



AGENDA

Site Development Review Committee
Tuesday – November 21, 2023

NEW ITEMS:

- 1. Replat. RP23-52. 1515 Carver St.** Replat of one residential lot to release the platted private access easement on Block 3, Lot 1R-2, addressed as 1515 Carver Street
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Stevie Spalsbury/Kerr Surveying
SUBDIVISION: Broadway Addition
- 2. Replat. RP23-53. Cameron Ranch.** Replat to shift the lot line between Lot 1 and 2 on 5.27 acres located at the north west intersection of F.M. 2223 and F.M. 974, addressed as 1414 F.M. 2223.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Tabor Road Venture/McClure & Browne Engineering
SUBDIVISION: Cameron Ranch
- 3. Rezoning. RZ23-27. Highland Hills.** Request to rezone 8.20 acres from Planned Development-Mixed Use District (PD-M) to Planned Development – Housing District (PD-H), at the southeast corner of Town Square Avenue and Highpoint Dr, addressed as 2815 Highpoint Dr.
CASE CONTACT: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke Holdings, LLC/J4 Engineering
SUBDIVISION: Highland Hills
- 4. Site Plan. SP23-78. Shane Phelps Law.** Site plan for a 714 square-foot building addition located at the corner of E 23rd Street and N Washington Avenue, addressed as 400 N Washington Avenue.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Per Curiam Holdings, LLC/McClure & Browne Engineering
SUBDIVISION: Bryan Original Townsite
- 5. Site Plan. SP23-79. Suncrest Soccer Facility.** Site plan for a proposed indoor/outdoor soccer facility located on 9.27 acres at the north-east intersection of Suncrest Street and Beck Street.
CASE CONTACT: Benjamin Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Leobardo Flores/Center Pole Engineering
SUBDIVISION: SFA #9
- 6. Site Plan. SP23-80. Amico Nave Ristorante.** Site plan for a proposed restaurant addition located on the east corner of Crane Avenue and E Villa Maria Road, addressed as 203 E Villa Maria Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Wade Beckman/Pact Design Studio
SUBDIVISION: Midway Place

REVISIONS:

- 7. 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
- 8. Final Plat. FP23-33. Pleasant Hill Section 3 - Phase 2.** Final Plat for 110 residential lots on 32.96 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
- 9. Final Plat. FP23-40. Oakmont Subdivision – Phase 7.** Final Plat 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
- 10. 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
- 11. Preliminary Plan. PP23-35. Reveille Park Subdivision – Phase 1.** Preliminary plan for 34 detached residential development lots on 31.8 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure and Browne Engineering
SUBDIVISION: Reveille Park – Phase 1
- 12. Replat. RP23-05. NWD Offices.** Replat of one lot on 1.278 acres located off East William J Bryan Parkway and Robertson Street, addressed as 205 Robertson Street & 1005 East 24th Street.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering
SUBDIVISION: NWD Offices
- 13. Replat. RP23-13. Park Heights Addition.** Replat of one lot and parts of two others into one new commercial lot on 6.85 acres, adjoining the north side of West State Highway 21 (SH-21) between Louis and Bowser Streets, addressed as 2306 West State Highway 21.
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Joseph Vaughn III/Kerr Surveying
SUBDIVISION: Park Heights Addition

- 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. Replat. RP23-27. 3405 Tabor Road.** Replat to shift the lot line between 6R and 13R located at the intersection of North Earl Rudder Freeway and Tabor Road, addressed as 3405 Tabor Road.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: Z-Axis LLC/Municipal Planning & Development Strategies
SUBDIVISION: Woodville Acres No. 3
- 16. 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: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Mark and Christine Alfieri/McClure & Browne Engineering
SUBDIVISION: The Traditions - Phase 35
- 17. 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: Benjamin Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Gina and Jerry Davis/McClure & Browne Engineering
SUBDIVISION: The Traditions - Phase 35
- 18. 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: Mitchell Cameron (James Hayes)
OWNER/APPLICANT/AGENT: Adam Development Properties/McClure & Browne Engineering
SUBDIVISION: Miramont Sec 7
- 19. 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 (Brianna Groves)
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying
SUBDIVISION: Mitchell Addition
- 20. 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
- 21. 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

22. 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

23. 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: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: Twin City Mission/Patterson
SUBDIVISION: Twin City Mission

24. 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

25. Site Plan. SP23-69. Northern Tools. Site plan for a 22,496 square foot retail structure on 2.19 acres adjoining Austin's Colony Parkway, between North Earl Rudder Freeway E Frontage Road and Boonville Road.

CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: NT-Bryan 23 LLC/Carrillo Engineering
SUBDIVISION: Boonville Town Center