



AGENDA

Site Development Review Committee
Tuesday – June 21, 2022

NEW ITEMS:

- 1. Conditional Use Permit. CU22-06. 201 Fairway Drive.** Proposed conditional use request for a two-story three-unit duplex on 0.23 acres on property zoned Residential District-500 (RD-5) located at the corner of Fairway Drive and Lakeview Street, addressed as 201 Fairway Drive.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Lions Park Properties LLC/Terrence Murphy/RAI Designs
SUBDIVISION: Country Club Estates – Phase 1
- 2. Replat. RP22-19. Hudson at University – Phase 2.** Proposed replat of one lot into three on 4.76 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest Drive, addressed as 3071 University Drive E.
CASE CONTACT: Allison Kay (BMG)
OWNER/APPLICANT/AGENT: Alina Hospitality/RME Consulting Engineers
SUBDIVISION: Hudson at University – Phase 2
- 3. Rezoning. RZ22-13. BISD M&T Building.** Proposed amendment to a previously approved Planned Development - Mixed Use District to allow for a new transportation, maintenance and central distribution center located between Leonard Road and Rock Hollow Loop, addressed as 851 North Harvey Mitchell Parkway.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: Bryan ISD/ Quiddity Engineering
SUBDIVISION: Zeno Phillips

REVISIONS:

- 4. Master Plan. MP21-11. Creekside Oaks – Phase 1-2.** Revised master plan of 88 lots on 26.2 acres, generally northeast of the intersection of East State Highway 21 and North Earl Rudder Freeway.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: BORD Development LLC/Same as Owner/McClure & Browne
SUBDIVISION: Creekside Oaks – Phase 1-2
- 5. Preliminary Plan and Final Plat. PP22-07 & FP22-12. Wall Storage Addition.** Revised preliminary plan and final plat for a storage facility on 4.04 acres located 615 to 945 feet north of the intersection of North Harvey Mitchell Parkway and Turkey Creek Road, addressed as 1300 Turkey Creek Road.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: New American Dream, LTD/Same as Owner/Colliers Engineering
SUBDIVISION: Wall Storage Addition

- 6. Preliminary Plan. PP22-18. Woodville Estates.** Revised preliminary plan for 32 residential lots on 7.81 acres located between Marsh Street and Old Hearne Road, addressed as 2817 Woodville Road.
CASE CONTACT: Isabel Martinez (BMG)
OWNER/APPLICANT/AGENT: Blue Burro Mangement LLC/JBS Engineering
SUBDIVISION: Woodville Estates
- 7. Site Plan. SP21-42. Hansen-Zak.** Revised site plan for five townhomes along the eastern frontage of Watson Lane between S College Avenue and Lakeside Drive, addressed as 124 Watson Lane.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: TM5 Properties/R.A.I. Designs Inc/Same as Applicant
SUBDIVISION: Hansen-Zak
- 8. Site Plan. SP21-44. Villa Maria Gas Station.** Revised 3,970 square foot convenience store with fuel pumps, adjoining the south side of West Villa Maria Road between Westwood Main and Shirewood Drive, and currently addressed as 1919 West Villa Maria Rd.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: VM Retail, LLC/Same as Owner/Munish Umatiya
SUBDIVISION: Shirewood - Phase 2
- 9. Site Plan. SP22-20. Marco Polo Ph 1.** Revised site plan for multi-family development on 0.99 acres within the Midtown Corridor District, located west of the intersection of South Bryan Avenue and W 33rd Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33rd Street.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: NN Out Properties / J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 10. Site Plan. SP22-32. S Beauty Supply Store.** Revised site plan to convert the 3,010 square foot shop/warehouse, located between S Texas Avenue and Wayside Drive, to a beauty supply store addressed 508 Avondale Avenue.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Kyu Yol Han & Sung Lee/Galindo Engineers & Planners
SUBDIVISION: Cavitts Woodland Heights – Phase 1
- 11. Site Plan. SP22-33. South College Restaurant.** Revised site plan of a 1,189 square foot restaurant adjoining the east side of South College Road in between Royal Street and East North Avenue, addressed as 3703 South College Avenue.
CASE CONTACT: Isabel Martinez (BMG)
OWNER/APPLICANT/AGENT: Deeb Nader & Insherah Asadi/Same as owner/Schultz Eng
SUBDIVISION: Palestine