



AGENDA

Site Development Review Committee
Tuesday – November 7, 2023

NEW ITEMS:

- 1. Replat. RP23-44. Copperfield Subdivision Ph 9.** Replat of one residential lot to release ten feet of a platted 15-foot public utility easement on Block 29, Lot 1, addressed as 4714 Westminster Drive.
CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Kean Register
SUBDIVISION: Copperfield – Phase 9
- 2. Replat. RP23-45. Woodville Acres - Phase 1.** Replat of one residential lot into four, located at the corner of Stevens Drive and Old Hearne Road, addressed as 2700 Stevens Drive.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: Thomas Scanlin/Kerr Surveying
SUBDIVISION: Woodville Acres – Phase 1
- 3. Special Use. SU23-01. SMBG Midtown Park.** Proposed Special Use License for approximately 428 square-foot equipment enclosure, electrical transformer, and landscaping outside of the lease line within Roadway A of Phase 8A Midtown Park, addressed as 206 W Villa Maria Road.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: SMBG Bryan/Walker Partners
SUBDIVISION: Country Club Lake Addition

REVISIONS:

- 4. Master Plan. MP23-10. Manor Point Subdivision – Phase 1 and 2.** Master plan of 51 residential lots on 13.89 acres north side of Sandy Point Road and south of Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ante Development LLC/McClure & Browne
SUBDIVISION: Manor Point – Phase 1-2
- 5. Preliminary Plan. PP23-33. Manor Point Subdivision – Phase 1 and 2.** Preliminary plan of 51 residential lots on 13.89 acres on the north side of Sandy Point Road and south of Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ante Development LLC/McClure & Browne
SUBDIVISION: Manor Point – Phase 1-2

- 6. Preliminary Plan and Final Plat. PP23-32 and FP23-38. Stephen Subdivision.** Preliminary plan and final plat for two Midtown-Corridor (MT-C) lots on 0.398 acres located on Rebecca Street off South College Avenue between Beason Street and Ross Street, addressed as 110 Rebecca Street.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Brincalcade, LTD/Kerr Surveying
SUBDIVISION: Stephen
- 7. Preliminary Plan. PP23-26. Oakmont Subdivision – Phase 7.** Preliminary plan for 97 residential lots on 24.9 acres, located southeast of the intersection of Pendleton Drive and Beacon Heights Drive.
CASE CONTACT: Benjamin Johnson (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development/McClure and Browne Engineering
SUBDIVISION: Oakmont Subdivision – Phase 7
- 8. 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: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Summit Crossing LLC /Quiddity Engineering
SUBDIVISION: Trafalgar Subdivision
- 9. Replat. RP23-43. Highland Park Subdivision – Phase 2.** Replat of two residential lots into one within the Midtown-Corridor (MT-C) zoning district at the corner of Oaklawn Street and Clay Street, addressed as 4104 Oaklawn Street.
CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: 4104 Oaklawn St/McClure & Browne Engineering
SUBDIVISION: Highland Park - Phase 2
- 10. Replat. RP23-40. 302 South Haswell Drive.** Replat of one detached residential lot into two on 0.65 acres, located on South Haswell Drive between East 27th Street and East 28th Street, addressed as 302 S Haswell Drive
CASE CONTACT: Benjamin Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition
- 11. Rezoning. RZ22-06. Richard Carter.** Request to rezone 93.95 acres from Agricultural-Open District (A-O) to Planned Development – Mixed Use District (PD-M) for a potential multi-use development along the northbound frontage road of North Earl Rudder Freeway (SH 6) near Briarcrest Drive.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC/Mitchell & Morgan
SUBDIVISION: Richard Carter
- 12. Site Plan. SP22-61. Crossway Auto Center.** Site plan for two commercial buildings on 4.12 acres located between Colson and Tabor Roads, addressed as 1860 North Earl Rudder Freeway.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Michael Kelly/Miguel Alvarado
SUBDIVISION: Progress Park – Phase 2
- 13. Site Plan. SP23-07. Tabor Road Truck Stop.** Site plan for the construction of 8,250 square foot convenience store and truck stop, located off North Earl Rudder Freeway and Tabor Road, addressed as 3405 Tabor Road.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Firdous Ali/Mario E Lanza
SUBDIVISION: Woodville Acres - Phase 3

14. 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

15. 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