: 5J Land & Development LLC/Schultz Engineering  
SUBDIVISION: Windmill Park Subdivision

**14. Site Plan. SP23-60. 1516 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

**15. 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

**16. Site Plan. SP23-66. Aspen Street Apartments.** Site plan for a twelve-unit multi-family development at 4011-4017 Aspen, zoned Midtown Corridor District (MT-C) between Clay Street and Woodson Drive.

CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Bluestone Partners/McClure and Browne  
SUBDIVISION: Unity Subdivision