



AGENDA

Site Development Review Committee
Tuesday – November 14, 2023

NEW ITEMS:

- 1. Final Plat. FP23-43. Gourd Creek Subdivision - Phase 1.** Final Plat for 46 residential lots on 9.87 acres, located between Chick Lane and Meridian Court.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Shian Cao/McClure & Browne Engineering
SUBDIVISION: Gourd Creek Subdivision – Phase 1
- 2. Replat. RP23-46. Woodville Acres Addition - Phase 2.** Replat of one residential lot into four on 0.16 acres, located on the south-east side of Laura Lane, between Woody Lane and Old Hearne Road, addressed as 4002 Laura Lane.
CASE CONTACT: Benjamin Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Shabeer Jaffar/Kerr Surveying
SUBDIVISION: Woodville Acres, Ph 2
- 3. Replat. RP23-47. University Dr E & Plaza Centre Ct.** Replat of two commercial lots into three on 3.58 acres, located on the northwest corner of University Drive E. and Plaza Centre Court.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Manhand Consultants/Cool Breeze Consultants
SUBDIVISION: Hudson at University
- 4. Replat. RP23-48. The Traditions Subdivision – Ph 35.** Replat of two residential lots into one within the Planned Development District-Housing (PD-H) on the southern side of Palo Verde Circle, addressed as 3622 and 3628 Palo Verde Circle.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Mark and Christine Alfieri/McClure & Browne Engineering
SUBDIVISION: The Traditions - Phase 35
- 5. Replat. RP23-50. The Traditions Subdivision – Ph 35.** Replat of two residential lots into one within the Planned Development District-Housing (PD-H) on the northern side of Palo Verde Circle, addressed as 3623 and 3627 Palo Verde Circle.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gina and Jerry Davis/McClure & Browne Engineering
SUBDIVISION: The Traditions - Phase 35
- 6. Replat. RP23-49. 4709 Concordia Drive.** Replat of one detached residential lot into two on 0.83 acres, located on Concordia Drive between Miramont Circle and Villaggio Dr, addressed as 4709 Concordia Drive
CASE CONTACT: Benjamin Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Adam Development Properties/McClure & Browne Engineering
SUBDIVISION: Miramont Sec 7

- 7. Replat. RP23-51. 308 and 310 Fairway Drive.** Replat of two lots into twelve on 0.82 acres for planned development located between Tee Drive and W Villa Maria Road, addressed as 308 and 310 Fairway Drive.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: 904 Welch LLC/J4 Engineering
SUBDIVISION: Country Club Estates
- 8. Site Plan. SP23-77. 308 and 310 Fairway Drive.** Site plan for two 12,000 square-foot, three story town homes located between Tee Drive and W Villa Maria Rd, addressed as 308 and 310 Fairway Drive.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: 904 Welch LLC, J4 Engineering
SUBDIVISION: Country Club Estates
- 9. Site Plan. SP23-76. 5918 E SH 21.** Site plan for a 2,250 square-foot covered concrete addition located at the southeast corner of E SH 21 and Marino Road, addressed as 5918 E SH 21.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Bruce Grandchamp
SUBDIVISION: Marino Estates

REVISIONS:

- 10. Final Plat. FP23-32. Pleasant Hill Section 3 - Phase 1.** Final Plat for 103 residential lots on 19.97 acres, located 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 – Phase 1
- 11. 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
- 12. 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

- 13. 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
- 14. Replat. RP23-41. 901 East 27th Street.** Replat of one detached residential lot into two on 0.41 acres, located at the corner of South Hutchins Street and East 27th Street, addressed as 901 East 27th Street
CASE CONTACT: Benjamin Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition
- 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: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Mubarak Somani/MFSN LLC
SUBDIVISION: Mitchell-Lawrence-Cavitt Addition
- 16. 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