



## AGENDA

Site Development Review Committee  
Tuesday - 05/06/2025

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### NEW ITEMS:

1. **Final Plat. FP25-000016. Oak Terrace.** Final plat to establish property line boundaries on 0.32 acres west of South College Avenue between West Brookside Drive and Greenway Drive, addressed as 212 Greenway Drive.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Bluestone Partners - Brad Lintz/ATM Surveying - Adam Wallace  
SUBDIVISION: Oak Terrace
2. **Final Plat. FP25-000017. Pleasant Hill Section 3 Phase 5.** Final plat for 79 residential lots on 63.65 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard.  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Section 3 Phase 5
3. **Final Plat. FP25-000018. Pleasant Hill Section 3 Phase 6.** Final plat for 111 residential lots on 21.37 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard.  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Section 3 Phase 6
4. **Master Plan. MP25-000005. Hope.** Master Plan for construction in five phases of detached residential lots on 17.88 acres east of North Harvey Mitchell Parkway and between Clear Leaf Drive and Leonard Road. (MP21-03)  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Bryan/College Station Habitat for Humanity - Aaron Shipp/Gessner Engineering - Pedro Rico  
SUBDIVISION: Hope

5. **Preliminary Plan. PP25-000017. Hope Ph 1.** Preliminary plan for 88 residential lots on 4.73 acres east of North Harvey Mitchell Parkway and between Clear Leaf Drive and Leonard Road.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Bryan/College Station Habitat for Humanity - Aaron Shipp/Gessner Engineering - Pedro Rico  
SUBDIVISION: Hope Ph 1
  
6. **Master Plan. MP25-000006. Gourd Creek.** Master plan for 4 phases of single-family residential lots on 60.68 acres northwest of West Villa Maria Road between Mountain Wind Loop and Pinemont View Drive. (MP23-07)  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Cao's Home, LLC - Shian Cao/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Gourd Creek
  
7. **Right-of-Way Abandonment. RA25-000003. Highland Park.** Request to abandon a 0.159-acre-portion of Aspen Street southeast of Foch Street and adjoining Aspen Street, addressed as 601 Foch Street.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Parulian Oscar & Swany W/Schultz Engineering, LLC  
SUBDIVISION: Highland Park
  
8. **Replat. RP25-000013. Williams.** Replat to create two residential lots on 1.20 acres east of North Texas Avenue between Lightfoot Drive and Stevens Drive, addressed as 2101 Stevens Drive.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Gregorio Balandran/Kerr Surveying LLC - Tatum Frank  
SUBDIVISION: Williams

## **REVISIONS:**

1. **Easement Release. ER25-000002. Midway Place Addn.** Request to abandon a 5-foot utility easement being 0.014 acres between Thrush Lane and Cavitt Avenue, addressed as 308 Sulphur Springs Road.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones  
SUBDIVISION: Midway Place Addn  
Attention Departments: Engineering Services

2. **Final Plat. FP25-000010. Hope Ph 1.** Final plat for 22 detached residential lots on 4.73 acres located east of North Harvey Mitchell Parkway and between Clear Leaf Drive and Leonard Road.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Bryan/College Station Habitat for Humanity - Aaron Shipp/Gessner Engineering - Pedro Rico  
SUBDIVISON: Hope Ph 1  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Solid Waste Group, Fire Services
  
3. **Final Plat. FP25-000012. Majestic Pointe Ph 1.** Final plat for 12 residential lots on 2.54 acres between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road. (FP23-26)  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Majestic Pointe Ph 1  
Attention Departments: Planning Services, Engineering Services
  
4. **Right-of-Way Abandonment. RA24-000103. Buchanan Addn.** Request to abandon .063 acres of public right-of-way along the northeast side of the undeveloped South Dillard Street and at the intersection of East 28th Street and South Dillard Street, addressed as 1118 East 28th Street.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Becerra Victor & Sandra D/J4 Engineering - Glenn Jones  
SUBDIVISON: Buchanan Addn  
Attention Departments: Planning Services, Engineering Services
  
5. **Site Plan. SP24-000154. W C Davis Addn.** Site plan for a 31,656 square-foot auto service building on 14.48 acres located east of North Earl Rudder Freeway and west of Highpoint Drive, addressed as 728 North Earl Rudder Freeway.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: R.L. Payne & Associates, Inc - Robert Payne/Schultz Engineering, LLC  
SUBDIVISON: W C Davis Addn  
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services, TxDOT
  
6. **Site Plan. SP25-000001. Richard Carter Survey.** Site plan for a 22,726 square-foot Sterling Kia on 6.32 acres adjoining North Earl Rudder Freeway, addressed as 197 North Earl Rudder Freeway.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Goncloss Realty LP - Manuel Gonzalez/Schultz Engineering  
SUBDIVISON: Richard Carter Survey  
Attention Departments: Planning Services, Engineering Services

